

**CAMPUS PARK
SPECIFIC PLAN**

HEWLETT-PACKARD & RICK ENGINEERING COMPANY

**CAMPUS PARK
SPECIFIC PLAN**

Proposed by

**Hewlett-Packard
3000 Hanover Street
Palo Alto, California 94304
(415) 857-4760**

Prepared by

**Rick Engineering Company
5620 Friars Road
San Diego, California 92110
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Presented to

**County of San Diego
Department of Planning and Land Use
5201 Ruffin Road
San Diego, California 92123**

**Job #8764
January 3, 1983**





CAMPUS PARK
SPECIFIC PLAN

CERTIFICATE OF ADOPTION

I hereby certify that this Plan, consisting of this text, maps, and appendices, is Specific Plan SP 83-01 (Campus Park) and that it was approved by the San Diego County Planning Commission.

DATE 1-21-83

Abraham Hurlich
, Chairperson

D. R. Maffell
, Secretary

CERTIFICATE OF ADOPTION

I hereby certify that this Plan, consisting of this text, maps, and appendices, is Specific Plan SP 83-01 (Campus Park) and that it was approved by the San Diego County Board of Supervisors on the 16th day of February, 1983.

DATE 3-17-83

Paul W. Jordan
, Chairperson

ATTEST:

Kathryn A. Nelson, Asst. Clerk
for Porter B. Cremans
Clerk of the Board

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PROJECT SUMMARY

NAME: Campus Park Specific Plan

APPLICANT: Hewlett-Packard
3000 Hanover Street
Palo Alto, California 94304
(415) 857-4760

ENGINEER: Rick Engineering Company
5620 Friars Road
San Diego, California 92110
(714) 291-0707

PLANNING: Fallbrook Community Plan: SPA 2.75
Neighborhood Commercial and Intensive Agriculture

CURRENT LAND USE: Vacant, groves, truck farming

PROPOSED LAND
USE: Single-user research, administrative and
manufacturing facility; a 336-unit mobile-
home park; a 150-unit planned residential
development; and neighborhood commercial.

ACREAGE: 442 Acres

INTENSITY FACTOR: (H-P Facility)
2.5 Million sq. ft. maximum floor area
5,500 parking spaces
6,500 employees

PHASING: H-P: 25 to 30-year buildout at 220 to 260
employees per year, mobilehome: one to two year
buildout, commercial: when demand warrants
construction

ZONING: Existing: RV-3, C-36, RMH-4, A-72
Proposed: S-88, RV-8, RMH-5

ENVIRONMENTAL: DEIR prepared by RECON

IMPLEMENTATION: Specific Plan
EIR
Site Plans
Grading and Building Permits
Subdivision Map(s)

HEWLETT-PACKARD/CAMPUS PARK SPECIFIC PLAN

I. INTRODUCTION

This is a Specific Plan proposing a 336-unit mobile-home park, a 150 condominium project, a neighborhood commercial center, and a major new research and development/manufacturing facility, all on approximately 442 acres within the Fallbrook planning area (fig. 1).

A. BACKGROUND

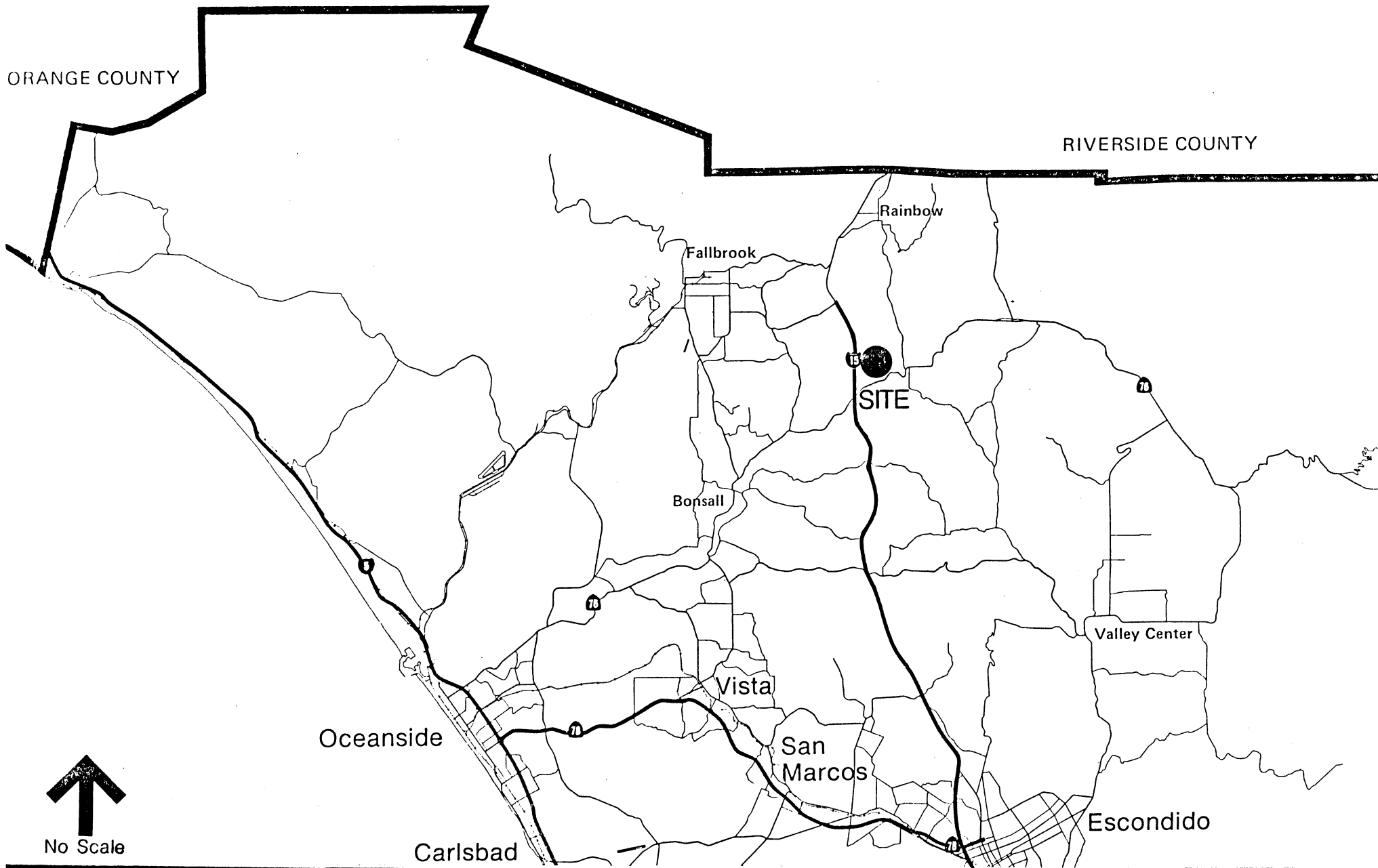
The Campus Park project covers the same property as the Sycamore Springs Specific Plan (SP 81-01) and is located east of Interstate 15 (I-15) and north of the San Luis Rey River.

The Fallbrook Community Plan, adopted by the Board of Supervisors on December 31, 1974, GPA 74-02, designated this site as a specific planning area 2.75 (SPA 2.75). The property was subsequently rezoned from the "M-52" industrial zone to the "S-88" zone, formerly called the SPA zone. Following the adoption of the community plan, the Sycamore Springs Specific Plan, SP 81-01 was adopted on February 2, 1981. The Sycamore Springs Specific Plan proposed a total of 1,152 mobile-home units in a rental park and a planned residential development, along with an 18-hole golf course and commercial center on 442 acres.

Much of the Sycamore Springs property has been acquired by Hewlett-Packard, a leading international electronics firm, in order to expand its operations now located in Rancho Bernardo. The Campus Park project is a research and development/manufacturing facility, phased over a 25-30 year period, employing a maximum of 6,500 persons. The development has a maximum floor area of 2.5 million square feet, within three clusters of buildings, parking for 5,500 cars, and a variety of recreational amenities for use by employees on 323 acres. Other uses include a 10.5-acre commercial center, a 150-unit townhouse project, and a 336-unit mobile-home park. The mobile-home park was approved in SP 81-01 and is included in this Specific Plan with the same lot layout.

B. PURPOSE

The purpose of a specific plan, as defined by the California Government Code (Title 7, Article 8, Section 65450 et seq.) is for the systematic execution of the General Plan. Section 65450.1 of said code states that "the legislative body or the planning agency may designate areas within a city or a county for which the development of a specific plan will be necessary or convenient to the implementation of the General Plan." The Board of Supervisors Policy I-59 provides for the implementation of certain large-scale projects through adoption of a specific plan for that portion of the property to be developed within a five-year time period. Campus Park is such a project, and this specific plan will outline, define, and discuss the detailed programs, conditions, and legislative actions necessary to implement the plan. The Campus Park project will take up to 30 years to fully develop; however, the Specific Plan includes the entire project as if it were to develop in five years because of the project's infrastructure and grading needs. This document



CAMPUS PARK SPECIFIC PLAN
HEWLETT-PACKARD

Vicinity Map

FIGURE 1

complies with Section 65451 of the Government Code regarding the contents of a specific plan. The Hewlett-Packard facility will develop over a 25- to 30-year time period; however, because of the nature of the facility, the entire plan is presented within this Specific Plan text.

The Campus Park Specific Plan also addresses the goals of Policy I-59 defined below:

1. To assure consistency with all existing state laws and local ordinances;
2. To assure conformance to the adopted general plan elements, including community plans;
3. To assure compatibility with adjacent development; and
4. To assure availability of public services and facilities adequate to serve the development.

The project was found by the Director of the County Department of Planning and Land Use to be provisionally conforming to the General Plan on October 18, 1982.

C. PROPERTY DESCRIPTION

The subject property contains approximately 442 acres and is irregular in shape. The parcel is 3,000 feet across at its widest point, with a long axis of approximately 8,000 feet running north and south, paralleling State Freeway I-15. The topography on the property ranges from very flat in the southerly half to gentle-moderate slopes in the northeast portion of the site. A major tributary of the San Luis Rey River, known as Horse Ranch Creek, flows south along the western border of the property. The property is bordered by steeply rising hills on the north and east. The project's southerly boundary is defined by the San Luis Rey River. I-15 defines the westerly boundary of the property (fig. 2).

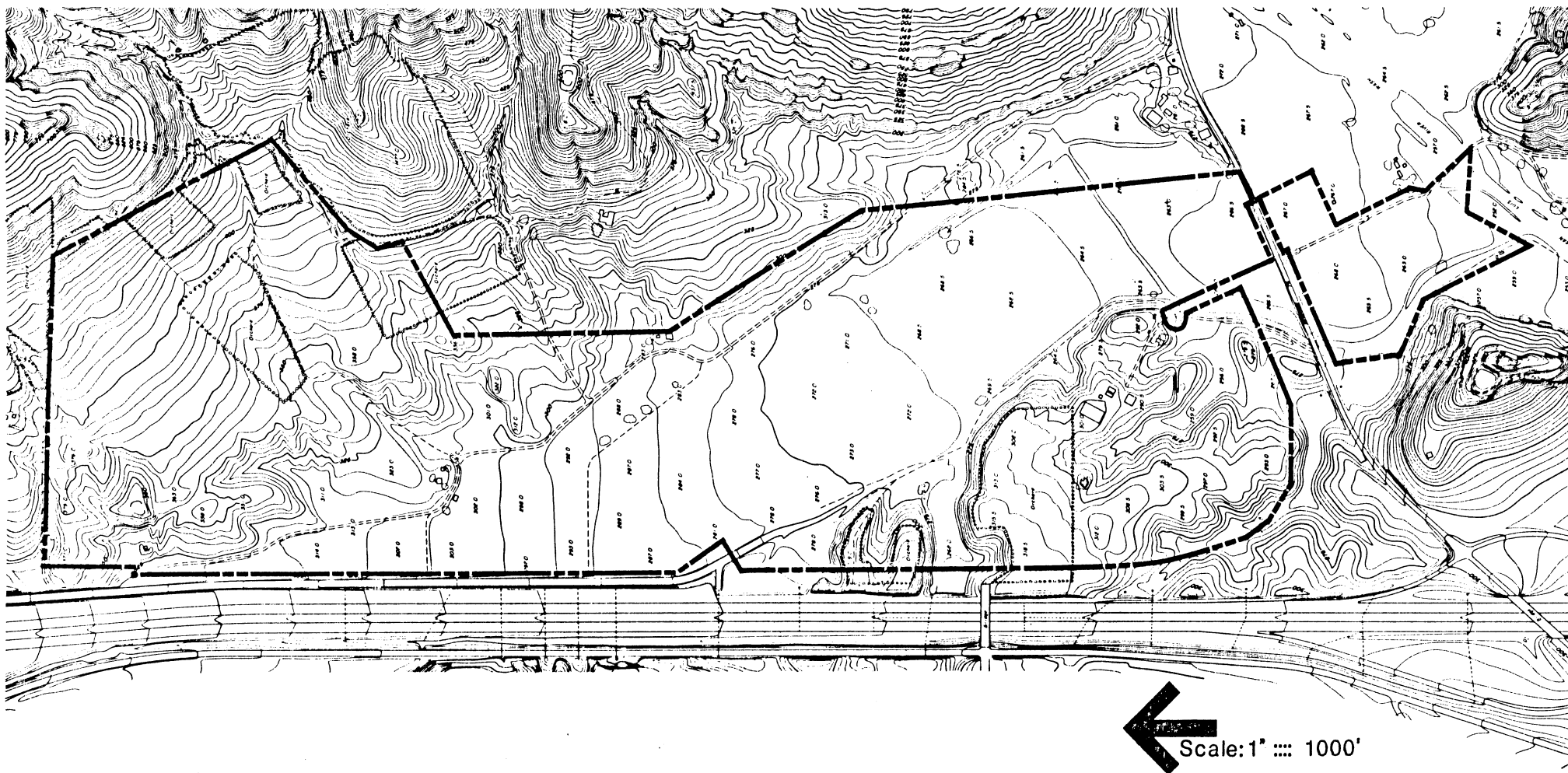
Access to the parcel is from Highway 76 on the south, Pala Mesa Drive on the west, and via a freeway frontage road connecting to Stewart Canyon Road located north of the property. Access to I-15 by way of the Highway 76 interchange is less than one-half mile to the west.

D. LAND USES

1. Vicinity Land Uses (fig. 3)

North: Mostly vacant property; some scattered avocado groves in the higher elevations.

West: The I-15 freeway is directly west of project; further west is the Pala Mesa Country Club Golf Course with associated urban density residential. West of the golf course development are scattered avocado groves and estate residential.

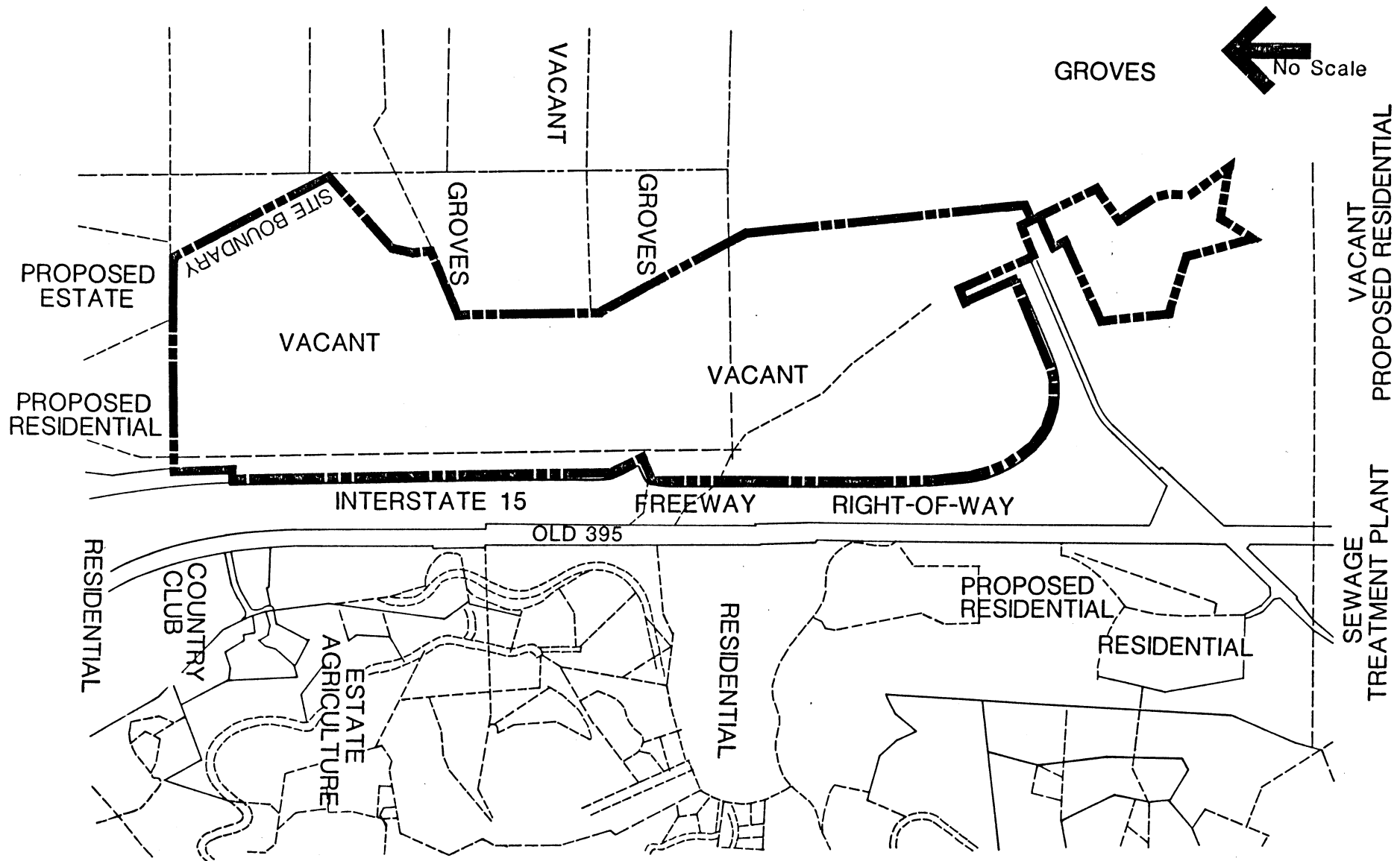


Scale: 1" = 1000'

CAMPUS PARK SPECIFIC PLAN
HEWLETT-PACKARD

Topography

FIGURE 2



CAMPUS PARK SPECIFIC PLAN
HEWLETT-PACKARD

Existing Land Use

FIGURE 3

South: To the southeast are citrus groves, and mountains located south are planted with avocado trees. The San Luis Rey River flows east to west touching the most southerly portion of the property.

East: Mostly vacant property; scattered avocado groves and some citrus groves along easterly boundary.

2. Land Uses on Property Area

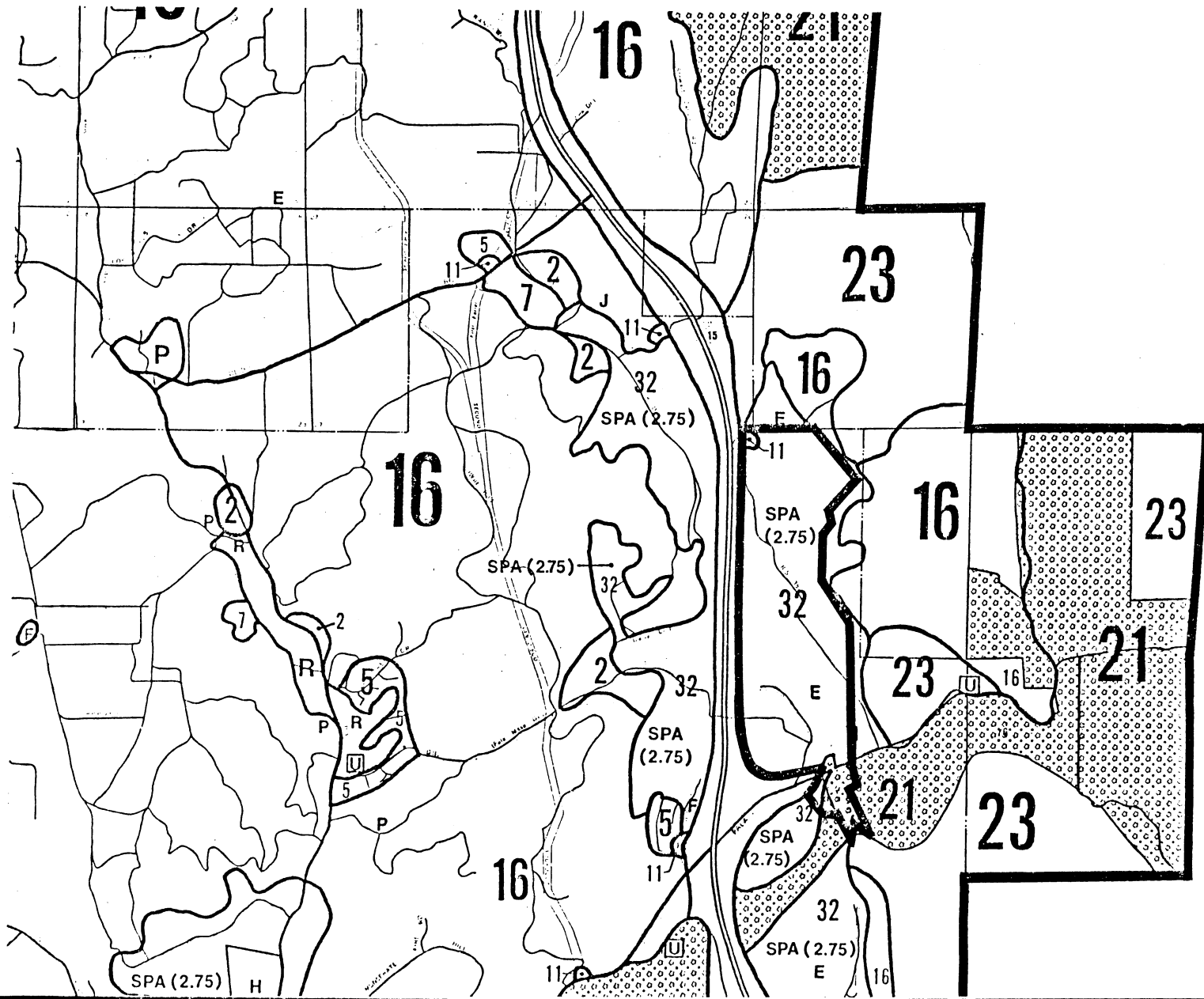
The subject property is currently vacant, other than some residences which housed ranch hands in the recent past.

E. PLANNING

The property, located in the Fallbrook Community Plan area, is presently subject to the Sycamore Springs Specific Plan, SP 81-01, adopted by the Board of Supervisors on February 2, 1981. The Sycamore Springs Specific Plan covered 442 acres. The property is designated SPA 2.75, General Commercial, and Intensive Agriculture by the Community Plan (fig. 4).

Hewlett-Packard has been looking, for a number of years, for a large parcel on which to expand its local operations. The Fallbrook site has the unique locational and site characteristics which are required to create a facility with an attractive, open work environment. The size of the property will also allow for a number of landscaped open areas necessary for the desired campus setting. Environmental factors as well as the availability of and project impact on public services and facilities have all been considered.

The regional needs and values of the local community play a strong role in the evaluation of the site. The Hewlett-Packard project meets the goal of encouraging the light, research and development-type industrial use described in the Fallbrook Community Plan. The Fallbrook Community Plan spells out a concern for balanced development including residential, commercial, and manufacturing land uses. The proposed project will provide for this balance, called for in the Community Plan. The property is located on the easterly portion of a large, urban residential village with approximately 3,500 in-place or proposed dwelling units. Adjacent to Campus Park on the south is the 336-unit Sycamore Springs mobile-home park, approved as part of the original Sycamore Springs Specific Plan. South of the San Luis Rey River is the Lake Rancho Viejo Specific Plan which proposes 816 residential units. An existing 200-unit mobile-home park, Rancho Monserate, as well as the approved Dulin Ranch Specific Plan with 440 residential units, are located southwesterly of the project area. In addition, there are Valley Monserate to the west and the Heald Subdivision to the north. The proposed industrial use contained in the Campus Park project will provide needed balance in the urban residential uses in the vicinity and to the primarily residential and agricultural uses in the Fallbrook region.



CAMPUS PARK SPECIFIC PLAN
HEWLETT-PACKARD

Community Plan

FIGURE 4

The table below summarizes the current theoretical residential yield for the planning area in each of the three land use designations applied to the property.

<u>Designation</u>	<u>Permitted Density Per Acre</u>	<u>Acres in Designation</u>	<u>Yield (units)</u>
SPA 2.75	2.75	421	1157.75
Intensive Agriculture	.25	12	3
Neighborhood Commercial	0	<u>9</u>	<u>0</u>
TOTAL		442	1160.75

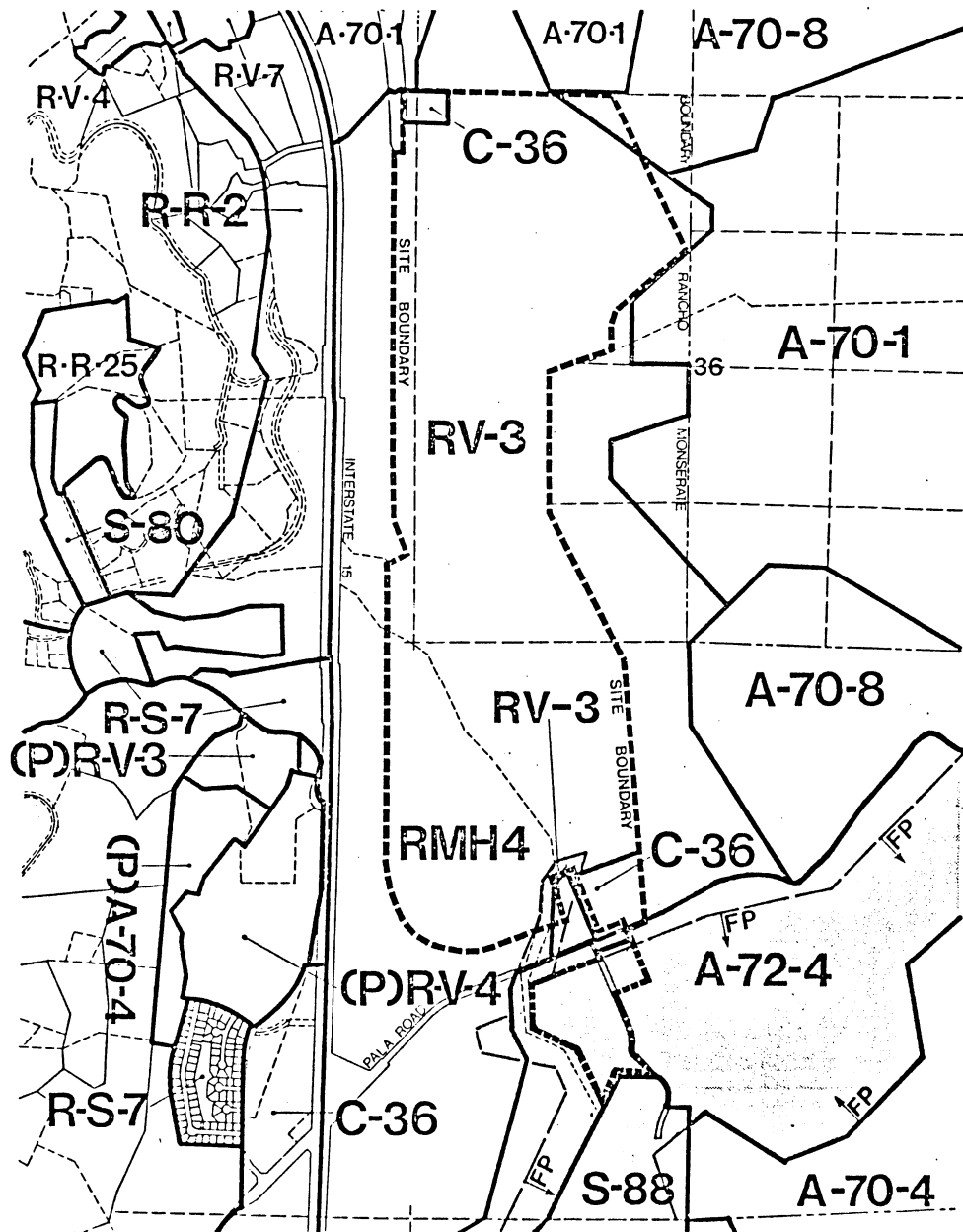
Overall density = 2.6 dwelling units per acre

F. ZONING

The project is currently zoned R-V-3, C-36, RMH-4, and A-72-4 (fig. 5).

The zoning will be changed on the 323-acre parcel (parcel B) to S-88, the Specific Plan Area use regulation. The commercial parcel (parcel C) will also be zoned S-88. Parcel A, the mobile-home park, will be zoned from the RMH-4 to the RMH-5 use regulations, and parcel D, the condominium project, will be zoned RV-8 (fig. 5a).

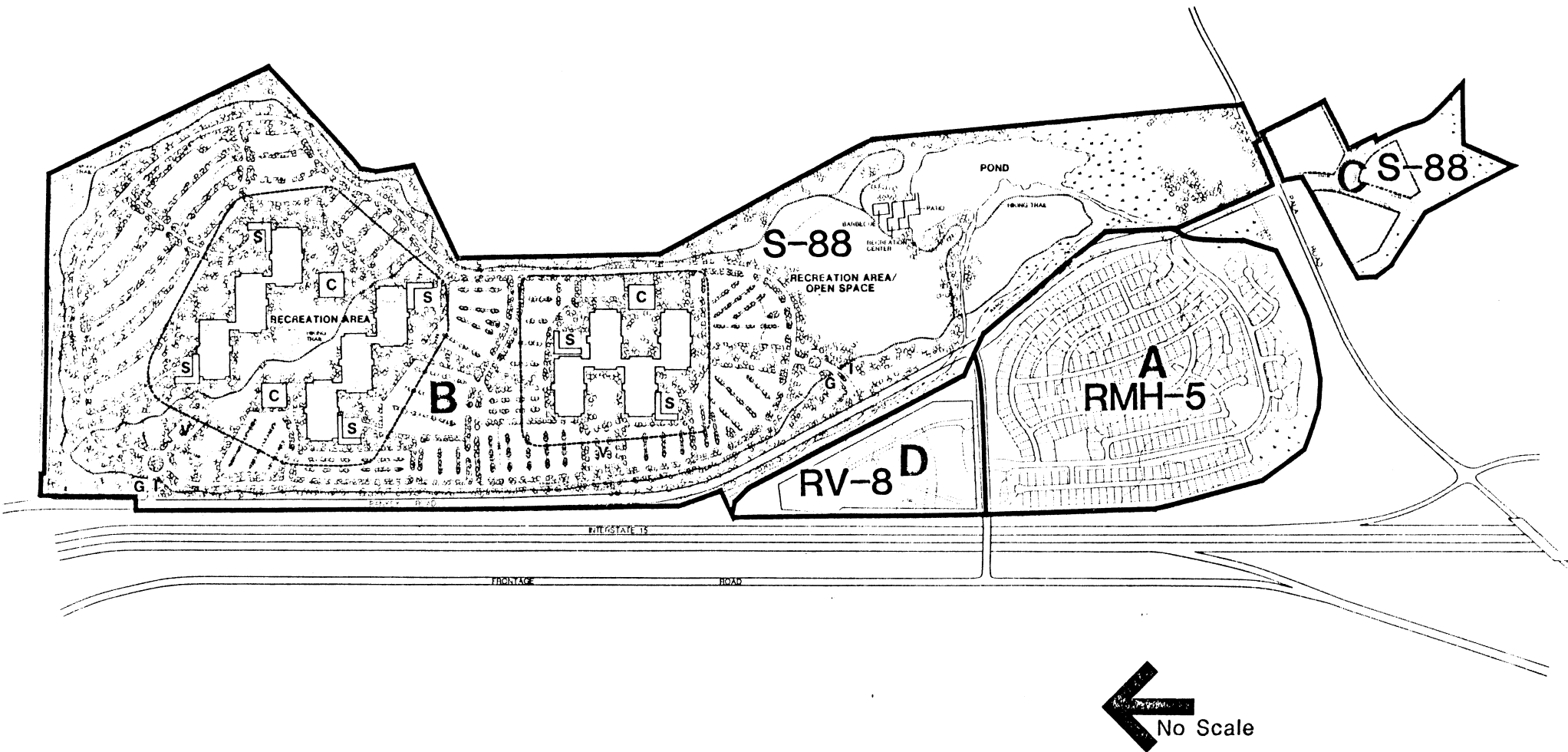
The S-88 zone for parcel B will permit the uses proposed in this Specific Plan in accordance with the performance criteria presented in Section II.D. The commercial parcel C is also zoned S-88 but will have the same uses permitted and performance criteria as the standard C-36 zone with an added restriction that buildings and parking must be located within the "building line" shown on the Specific Plan map adopted in conjunction with this text.



CAMPUS PARK SPECIFIC PLAN
HEWLETT-PACKARD

Existing Zoning

FIGURE 5



CAMPUS PARK SPECIFIC PLAN
HEWLETT-PACKARD

Proposed Zoning

FIGURE 5a

II. THE SPECIFIC PLAN

A. GOALS

The goals for the project are broken down into three categories:

- goals for the Hewlett-Packard project;
- goals for the entire planning area; and
- goals for the residential project.

The main goals of the development plan for Campus Park are to provide the following:

Hewlett-Packard Project

1. A research and development manufacturing and administrative facility in a university campus setting.
2. Steady, long-term employment opportunities for up to 6,500 employees.

Overall Project

3. A self-contained facility which enhances and complements vicinity land uses.
4. A project which is compatible with the agricultural-rural type of development existing in the vicinity.
5. Pleasing vistas, both from within the development and from the outside looking into the site.
6. Adequate public facilities.
7. Preservation and enhancement of valuable environmental resources occurring within the project.

Residential Project

8. A high-quality, adult-oriented community, especially for those who must live within a modest, relatively fixed income.

GOAL 1. Provide a research and development, manufacturing, and administrative facility in a university campus setting.

The Fallbrook property is an ideal site for a campus-style manufacturing facility:

- The relatively flat topography of the site permits construction of large buildings with minimum landform modifications.
- The property is sufficiently large to permit creation of open spaces to enhance the visual quality of the site while allowing room to develop recreational amenities for employees.

- Natural features of the property, including Horse Ranch Creek with its rich riparian habitat along with the freshwater marsh and the rolling topography in the northern portion, create a beautiful setting for a campus park.

The campus park concept includes the clustering of structures which are visually screened by trees and shrubs. The buildings are a maximum of fifty (50) feet in height. The buildings are visually reduced in scale by exterior design and landscaping. Parking areas are screened by berming around their perimeter and by landscaping. Landscaping islands within the larger parking lots visually break up broad expanses of pavement.

Lawns, areas landscaped with native plant material, tree clusters, and landscaped contour-graded slopes are integrated into the project design which, along with the careful placement of buildings and parking areas, create the "university campus" appearance.

The lawns may be used by employees as a place to sit and relax or to have a picnic-style lunch with friends. Trees provide shady areas to escape the hot summer sun and become "clustering" centers for visiting during breaks and lunch.

The overall concept is to create a friendly, people-oriented place while presenting a visually attractive picture to the community.

The site plan standards included as a part of this text contains the specific design criteria for accomplishing Goal 1.

GOAL 2. Provide steady, long-term employment opportunities for up to 6,500 employees.

The project provides a significant economic benefit to the Fallbrook region and to the County:

- The employment opportunities provided by the project create a balance with significant residential uses existing and approved in the region.
- The project provides significant property tax revenues while demanding fewer urban services such as schools, parks, and social services.

The 6,500 jobs will consist of one-third degreed technical, one-third highly skilled technical, and one-third semi-skilled job categories. The employment opportunities are steady and nonseasonal.

Phasing of the facility over a period of 25 to 30 years gives a gradual growth rate for employment in keeping with the population growth of the region.

GOAL 3. Provide a self-contained facility which enhances and complements vicinity land uses. >

- The project vicinity contains few commercial services, such as restaurants and retail stores.
- Existing local parks are intended for use by area residents.
- A large population of project employees are present during work days.

The project is designed to permit local shopping and recreation. On the Hewlett-Packard facility, cafeterias and picnic-lunch facilities are on-site. Recreational amenities are extensive within the project, which include a recreation center with shuffleboard, volleyball, and basketball courts; a baseball field; a par course (a jogging trail with spaced exercise areas along the trail); and horseshoe courts. The recreational facility has a clubhouse and barbecue area. Bike trails ramble through the site. The desired effect of these amenities is to encourage employees to stay on-site during working hours, thereby minimizing potential impacts to the vicinity.

The mobile-home park and condominium project contain recreational facilities for use by residents and the commercial center offers local shopping.

GOAL 4. Provide a project which is compatible with the type of development existing in the vicinity.

The land uses surrounding the project include extensive citrus and avocado groves and estate-type residential covering the hillsides. The lower areas contain urban density residential. The I-15 corridor is adjacent to the site on the west.

The project is compatible with the residential uses because large landscape buffer areas are developed on the project perimeter. Noise levels from manufacturing operations are kept low by building design and enclosure of mechanical operations within buildings. The facility is compatible with adjacent agriculture. The entire project is fenced and patrolled creating a barrier between the groves to the east and public access. Open space around the perimeter of the project creates a buffer between insecticide or fertilizer spraying in the agricultural use and employees of the project. Interim agricultural use of future development areas may be pursued for many years while the facility is expanded.

Buildings are located outside the 65 CNEL noise contour of the freeway. Some sound-attenuating walls may be needed along the westerly boundary of the MHP to cut down freeway noise.

GOAL 5. Provide pleasing vistas both from within the development and from the outside looking into the site.

This goal is related to Goals 1 and 4 but is reiterated to emphasize the commitment Hewlett-Packard has to developing a facility which will be a good neighbor to the surrounding land uses.

This area of San Diego County is characterized by its dramatic topography. The broad, flat San Luis Rey Valley contrasts with the steep, rocky hillsides. Groves abound in the hills lending texture and color to the scenery. The project site contains a northerly extension of the flat San Luis Rey River floodplain where Horse Ranch Creek flows out of the steep mountains from the north beyond the Pala Mesa Country Club and Stewart Canyon. The creek flows south into the floodplain on the project site and into a freshwater marsh before draining into the San Luis Rey River. The natural beauty of the area is a remarkable asset to the county which will be enhanced by the Campus Park.

The mobile-home park preserves riparian areas on the south side of the parcel. Landscaping is interspersed in the park to break up and partially screen the residences.

Most views into the Campus Park are from higher elevations, so a major objective is to visually break up the extensive parking on the site. An elevated low angle view into the property, once the extensive landscaping has grown, will not actually reveal very much of the paved areas because of screening by trees.

The buildings on the Hewlett-Packard site are somewhat larger in scale than the residential in the area but are dwarfed by the backdrop of the steep mountains around the project. Placement of the building clusters at different elevations with extensive landscaping around and between them will help screen the buildings and reduce their apparent scale. Exterior treatment of the buildings, which is reviewed by county staff as part of the site plan review, has the effect of blending the buildings with the colors and texture of the background.

The project enhances the visual quality of the area by the use of extensive open space areas, by the preservation of the riparian woodland areas, by landscaping, and by careful architectural treatment of the buildings.

GOAL 6. Provide adequate public facilities.

Service letters contained in Appendix B of this report are summarized below:

Water: Water is available from the Rainbow Municipal Water District after annexation and construction of facilities adequate to serve the project.

Sewer: The Rainbow Municipal Water District has adequate capacity to serve this development; however, annexation must first occur. A trunk sewer line already exists within the property.

Police: The County Sheriff has indicated a 13-minute priority response time. The gating of the campus and the presence of security guards assure the security of the development.

Fire: After annexation, fire protection services will be provided by the Fallbrook Fire Protection District, with a response time of

three to five minutes. The buildings are constructed with non-combustible materials and are fully fire sprinkled. The project also has a 150,000 gallon underground water reservoir as a standby backup to the municipal water supply.

Medical: Emergency medical response is provided by the Fallbrook Fire Department, with a response time of three to five minutes. The nearest hospital is the Fallbrook Hospital, 10 miles away.

Parks: Live Oak Park, a 25-acre subregional park, is located approximately 3.5 miles away at the junction of Reche Road and Gird Road. There are state and county parks on top of Mount Palomar, approximately 25 miles distant, which offer a wide range of activities, including overnight camping. Additionally, the project will contain a wide range of recreation opportunities within its boundaries.

Roads: The project is located adjacent to the I-15 corridor. Access to the freeway is via State Highway 76, adjacent to the south boundary of the site. State Highway 76 is a prime arterial which connects to the coastal city of Oceanside. The project is in an extremely good location with respect to circulation. The preliminary traffic assessment anticipates no congestion occurring as a result of this development.

Schools: There are two school districts which provide their services to the property. The Bonsall Union Elementary School District and the Fallbrook Union High School District both indicate their ability to serve the project provided fees are paid at the time of building permits.

Transit: No public transit services are available to the site at the present time. Hewlett-Packard has a successful track record in encouraging alternate forms of commuting by its employees. Ridesharing and vanpooling programs will be established either through existing public programs or by actions of the company. Conditions contained in the resolution adopting this plan assure that Hewlett-Packard and the North County Transit District (NCTD) will initiate and encourage the use of bus-pools, such as the one Hewlett-Packard initiated with the NCTD at Rancho Bernardo.

GOAL 7. Preserve and enhance valuable environmental resources occurring within the project.

Project design preserves and enhances valuable biological resources on the property. The freshwater marsh identified in the floodplain area of Horse Ranch Creek will be preserved in the project. Major drainage from the north will be preserved as surface flow and directed into the existing riparian areas and the freshwater marsh so that the water supply to these resources will be maintained over the long term. Landscaping near the Horse Ranch Creek channel and around the marsh will be composed of riparian vegetation to further buffer and enhance these areas. Landscaping and the lake further protect the marsh by making access to it more difficult.

GOAL 8. Provide a high-quality, adult-oriented community, especially for those who must live within a modest, relatively fixed income.

There is a continuing need for moderate priced housing in San Diego to house retired persons and persons whose families have grown up and left the home. The mobile-home park project is designed to meet the unique combination of special needs for this sector of the population.

Lot leases are planned so that residents will not have to deal with escalating rents as is the case in apartment renting or rental mobile-home parks. This feature is especially important to persons living on pensions or other fairly fixed incomes.

Security and community self-identity will be enhanced by placing security gates on entrances to the residential areas.

On-site recreational and commercial facilities will assure the residents a place to shop and play without having to travel long distances to existing services and facilities.

B. LAND USES

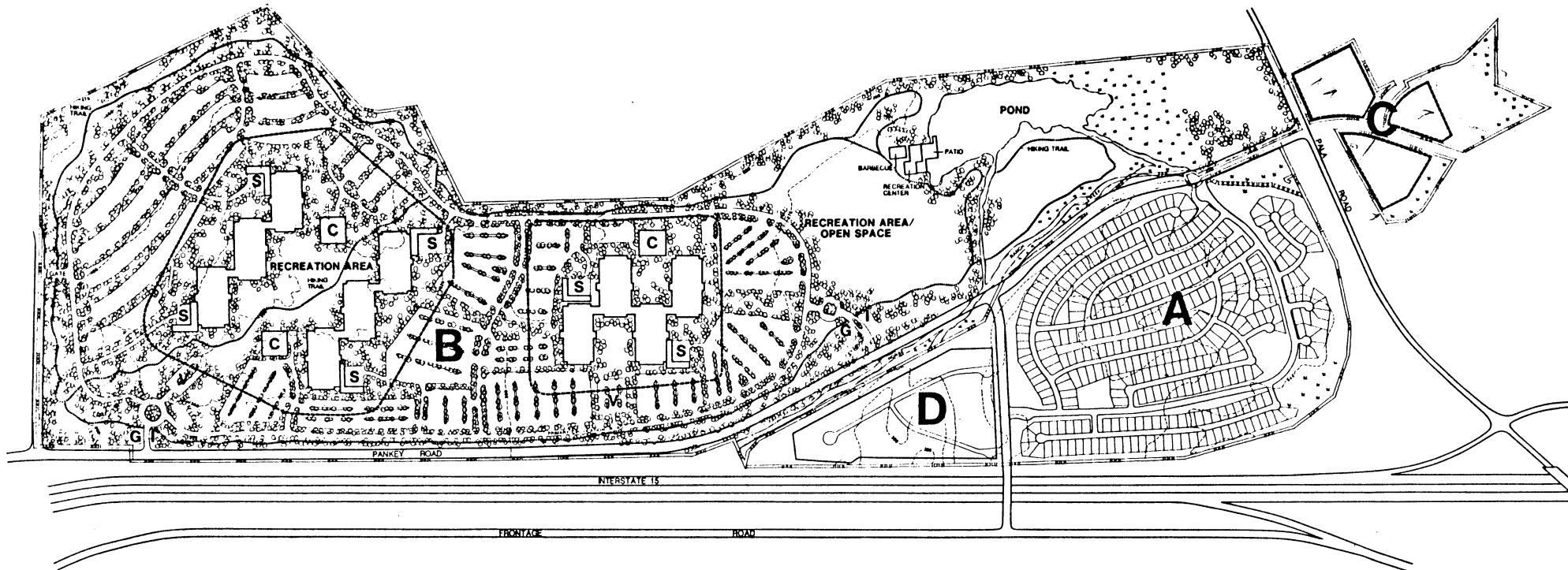
The Hewlett-Packard project contains a variety of land uses (fig. 6). The primary use of the property is for a major research and development/manufacturing operation housed in ten buildings clustered on the property into three groups on 323 acres. Other buildings include three cafeteria structures, guard gates, and a recreational clubhouse.

The first phase consists of two major buildings which contain approximately 175,000 to 250,000 square feet each. These buildings are of a standard design with respect to mechanical and interior layout, but the exterior design and finish is thematic, intended to suit the particular site. The site plan approval process includes review of the building elevations. Later buildings will probably have the same basic layout as the first; however, the actual square footage within the structure may vary between 110,000 square feet and 275,000 square feet, depending on perceived needs. The exterior theme will remain consistent, and in any case, all buildings will have site plan review prior to issuance of a building permit.

Other uses on-site include parking for employees and visitors. The project has 5,500 parking spaces. Even though this number of spaces is somewhat less than the expected 6,500 employees, Hewlett-Packard's experience indicates programs for vanpooling, ridesharing, and other commuting modes besides single-occupancy vehicles will alleviate the need for additional spaces.

The open space uses of the property include preservation, bike and jogging trails, and recreational areas.

Preservation of riparian woodlands and the freshwater marsh is a primary goal of the plan. Landscaping and the lake area offer both visual amenity and a means of buffering the water/land resources. The



SUMMARY TABLE:

AREA	USE	ACRES	NO. OF DWELLINGS	DENSITY	PRESENT ZONING	PROPOSED ZONING	PERCENT OF TOTAL
A	Residences	38.6	336	4.12 DU/Ac.	RMH-4	RMH-5	8.7
	Roads	16.6					3.8
	Open Space:						
	Improved	17.9					4.0
	Unimproved	8.2					1.9
	Total	81.5					18.4
B	Building/Parking	82.9	0	0	RV-3	S-88	18.7
	Roads	24.7					5.8
	Open Space:						
	Improved	151.6					34.3
	Unimproved	83.8					14.4
	Total	323.0					73.0
C	Neighborhood	10.5			A-72-4	S-88	2.4
	Commercial	1.9					0.4
	Open Space	5.0					1.1
D	Residential	6.4	150	7.26	RMH-4	RV-8	1.5
	Units (coverage)	1.1					0.3
	Roads						
	Open Space:						
	Unimproved	4.0					0.8
	Improved	9.2					2.1
TOTAL		442.6	486	1.10 DU/Ac.			100.0

PARCEL B STATISTICS:

PHASING:

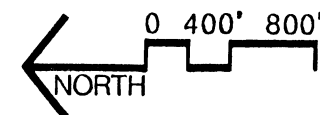
PHASE	NUMBER OF EMPLOYEES	BUILDINGS
1	700	2
2	1,400	2
3	2,300	2
4	4,000	1
5	5,250	2
6	6,500	1

KEY:

C	Cafeteria
S	Service Paddock
V	Visitor Parking
I	Site Identification Sign
G	Guard House/Gate
	Building Limit Area
	Approximate Area Of Fresh Water Marsh

PROJECT STATISTICS:

	AREA IN ACRES	PERCENT
Open Space	215.4	66.7
Building Footprint	32.1	12.8
Building Area: (2,500,000 Sq. Ft.)		
Parking:		
5,500 Spaces	41.7	12.9
Public Roads	9.9	3.0
Internal Roads	14.6	4.6
Total Area Developed	107.6	33.3
TOTAL AREA	323.0	100.0



CAMPUS PARK SPECIFIC PLAN HEWLETT-PACKARD

Specific Plan

FIGURE 6

precise perimeter of the lake will be determined in cooperation with interested agencies during the engineering design phase of the project so as much of the marsh is preserved as is possible.

The recreation areas will be located throughout the site. Passive open grass areas for lunching and visiting are located adjacent to the cafeteria. Horseshoe pits and shuffleboard courts are located near buildings. In between the northerly building clusters is room for basketball and volleyball courts. The large recreational area in the south will include room for baseball diamonds, a barbecue area, and a clubhouse for employee get-togethers. The exact location of these features depends on the final location of the lake and, therefore, will be shown on the site plans submitted for building permits.

A system of jogging and bicycle trails meander around the perimeter of the project. One segment of the jogging trail is a "par" or "vita" course. The par course consists of exercise instructions on small signs placed every few hundred feet along a jogging trail. The signs are designed to be visible only to those passing by on the trail.

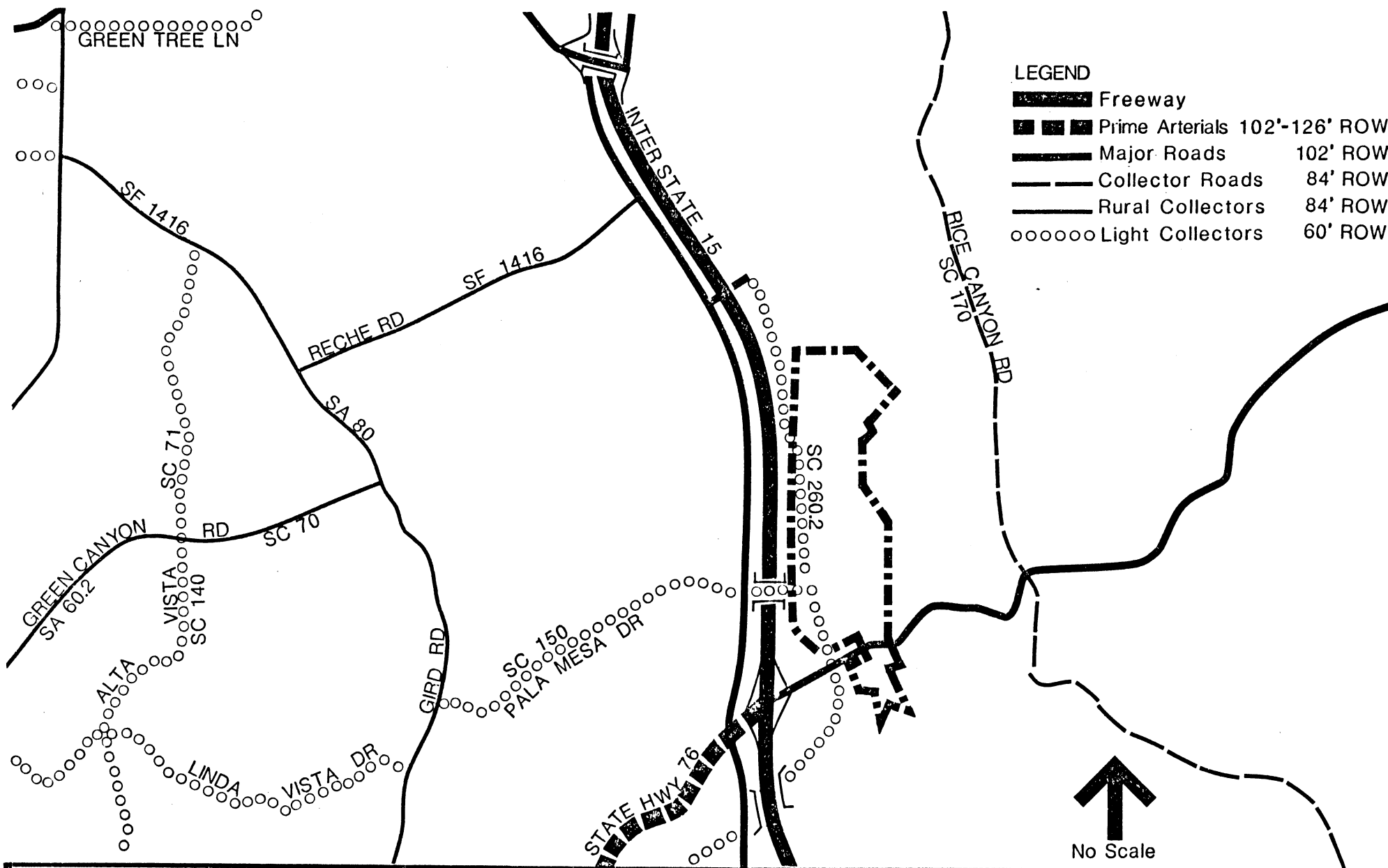
Shower facilities and lockers are located in the buildings to encourage use of the many exercise opportunities.

Approximately 82 acres will contain 336 units of detached, single-family, manufactured homes on nonpermanent foundations in area A. The lots will be rented under long-term leases. The individual homes will contain 800 to 1800 square feet with one- or two-car garages on 4000-square-foot lots. It is impossible to accurately project the actual cost of the homes; however, they are intended to be much lower in price than site-built homes currently available in the vicinity. Specific performance criteria are contained in this text which assure the high quality of the project.

Other proposed land uses are intended to support the project. A general commercial lot, area C, is provided on the south end of the project. This parcel contains a total of 10.5 acres. Area D, located north of Pala Mesa Drive, is for a 150-unit condominium project on 21 acres. The units will be clustered to locate them behind natural and manufactured berms which provide some protection from freeway noise. On-site recreational amenities include open play areas and a recreational clubhouse.

C. CIRCULATION

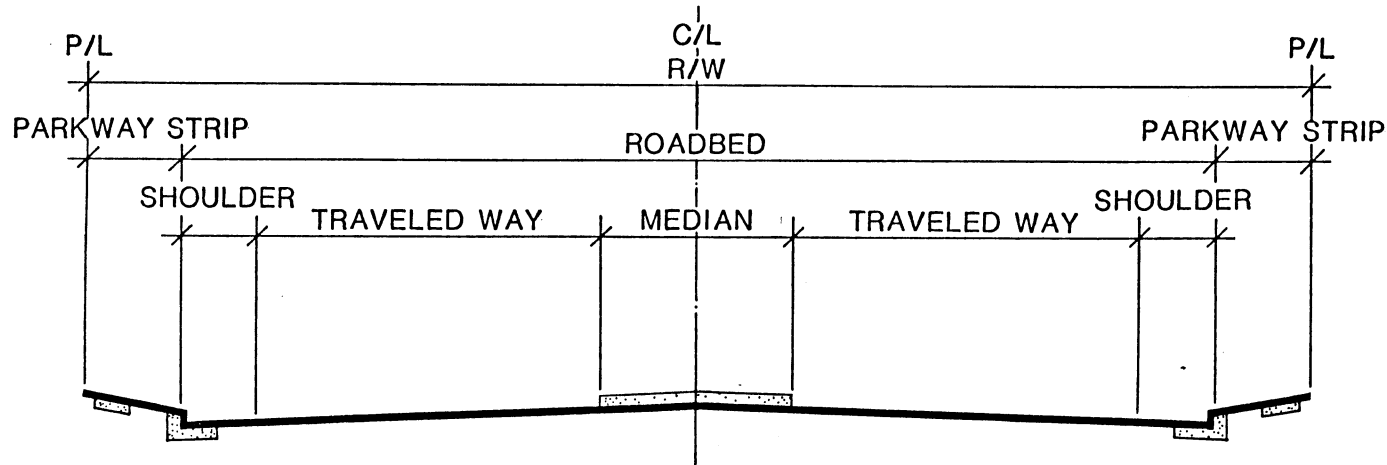
Access to the site is from Highway 76 on the south, Pala Mesa Drive from the west, and a freeway frontage road to the north which connects via Stewart Canyon Road to old Highway 395 on the west side of the state freeway, I-15 (fig. 7). Pala Road (Highway 76) is classified as a collector road by the County's Circulation Element and provides access to I-15 within one-half mile of the project. Pala Mesa Drive and the freeway frontage road on the property, known as Pankey Road, are both classified light collectors (fig. 8). Three primary access points and one emergency access point are planned to connect with the public roads (fig. 9).



CAMPUS PARK SPECIFIC PLAN HEWLETT-PACKARD

Circulation Element

FIGURE 7

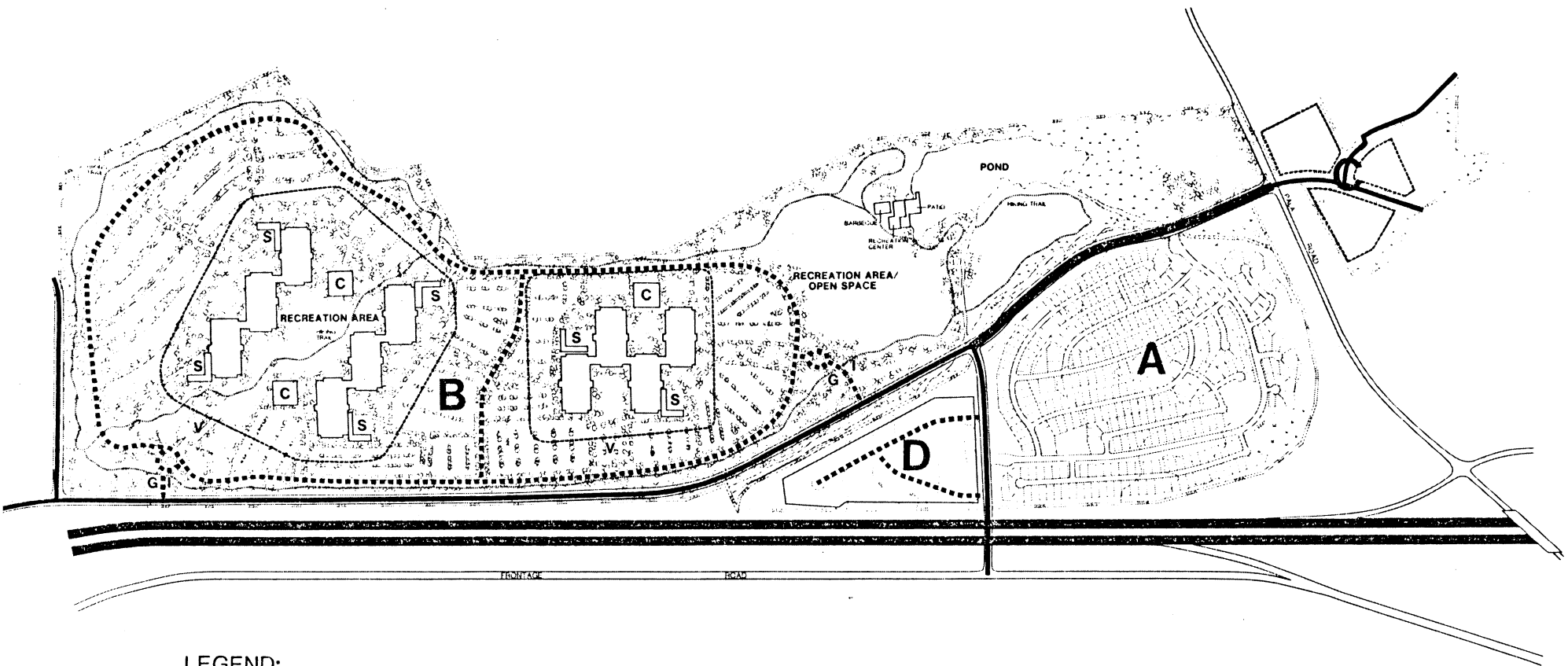


CORRIDOR CLASSIFICATION	MEDIAN	TRAVELED WAY	SHOULDER	PARKWAY STRIP	ROADBED	R/W	
PRIME ARTERIAL	18'	36'	8'	10'	106'	126'	
MAJOR ROAD		24'			82'	102'	
COLLECTOR ROAD	0	12'			22'	64'	84'
RURAL COLLECTOR Less than 5000 ADT projected, unpaved Right of Way for equestrian and farm vehicle use				40'			
LIGHT COLLECTOR						10'	
RECREATIONAL PARKWAY				Two Lane Roads - See County Standards			
RURAL MOUNTAIN ROAD							

CAMPUS PARK SPECIFIC PLAN
HEWLETT-PACKARD

Standard Street Sections

FIGURE 8



LEGEND:

- Private Roads - 24' wide
- Public - 60' ROW
- Public - Collector
- Freeway



CAMPUS PARK SPECIFIC PLAN
HEWLETT-PACKARD

Internal Circulation

FIGURE 9

Internal circulation in the Campus Park area consists of a perimeter road providing ingress and egress to parking. The perimeter road and the access road running east and west between the southerly two building clusters are 24- to 28-feet wide to accommodate two-way traffic and to permit fire truck access. No parking is permitted on this road. The access roads into parking areas are also 24- to 28-feet wide. Fire access roads are provided to the rear of all buildings; such roads will be shown on site plans. No sidewalks are planned because pedestrian access is provided by the jogging and bicycle trails.

As the need arises, Pala Mesa Drive will be completed and Pankey Road connected to the north with the freeway frontage road.

D. IMPLEMENTATION/PHASING

Construction phasing of the Hewlett-Packard facility is shown in figure 6. The table demonstrates the expected build-out sequence. The exact timing of building construction may vary depending on need; however, the increase in employee numbers will not vary significantly from that indicated in the table.

Construction sequencing of the public roads is detailed in the traffic study by Urban Systems Associates, which is included in the EIR.

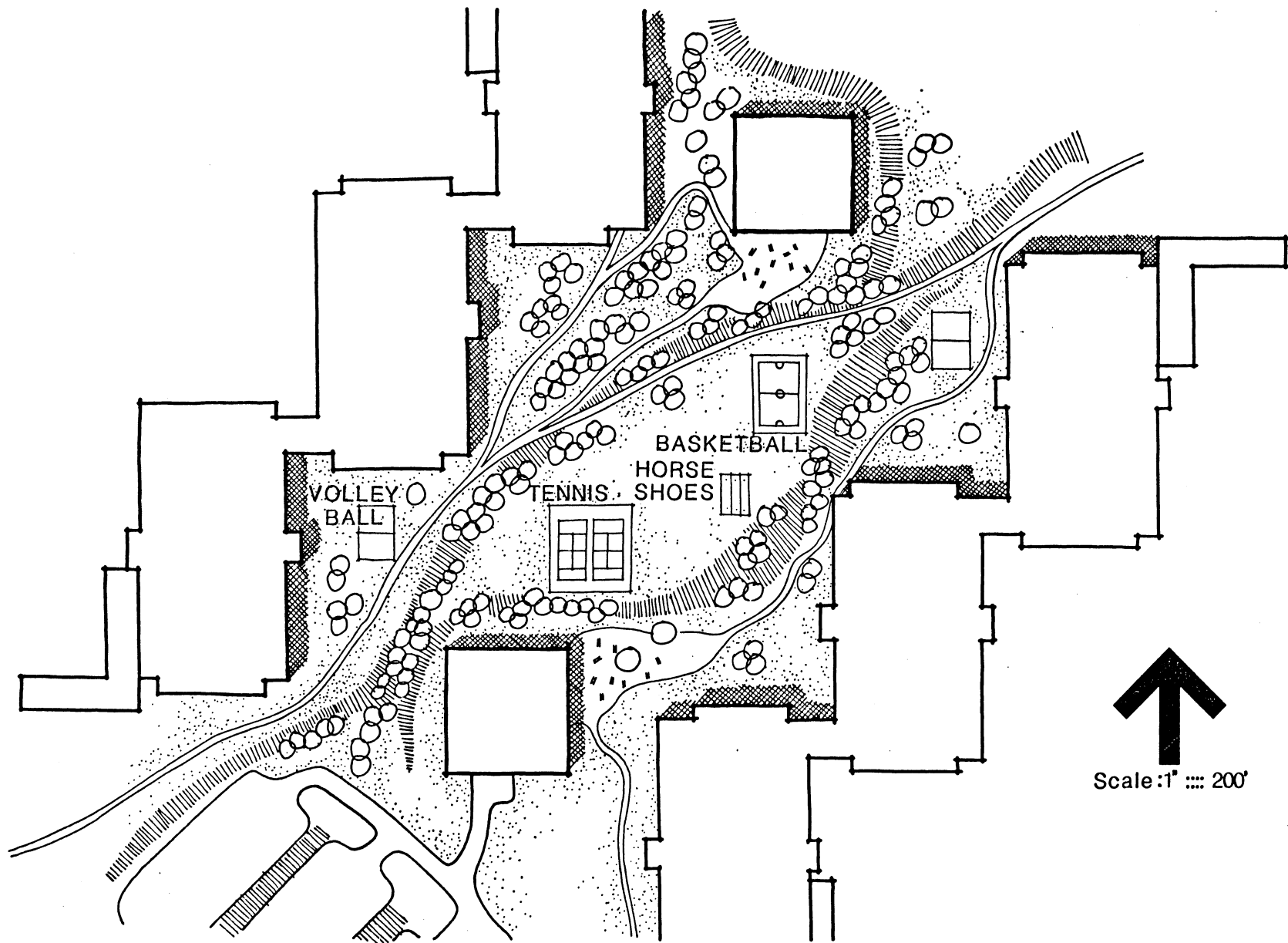
Implementation of this Specific Plan is accomplished by the issuance of site plans pursuant to Sections 7150 through 7199 of the Zoning Ordinance, grading permits issued in accordance with the County Grading Ordinance, and building permits. Conditions imposed on the site plan review process by the Resolution of Approval of this Specific Plan will afford the County control of road improvement and dedication.

The site plan review process assures the County that development proceeds in substantial accordance with the Specific Plan. Enough flexibility should be applied to the site plan review process so that possible future amendments to the General Plan will not require subsequent amendments to this Specific Plan. For instance, if one of the Circulation Element roads touching the property is changed, then such a change could be adequately reviewed during the site plan review.

The Specific Plan map shows the expected locations of the buildings; however, exact locations are dependent on grading constraints and actual building needs at the time of construction. For this reason, a building limit area is drawn on the Specific Plan map so that, while the total square footage of buildings on the site is limited, the exact location is flexible within the building limit area.

Figures 10 and 10a demonstrate how the two recreational areas in the Hewlett-Packard facility may look. These figures are intended as a general guide only.

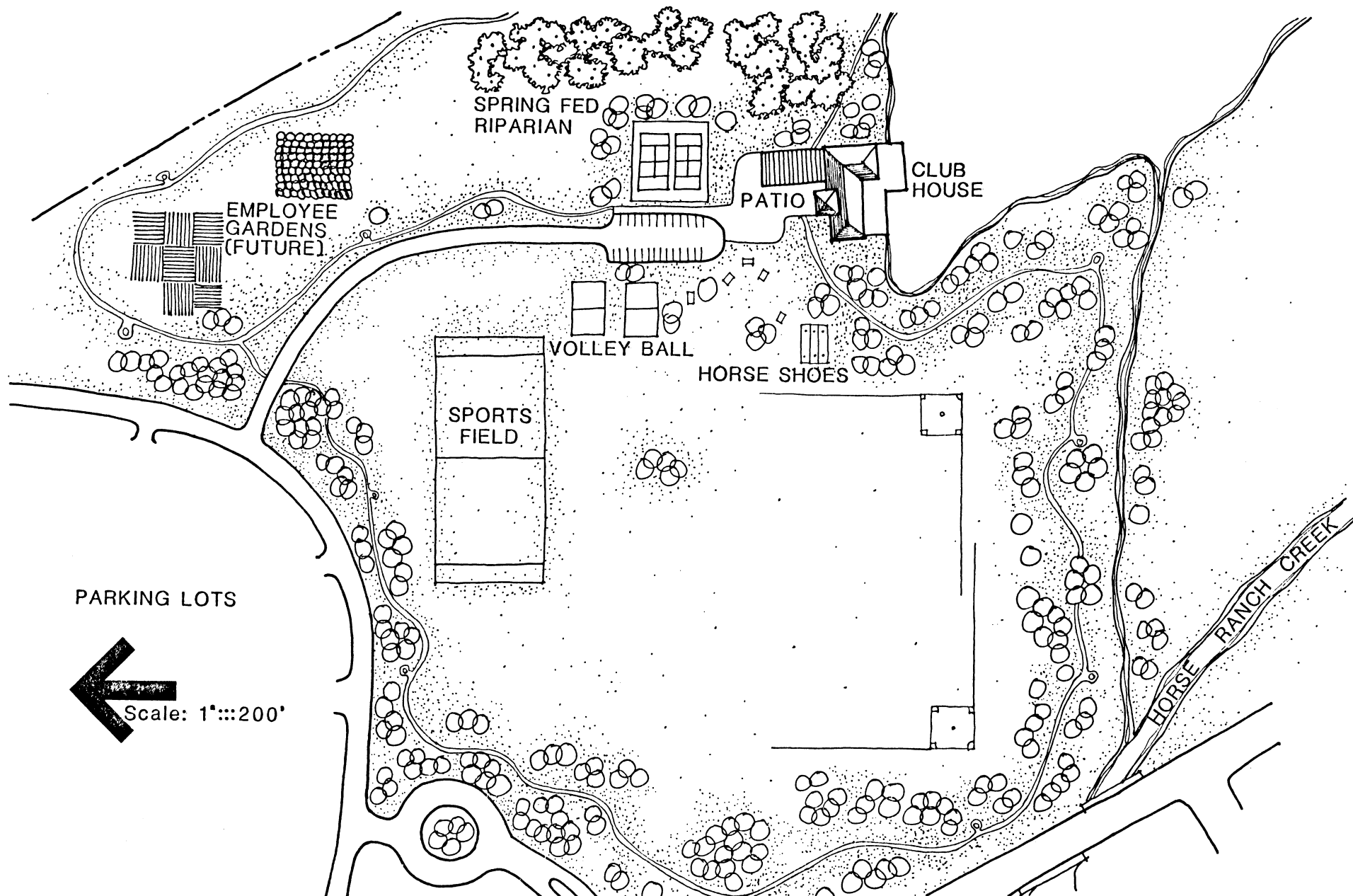
Performance Standards. In order to guide the site plan review process, the following performance standards are included:



CAMPUS PARK SPECIFIC PLAN
HEWLETT-PACKARD

Recreation Concept

FIGURE 10



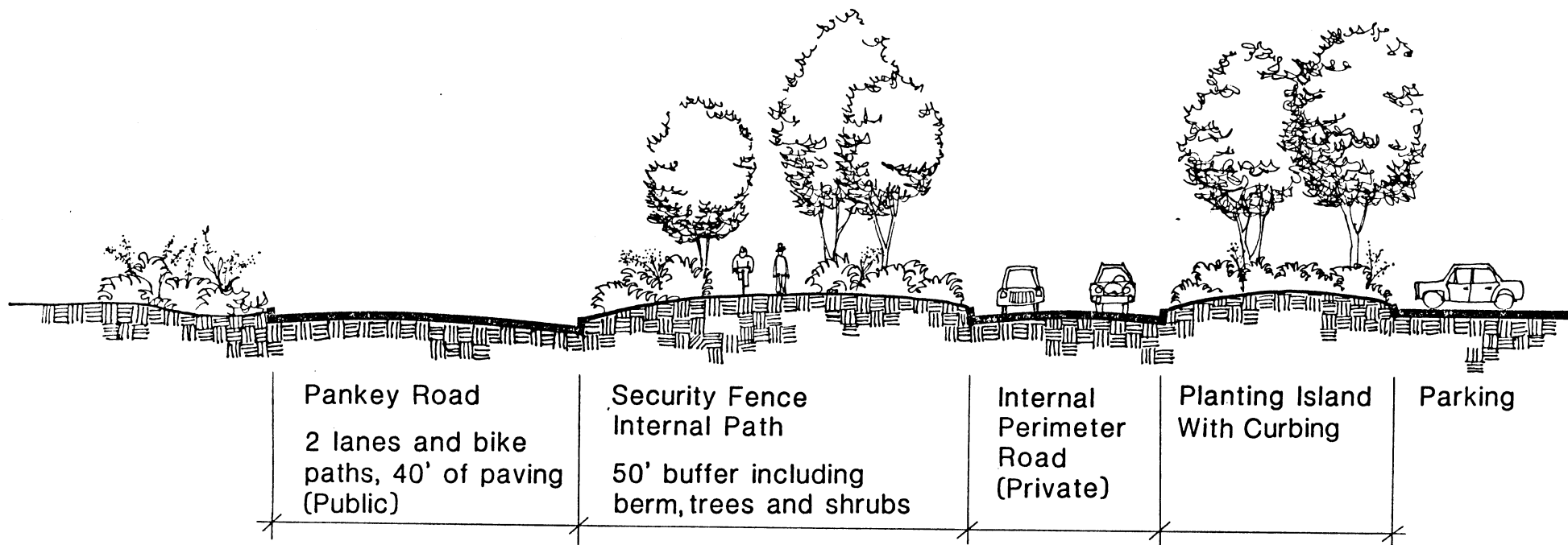
CAMPUS PARK SPECIFIC PLAN
HEWLETT-PACKARD

Recreation Concept

FIGURE 10a

Hewlett-Packard Facility

1. Spatial Standards (see figs. 11, 11a, and 11b)
 - a. Buildings shall be located within the Building Limit Areas shown on the Specific Plan map.
 - b. The recreation clubhouse shall be located no closer than 50 feet to any property boundary and will be above the 100-year floodplain water surface of Horse Ranch Creek.
 - c. Maximum manufacturing building area is 2,500,000 square feet; maximum ground coverage is 1,800,000 square feet.
 - d. Parking areas, other than incidental parking areas for the entrance gates and recreation clubhouse, will be located within the interior perimeter access road.
 - e. Parking spaces shall be provided at a rate no less than eight and one-half spaces per ten employees or other ratio approved during site plan review.
2. Interior Roads
 - a. The perimeter access road shall be a minimum 24 feet in width.
 - b. Other access roads shall be a minimum of 24 feet in width.
 - c. Road alignment and grade shall be in substantial conformance with the Specific Plan.
3. Building
 - a. The maximum building height shall be 50 feet.
 - b. Exterior architectural treatment shall be consistent throughout the project.
4. These standards shall be used in conjunction with the zoning ordinance to review and approve site plans. A landscape plan prepared by a landscape architect shall accompany each site plan submitted for review and approval by the County.
5. Grading may take place over a larger area than needed to construct a particular phase; however, graded areas which will remain undeveloped shall be prepared and landscaped to avoid excessive erosion.
6. No signs other than those shown at entrance gates should be visible from off the property except for directional signs.



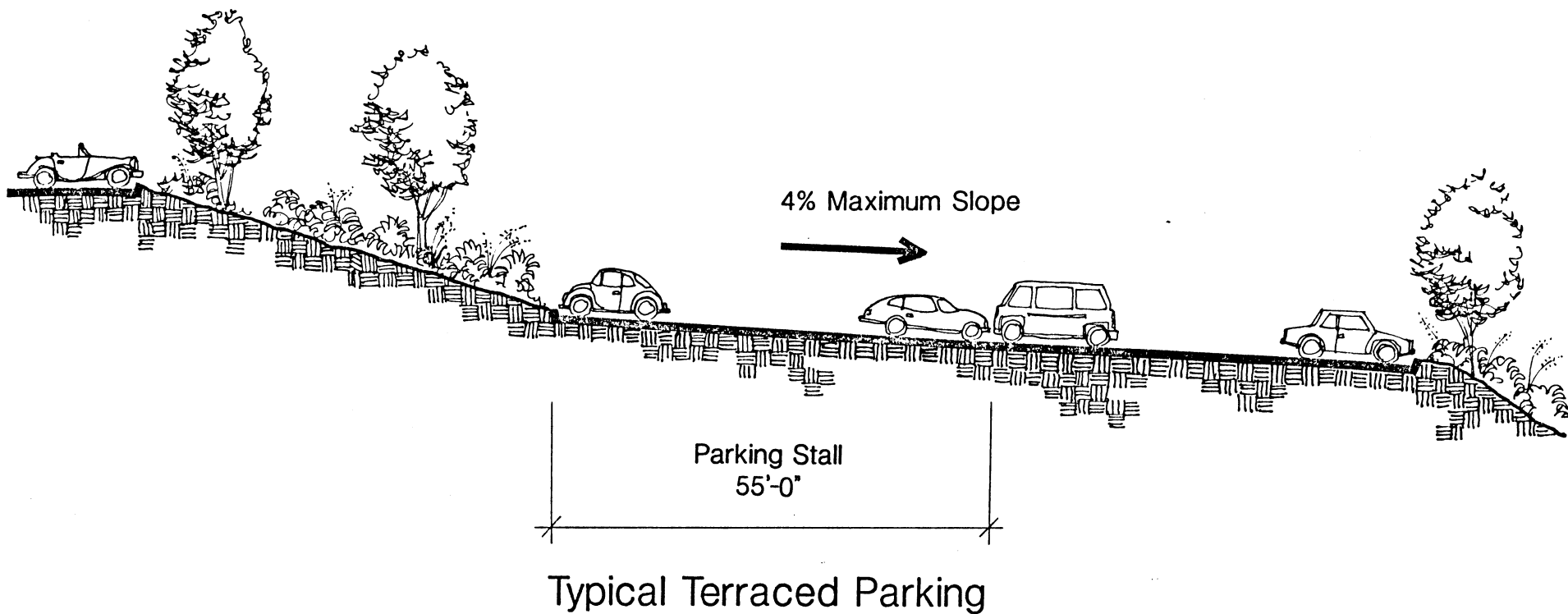
NOTE: The vegetation shown on cross sections indicates 10 to 15 years maturity

Scale: 1" = 20'

CAMPUS PARK SPECIFIC PLAN
HEWLETT-PACKARD

Landscape Concept Cross Section

FIGURE 11

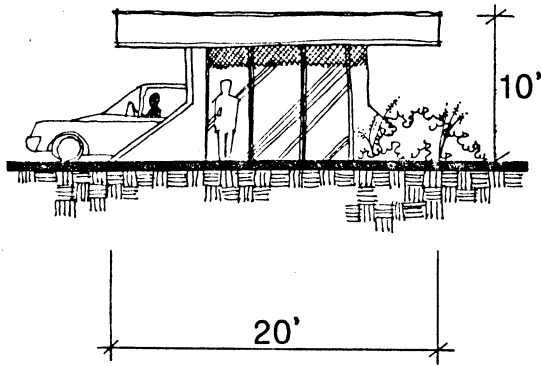


Scale 1" = 20'

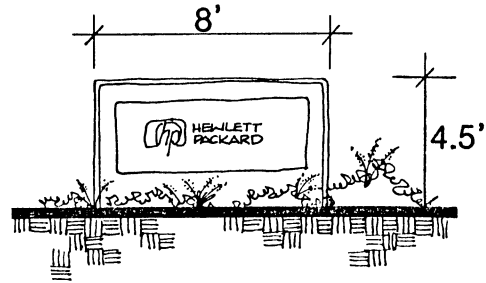
CAMPUS PARK SPECIFIC PLAN
HEWLETT-PACKARD

Landscape Concept Cross Section

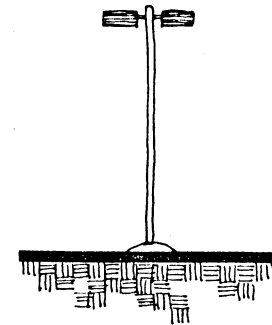
FIGURE 11a



TYPICAL GUARD HOUSE
Not To Scale



STREET ENTRANCE SIGN
Not To Scale



90° Cut Off Luminaires
Monochromatic Sodium Bulbs
TYPICAL LIGHT STANDARD
Not To Scale

CAMPUS PARK SPECIFIC PLAN
HEWLETT-PACKARD

Landscape Concept Cross Section

FIGURE 11b

Mobile-Home Park

1. Roofing material for mobile homes, accessory structures, and the recreation building shall be tile or simulated tile.
2. Siding for mobile homes and accessory structures shall be made from a wood product.
3. Exterior treatment of mobile homes, accessory structures, and the recreation building shall follow a consistent theme. The recreation building shall be designed to be compatible with existing residential uses on the west side of Highway 15.

Condominiums

1. Roofing material shall be tile or simulated tile.
2. Exterior walls shall be stucco or wood.
3. A consistent design theme shall be carried out throughout the condominium project and should be compatible with existing residential located on the west side of Highway 15.
4. The project will have a common recreation area with a community room and outdoor activity area. Open space shall be reserved in accordance with County PRD standards contained in the zoning ordinance or better.

These standards, taken in conjunction with existing County ordinance, policy, and the Resolution of Approval for the Specific Plan, should be adequate to assure that development of the property will be in substantial conformance with the Specific Plan.

III. CONFORMANCE WITH AND IMPLEMENTATION OF COUNTY GENERAL PLAN AND FALLBROOK COMMUNITY PLAN

Section 65451 of the Government Code states that ". . . specific plans shall include all detailed regulations, conditions, programs and proposed legislation which shall be necessary or convenient for the systematic implementation of each element of the general plan." Therefore, this specific plan addresses the Campus Park project's conformance to the ten elements of the general plan and the pertinent elements of the Fallbrook Community Plan outlined below.

A. OPEN SPACE ELEMENT

The Open Space Element of the County General Plan sets forth the following general goals:

1. "Promote the health and safety of San Diego County residents and visitors by regulating development of lands."
2. "Conserve open spaces needed for recreation, educational, and scientific activities."
3. "Encourage and preserve those open space uses that distinguish and separate communities."

The Hewlett-Packard project supports these goals primarily through the preservation of over two-thirds of the project site in unimproved and improved open space. The freeway corridor for I-15 to the west and the very steep topography to the east create spatial and visual separation between this node and other vicinity land uses. The development concept is of a campus park employment center with integrated recreational/open space surrounded by avocado groves on hills overlooking the area. At the south end of the project area, a mobile-home park is proposed.

The visual beauty of the setting is in the contrast between the broad, flat valleys and the steep, rugged mountains. The development will have only two-story buildings, so with the abundant landscaping, this project will enhance, rather than detract, from the beauty of the vistas in the area. The residential development will be encircled by open space areas and will contain open areas for recreational uses.

In addition to the aforementioned goals, an open space designation has been established and applied with specific objectives and policies. The following discussion addresses the relevant objectives and programs for open space areas.

GENERAL PLAN REFERENCES

PROJECT CONFORMANCE

OTHER PUBLICLY OWNED AND PUBLIC UTILITY LANDS

Goal 1. Health and Safety

1. Control development to assure a minimal adverse polluting

All grading operations will be carried out in strict accordance

GENERAL PLAN REFERENCES

OTHER PUBLICLY OWNED AND PUBLIC UTILITY LANDS

Goal I. Health and Safety (cont.)

effect on reservoirs, lakes, rivers, streams, and ground-water supplies.

PROJECT CONFORMANCE

with the erosion prevention and control measures of the County Grading Ordinance. Undeveloped graded areas will be stabilized with native and natural appearing plant materials and other effective erosion-control measures. Landscaping and other open space areas will increase water infiltration to recharge groundwater supplies.

Goal II. Conservation of Resources and Natural Processes

2. Encourage the conservation of vegetation and trees needed to prevent erosion, siltation, and flood and drought and to protect air and water quality.
3. Encourage agricultural use of lands with soils, terrain, and climate that are highly suitable for production of food and fiber.

Existing riparian areas will be preserved and/or expanded. Landscaping and the lake will help buffer the riparian areas from other uses on the property.

The subject property is no longer considered capable of supporting a viable agricultural operation, according to the EIR prepared for SP 81-01. The boundaries of the parcel were selected in such a way that property with good agricultural potential was avoided. Notwithstanding this fact, areas designated for development will be made available for interim agricultural use until development occurs.

WATER BODIES

Goal I. Health and Safety

1. Control development to assure a minimal adverse polluting effect on reservoirs, lakes, rivers, streams, and ground-water supplies.

See OTHER PUBLICLY OWNED AND PUBLIC UTILITY LANDS, Goal I, above.

GENERAL PLAN REFERENCES

PROJECT CONFORMANCE

WATER BODIES

Goal I. Health and Safety (cont.)

2. Protect life and property by regulating use in areas subject to flooding.

No construction will be subject to inundation by a 100-year flood.

Goal II. Conservation of Resources and Natural Processes

6. Encourage the conservation of vegetation and trees needed to prevent erosion, siltation, and flood and drought and to protect air and water quality.

See OTHER PUBLICLY OWNED AND PUBLIC UTILITY LANDS, Goal II, above.

FLOODPLAINS

Goal I. Health and Safety

1. Protect life and property by regulating use 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, rivers, streams, and ground-water supplies.

Because no construction will be subject to inundation by a 100-year flood, no major flood-control improvements will be required within the floodplains of Horse Ranch Creek or the San Luis Rey River other than to protect a portion of Pankey Road.

See OTHER PUBLICLY OWNED AND PUBLIC UTILITY LANDS, Goal II, above.

Goal II. Conservation of Resources and Natural Processes

5. Encourage the conservation of vegetation and trees needed to prevent erosion, siltation, and flood and drought and to protect air and water quality.
6. Encourage the use of streams as local open space.
7. Encourage the conservation of construction quality sand resources in designated areas from significant incompatible development.

See OTHER PUBLICLY OWNED AND PUBLIC UTILITY LANDS, Goal II, above.

The area adjacent to the San Luis Rey River will be developed into a commercial area; however, the southerly most six acres which are within the river's floodway and floodplain fringe will remain vacant.

GENERAL PLAN REFERENCES

PROJECT CONFORMANCE

FLOODPLAINS

Goal II. Conservation of Resources and Natural Processes (cont.)

- | | |
|---|--|
| 8. Utilize agriculture as one of several possible uses of land in the floodplain. | The small portion of the site that is in the floodplain of the San Luis Rey River will be preserved in open space. |
|---|--|

Goal IV. Distinguish and Separate Communities

- | | |
|--|--|
| 11. Encourage the use of open space to separate conflicting land uses whenever possible. | Open space on the south and a drainage easement on the west will create buffers between the development and the major roadways, Highway 76 and I-15, respectively. |
|--|--|

Policies and Regulations (Existing)

The County has adopted a Floodplain Overlay Zone and a Flood Channel Overlay Zone. These zones severely restrict the uses in the floodway but permit regulated development in the floodplain fringe in accordance with the San Diego County Code.

This project conforms to all requirements of the restrictions applied to these zones.

The County Grading Ordinance requires the planting of slopes to prevent erosion.

The minimal grading anticipated for the project conforms to all requirements of this ordinance.

The County requires an environmental impact report for all projects which are deemed to have a possible significant effect on the environment.

An environmental impact report was prepared and submitted under separate cover for concurrent review.

Policies and Regulations (Proposed)

Acquire easements of portions of the floodplain for riding, hiking, and bicycle trails.

An easement for the San Luis Rey riding trail corridor will be granted along the southern property boundary.

AGRICULTURAL PRESERVES AND OPEN SPACE EASEMENTS

Goal II. Conservation of Resources and Natural Processes

- | | |
|--|--|
| 1. Encourage agricultural use of lands with soils which are highly suitable for the production of food or fiber. | Interim open space areas will preserve agricultural uses during the 30-year build-out program. A parcel of land may also be proposed for use as employee gardens (Hewlett-Packard parcel). |
|--|--|

GENERAL PLAN REFERENCES

PROJECT CONFORMANCE

AGRICULTURAL PRESERVES AND OPEN SPACE EASEMENTS

Goal II. Conservation of Resources and Natural Processes (cont.)

- | | |
|---|--|
| 2. Encourage the conservation of vegetation and trees needed to prevent erosion, siltation, and flood and drought and to protect air and water quality. | See OTHER PUBLICLY OWNED AND PUBLIC UTILITY LANDS, Goal II, above. |
| 8. Encourage the use of open space to separate conflicting land uses whenever possible. | See FLOODPLAINS, Goal IV, above. |

Policies and Regulations (Proposed)

- | | |
|--|--|
| Encourage the establishment of additional agricultural preserves and open space easements based on a systematic review of appropriate areas. | See OTHER PUBLICLY OWNED AND PUBLIC UTILITY LANDS, Goal II, #3, above. |
|--|--|

OPEN SPACE DESIGN OF PRIVATE LANDS

Goal I. Health and Safety

- | | |
|--|---|
| 1. Control development on steep slopes to minimize slide danger, erosion, silting, and fire hazard. | No steep slopes occur on the site. |
| 2. Control development to assure a minimal adverse polluting effect on reservoirs, lakes, rivers, streams, and groundwater supplies. | See OTHER PUBLICLY OWNED AND PUBLIC UTILITY LANDS, Goal I, above. |
| 3. Protect life and property by regulating use of areas subject to flooding, landslides, and high earthquake potential. | These items have been considered in the proposed site plan. |

Goal II. Conservation of Resources and Natural Processes

- | | |
|---|--|
| 4. Encourage the conservation of vegetation and trees needed to prevent erosion, siltation, and flood and drought and to protect air and water quality. | See OTHER PUBLICLY OWNED AND PUBLIC UTILITY LANDS, Goal II, above. |
| 7. Encourage agricultural use of lands with soils which are highly suitable for the production of food or fiber. | See AGRICULTURAL PRESERVES AND OPEN SPACE EASEMENTS, Goal II, above. |

GENERAL PLAN REFERENCES

PROJECT CONFORMANCE

OPEN SPACE DESIGN OF PRIVATE LANDS

Goal IV. Distinguish and Separate Communities

- | | |
|--|---|
| 14. Encourage sound environmental planning practices in all developments. | See proposed site feasibility study. |
| 15. Encourage the use of open space to separate conflicting land uses whenever possible. | The freeway right-of-way and the drainage easement will buffer buildings from road noises. A strip of open space along the eastern and western border of the project will be a buffer for groves to the east and residences in the south end of the property. A large recreation/open space area in the south will also buffer the site from the agricultural uses. |
| 16. Encourage an intermingling of open space as an integral part of all major residential development so as to preserve an atmosphere of openness at the neighborhood scale. | Only about 1/3 of the Hewlett-Packard site will be developed with impervious surfaces. The open spaces will be interconnected to create continuity. All buildings and intensively landscaped courtyards will face open space areas, creating the atmosphere of openness. The residential project is encircled by open space areas and incorporates open space between lot areas to create an open appearance. Also see opening paragraph under B. LAND USE ELEMENT below. |
| 17. Encourage development that is designed so as to include riding, hiking, and bicycle trails. | The project includes an easement along the southern property boundary for the San Luis Rey riding trail corridor. Jogging and bicycle paths are planned within the Hewlett-Packard project for use by employees. |

Policies and Regulations (Existing)

The County zoning and subdivision regulations contain provisions for the control of land use and density of development.

Although rezone applications must be approved for project implementation, the proposed project conforms to all County zoning and subdivision regulations.

GENERAL PLAN REFERENCES

PROJECT CONFORMANCE

OPEN SPACE DESIGN OF PRIVATE LANDS

Policies and Regulations (Existing) (cont.)

The State requires the preparation of an environmental impact report for all projects which are deemed to have a possibly significant effect on the environment.

The County has private development plan policies which provide for land use controls for these types of large-scale developments.

The County Grading Ordinance requires an analysis of the stability of proposed cut and fill slopes and requires the irrigation and planting of slopes to prevent erosion.

The County has adopted a Scenic Corridor Overlay Zone (SC Zone), which is designed for the area adjacent to any public highway which has been designated as a Scenic Highway by the State of California and/or the Board of Supervisors after public hearing. It is intended that the SC Zone will assure the protection of the scenic qualities of these roadsides and the exclusion of incompatible uses and structures.

The Subdivision Map Act and the Government Code provide for the establishment of open space easements.

The County Health Department reviews all subdivisions and lot splits concerning water source and sewerage.

The County has adopted an ordinance in which dedication of parklands or fees in lieu thereof are required for all new dwellings and subdivisions.

An environmental impact report has been done for the project.

Private development plans have been replaced by Large-Scale Projects (Specific Plans) pursuant to the Board of Supervisors Policy I-59 (as amended).

The project will conform to the County Grading Ordinance requirements for slope stability and erosion control.

See discussion of "Scenic Highway Element" below.

The above-described open space easements will conform to all pertinent regulations established by the County.

The residential project will contribute fees in lieu of parkland dedication.

GENERAL PLAN REFERENCES

PROJECT CONFORMANCE

OPEN SPACE DESIGN OF PRIVATE LANDS

Policies and Regulations (Existing) (cont.)

The County has adopted an ordinance for the regulation of all development that is traversed by a water course.

The drainage system for the project will be designed and built in compliance with the applicable County regulations.

B. GENERAL PLAN: LAND USE ELEMENT

The Land Use Element of the General Plan has not been implemented in the Fallbrook Community Plan and, therefore, is not used as a basis for consistency findings. The following is offered as information only.

1. OVERALL GOAL

The overall goal of the Land Use Element is to accommodate population growth and influence its distribution in order to protect scarce resources and use them wisely; preserve the natural environment; provide adequate public facilities and services efficiently and equitably; assist the private sector in the provision of adequate, affordable housing; and promote the economic and social welfare of the region.

The goals of the regional Land Use Element are further discussed below.

GENERAL PLAN REFERENCES

PROJECT CONFORMANCE

1.1 Direct urban growth to areas within or adjacent to existing urban areas and retain the rural setting and lifestyle of the remaining areas of the County.

The project is adjacent to urban development located in the Pala Mesa Country Club project.

1.2 Phase growth with facilities.

Utilities, sewer, water, and fire protection either exist on the site or are adjacent. A new firehouse will be constructed on a pregraded site within 300 yards of the project.

1.3 Manage growth in order to provide for affordable housing and balanced communities throughout the unincorporated area.

The Hewlett-Packard project will provide a significant employment center which will in turn enhance the economic support base of the Fallbrook community. The housing proposed will fill an existing gap in the area by providing homes at a lower price than is currently available.

GENERAL PLAN REFERENCES

OVERALL GOAL (cont.)

- 1.4 Encourage urban portions of the unincorporated area to either annex to an adjacent city or incorporate and provide urban levels of service in an efficient manner using equitable financing mechanisms.

2. LAND USE GOALS

- 2.1 Promote wise uses of the County's land resources, preserving options for future uses.
- 2.2 Encourage future urban growth contiguous to existing urban areas and maximize use of underutilized lands within existing urban areas.
- 2.3 Retain the rural character of nonurban lands.
- 2.4 Limit urban densities in non-urban areas to lands within existing country towns.
- 2.5 Encourage continuance and expansion of agricultural uses in appropriate portions of the unincorporated areas.
- 2.6 Insure preservation of contiguous regionally significant open space corridors.

PROJECT CONFORMANCE

No adjacent city exists, adequate services are or will be present, and costs of necessary improvements will be borne by the project.

This project will commit 323 acres of low-value agricultural land to a campus park, approximately 102 acres for residential development, and 10.5 acres for neighborhood commercial. It is within a designated urbanizing node, thereby reducing pressure to develop in strictly rural/agricultural areas.

See 1.1 above.

Much of the site is retained in a rural, open condition after full development.

The property is not in a Country Town identified by the Land Use Element; however, the project is within an existing SPA with an urban density allowance.

This project will commit low-value agricultural acreage to campus development, residential development, and recreational uses. The development avoids using any of the local hillside acreage which can support high-value avocado and citrus production.

The design of the project preserves a portion of the regionally significant open space corridor along the San Luis Rey River. Additionally, significant riparian

GENERAL PLAN REFERENCES

LAND USE GOALS (cont.)

3. ENVIRONMENTAL GOALS

3.1 Protect lands needed for preservation of natural and cultural resources; managed production of resources; and recreational and scientific activities.

3.2 Promote the conservation of water and energy resources.

3.3 Achieve and maintain mandated air and water quality standards.

4. CAPITAL FACILITIES GOALS

4.1 Assure efficient, economical, and timely provision of facilities and services for water, sewer, fire protection, schools, and roads to accommodate anticipated development.

PROJECT CONFORMANCE

habitats will be preserved and linked to the San Luis Rey River Corridor.

Over 200 acres of open space, including land supporting a variety of recreational uses, both active and passive, are being preserved within the Hewlett-Packard development.

Local water will be used for irrigation and Hewlett-Packard's buildings will be fully insulated and provided with domestic solar water heating. Residences will also be fully insulated and fitted for solar water heating. Additionally, since the project provides a wide range of recreational opportunities on-site and designates land for a neighborhood commercial center, less energy for transportation will be expended by the future employees of this project and the residents in the vicinity than would be the case in a standard development of a similar size.

Potential air quality impacts are mitigated to a level of insignificance according to the recommendation of the Environmental Review Board. No significant adverse impacts to water quality are anticipated as a result of this project.

All such facilities and services adequate to serve the development are present or planned and will be available concurrent with implementation of the project.

GENERAL PLAN REFERENCES

PROJECT CONFORMANCE

CAPITAL FACILITIES GOALS (cont.)

4.2 Assure that facilities and services provided by all agencies are coordinated in their timing, location, and level of service.

The provision of such facilities and services will be concurrent with the need for them.

4.3 Provide a facilities program which is capable of future adjustments or revisions to meet changing needs and conditions.

A long-range master plan for delivery of water and for sewage collection and treatment will be prepared by the project consultants as required by the Rainbow Municipal Water District.

5. GOVERNMENT STRUCTURE GOALS

5.1 Assure that urban communities are governed in a manner to provide maximum representation and efficient and equitable provision of public services.

5.2 Encourage the transition of urban and urbanizing communities in the unincorporated areas to municipal status through annexation to an adjacent city or incorporation.

5.3 Assure that urban levels of service are financed using equitable financing mechanisms when municipal status is not achieved.

5.4 Coordinate planning efforts with the cities of the region to facilitate annexations and to develop compatible land use strategies.

Urban services are already provided in the vicinity because of the existing urban density developments located on the west side of I-15. Expansion of this existing node of population will enhance the delivery of services since the costs would be spread over a larger population. The project will provide substantial property tax revenue while not requiring the full range of services, such as schools and parks, needed by residential development.

6. HOUSING AND SOCIAL GOALS

GENERAL PLAN REFERENCES

PROJECT CONFORMANCE

6.1 Encourage development of communities that are accessible to a mix of residents representative of the full ranges of age, income, and ethnic group in the region.

This project will support the existing Fallbrook community by providing local employment opportunities. Hewlett-Packard is an equal opportunity employer who conducts on-the-job training for new employees to encourage all satisfaction and economic well-being.

GENERAL PLAN CONFORMANCE

PROJECT CONFORMANCE

HOUSING AND SOCIAL GOALS (cont.)

- | | |
|--|--|
| 6.2 Prevent or reverse deterioration in areas exhibiting symptoms of physical decline by directing public and private investment to upgrade such areas. | The residential area is proposed as a mobile-home park in the southern portion of the project area. This project will provide housing that is substantially cheaper in price than housing that is currently being offered in the vicinity. Because mobile homes can be built at a lower cost than conventional stick-built houses, this development will help satisfy the demand for affordable housing. |
| 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. | The condominium project will also offer homes which should come on the market at a price below what is currently available in the immediate vicinity. |
| 6.4 Assist the private sector to assure that adequate, affordable shelter will be available to all socioeconomic groups throughout the County. | N/A |
| | The approval and implementation of the Campus Park Specific Plan will provide 336 new detached and 150 attached dwelling units at a price affordable to a wide variety of individuals and households, without the need for any public subsidy. |
| | See 6.3 above. |

7. ECONOMIC AND FISCAL GOALS

- | | |
|--|---|
| 7.1 Assure the fiscal viability of local government while providing services that meet approved standards. | While the Hewlett-Packard project requires fewer public services, it returns property tax revenues in excess of residential development of the density which would be permitted on the same property. |
|--|---|

GENERAL PLAN REFERENCES

PROJECT CONFORMANCE

ECONOMIC AND FISCAL GOALS (cont.)

7.2 Provide equitable service pricing and taxation policies which provide a reasonable relationship between levels of service, costs, and revenues.

7.3 Promote access to employment opportunities which minimize unemployment and return the maximum income to the residents of the region.

Fees paid to the affected service agencies and districts, as well as off-site construction of needed facilities by the developers will avoid placing heavy fiscal burdens on local government.

See 7.1 above.

The project is located within 15 miles of significant population centers in Rancho California to the north, Vista and Oceanside to the west, and Escondido to the south. Escondido is now linked to the project by a freeway. Construction of the project over three decades will provide additional local employment opportunities beyond those provided directly by the facility. In addition, complete buildout of the commercial acreage in the south end of the project will also provide a number of local jobs.

C. CIRCULATION ELEMENT

GENERAL PLAN REFERENCES

Objectives of this element are to provide a guide for the provisions of a coordinated system of highway routes serving all sections of San Diego County, to help achieve efficiency and economy in this important field of public works, to facilitate the planning to meet street and highway needs in subdivision and other land development programs, and to inform the citizens of San Diego County of these plans.

The corridors shown on this Plan are grouped into classes according

PROJECT CONFORMANCE

The Circulation Element defines three roads of collector or higher status which touch the Sycamore Springs Specific Plan Area.

1. Pankey Road, a "Light Collector Road," will be improved from its intersection with Pala Road to the north end of the property, where it will connect to I-15's frontage road.
2. Pala Mesa Drive, a "Light Collector Road," will be dedicated to its full width within

GENERAL PLAN REFERENCES

CIRCULATION ELEMENT (cont.)

to the character of service they are intended to provide. It is important to recognize that individual corridors do not serve travel independently of the network.

The classifications shown on the Plan identify corridor widths to be protected. Without planning protection, the community would be severely hampered in its ability to provide adequate transportation facilities.

Collector roads primarily satisfy the requirements for access. They are spaced at intervals consistent with population density to roads and neighborhoods or they distribute traffic from major and arterial roads to local streets and neighborhoods. They are usually undivided roads which allow low speeds and serve as feeders to major roads and prime arterials. They have no access control and parking is controlled only as necessary. Planned corridor width is 84 feet.

D. RECREATION ELEMENT

The general goals of the Recreation Element and of the facilities which it proposes are:

1. To enhance the physical, mental, and spiritual well-being of County residents by providing opportunities for relaxation, rest, activity, education, and relationships with their neighborhoods.
2. To provide a system of public parks and outdoor recreation facilities which not only preserve significant areas of natural beauty for citizen enjoyment but also serve the needs of the citizens in their immediate environments. This system is to be augmented by private outdoor recreation facilities that are compatible with goals and objectives.

The Hewlett-Packard Plan provides a large number of recreational opportunities for its employees. Each of the three building clusters

PROJECT CONFORMANCE

the property. It will be improved to a two-lane road the width of the I-15 overpass. Road grading will be limited to the width of paving in order to lessen the impact to the riparian habitats adjacent to and north of the road.

4. State Highway 76 (Pala Road), a "Collector," will be dedicated to 42 feet half-right-of-way along the south boundary of the project except where the property lies on both sides of the road, where a full 84-foot right-of-way will be offered for dedication. The local interest portion of the road will be improved as a part of the project's development.

have a centrally located cafeteria/meeting center with a patio, shuffleboard courts, and recreation facilities for gatherings, community meetings, and indoor organized recreational activities. In addition, there is a recreation center at the south end of the site which offers volleyball, baseball, par course, basketball court, shuffleboard, horseshoes, and a large indoor recreation facility. There are areas for picnicking and barbeques at cafeteria/courtyard areas as well as at the recreation center. Bike trails ramble through the site providing still another recreational opportunity.

The residential developments will have their own recreation centers with a picnic area, lawn sports equipment, and a pool. There are also approximately 26 acres of unimproved open space which surround the mobile-home park area.

E. SEISMIC SAFETY ELEMENT

The Seismic Safety Element's goal is to minimize the loss of life and destruction of property in San Diego County by making planning recommendations giving consideration to seismic and geologic occurrences and their long-range impact on the community.

Tectonic Setting. No faults are known to traverse the subject property, but an inferred fault has been mapped east of the site. This inferred fault has been projected to within a mile of the site and would cross the site if extended further to the west. However, this inferred fault is considered to be inactive and would pose no safety hazard to the project.

It should be recognized that much of southern California is characterized by major, active fault zones that could possibly affect the site. The nearest of these is the Elsinore Fault Zone, which is located approximately six miles to the northeast. Other major, active fault zones within a 100-kilometer radius of the site include the San Jacinto, San Andreas, Newport-Inglewood, Whittier, Chino, and Sierra Madre fault zones.

A geologic hazard which is likely to affect the site is ground shaking as a result of movement along the major, active fault zones mentioned above. The following chart summarizes the ground-shaking hazards associated with the respective fault zones.

<u>Fault Zone</u>	<u>Distance from Site (miles)</u>	<u>Maximum Probable Earthquake (Richter scale)</u>	<u>Peak Bedrock Acceleration</u>	<u>Repeatable Acceleration</u>
Elsinore	6	7.3	0.50g	0.38g
San Jacinto	26	7.8	0.25g	0.19g
Chino	42	7.0	0.09g	0.07g
San Andreas	44	7.8	0.14g	0.11g
Whittier	46	6.5	0.07g	0.05g
Newport-				
Inglewood	52	6.4	0.04g	0.03g
Sierra Madre	58	6.5	0.04g	0.03g

As seen in the above chart, ground-shaking hazards at the site can be expected to range from low to severe. Construction in strict accordance with the standards of the most recent edition of the Uniform Building Code will minimize potential structural damage resulting from seismic activity.

Due to the location of the project site in a large alluvial valley, the potential for liquefaction must be considered. Based on the preliminary investigation, it is believed that the potential for large-scale liquefaction problems is nominal but that small localized areas are subject to liquefaction under certain conditions. These small areas could include those portions of the site that are underlain by loose silts or fine sands and have shallow groundwater. It should be noted the buildings are located outside the area of potential liquefaction.

The quoted report for the area in question also meets the second objective set forth in the element:

Establish a project review process that allows consideration of seismic and geologic hazards at the earliest possible point in the development process, preferably before comprehensive engineering work has commenced.

F. SCENIC HIGHWAY ELEMENT

State Highway 76 (Pala Road) has been included in the County's scenic highway system. The following analysis shows how the Sycamore Springs project may preserve and enhance the scenic quality of the San Luis Rey River valley, thereby complying with the "goal of the Scenic Highway Element to create a network of County highway corridors within which scenic, historical, and recreational resources are protected and enhanced."

GENERAL PLAN REFERENCES

Objective 2--Protect and enhance scenic resources within designated scenic highway corridors.

Policy 1--The County will support an ongoing scenic highway program toward the creation of a comprehensive scenic highway system.

Action Program 1.5--Direct that all County actions affecting land use emphasize the protection and enhancement of scenic resources within scenic highway corridors.

Policy 2--The County will establish and apply design standards to regulate the visual quality of development within designated scenic highway corridors.

PROJECT CONFORMANCE

The project has been designed to have an attractive appearance from both on and off the site. Slopes will be contoured and, with landscaping and large open space areas, no degradation of the corridor's visual quality will occur. In addition, berming and landscaping will be used extensively to screen parking areas.

GENERAL PLAN REFERENCES

PROJECT CONFORMANCE

SCENIC HIGHWAY ELEMENT (cont.)

Action Program 2.1--Direct the Environmental Review Board to evaluate potential impacts on scenic highway corridors as a part of environmental impact review.

G. PUBLIC SAFETY ELEMENT

Three goals have been identified in the Public Safety Element. These are:

1. To minimize injury, loss of life, and damage to property resulting from fire, geologic, or crime occurrence.
2. To maximize public safety factors in the physical planning process.
3. To optimize organization and delivery of emergency services upon occurrence of fire, geologic activity, or crime.

The goals have been considered in the planning process. In addition, the project conforms to specific policies and action programs outlined below.

GENERAL PLAN REFERENCES

PROJECT CONFORMANCE

GEOLOGIC HAZARDS

Policy 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 programs, and required soils and geologic reports in hazardous areas.

The Hewlett-Packard project complies with all applicable restrictions and ordinances.

CRIME PREVENTION

Policy 2--Encourage crime prevention through the planning process by establishing specific design criteria and standards to be used in the review of land use development.

The County Sheriff's Department will be advised of the planning efforts for the project. Further, the site will be gated and have a full-time on-site security patrol for the protection of employees and to improve crime prevention. The residential community will also be gated for the protection of the residents and to improve crime prevention.

GENERAL PLAN REFERENCES

PROJECT CONFORMANCE

EMERGENCY SERVICES

Policy 3--The County will encourage and support measures which are necessary for the upgrading of ambulance services and training of emergency medical personnel.

The Fallbrook Fire Protection District will provide rescue and ambulance services within an estimated response time of 3 to 5 minutes. In addition, a full-time nurse will be employed on-site by Hewlett-Packard.

H. NOISE ELEMENT

Two goals have been identified for successful implementation of the Noise Element:

1. Establish a coordinated set of policies and noise standards for the reduction of irritating and harmful effects of noise to people within the County of San Diego through effective planning and, if necessary, regulation.
2. Protect and enhance the County's acoustical environment by simultaneously controlling noise at its source, along its transmission paths, and at the site of the ultimate receiver. First priority shall be given to residential areas to assure an environment free from excessive or damaging noise. Control of noise at its source shall be given priority over changes in residential structures of neighborhoods where practical.

GENERAL PLAN REFERENCES

PROJECT CONFORMANCE

Policy 4a--Require proposals for all permanent and transient occupancy residential developments for which EIRs are necessary to demonstrate to the County that present and forecasted noise levels can be rated "acceptable" at each building site based on the development standards displayed in Table 3.

The EIR concludes that by careful siting and use of sound-attenuation walls, present and future noise levels can be rated "acceptable" for the homesites in the project.

Action Program 4b--Require present and projected noise level data to be included in EIRs. Designs to mitigate adverse noise impacts shall also be used.

The EIR will address this issue. Potential noise sources within the facility such as blowers or other mechanized equipment are fully contained within noise-proofed vaults within buildings.

I. HOUSING ELEMENT

The Housing Element establishes two primary goals for housing in San Diego County. These goals suggest the overall direction toward which residential development, both present and future, should strive.

1. Ensure that throughout San Diego County, households of all socioeconomic, racial, and ethnic groups are able to obtain a standard, affordable home within an adequate living environment.
2. Promote the widest possible provision of housing choice by structure type, cost, design, and tenure in all suitable areas of the County.

The residential development within the Hewlett-Packard project is a mixture of low density, generous areas of open space, manufactured housing, and comparatively lower land costs. The combination of these factors results in quality housing which blends harmoniously with the character of the Fallbrook community at prices lower than currently available in the vicinity.

The Housing Element sets forth several programs for subsidized housing for low and moderate income housing. Housing in the vicinity of the Hewlett-Packard project generally falls within a price range that is not affordable to moderate and lower income households. The housing proposed in this project should be less expensive than what is currently available in the vicinity.

While price is of great importance to the targeted market, there are other features of the project which will enhance the quality of life style. The availability of recreational opportunities within walking distance and the security offered within the project are proposed as project amenities; the access to good public circulation and transportation facilities, fire protection, and shopping are all further enhancements to life style quality.

J. CONSERVATION ELEMENT

The purpose of the Conservation Element is to identify and describe the natural resources of San Diego County and prepare policies and action programs to conserve these resources.

GENERAL PLAN REFERENCES

PROJECT CONFORMANCE

WATER

Water Supply

Policy 2---Decisions regarding the location, size, and timing of service extensions will be in conformance with adopted growth management policies.

The proposed extension of nearby water lines into the Hewlett-Packard facility and the residential development is planned by the Rainbow Municipal Water District.

GENERAL PLAN REFERENCES

WATER (cont.)

Action Program 2.1--Coordinate water service expansion with the extension of other needed services and facilities.

Wastewater Disposal

Policy 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 the impact of erosion.

Policy 13--Decisions regarding the location, size, and timing of wastewater service extensions should be in conformance with adopted urban development policies contained in all elements of the growth policies. Sewer service expansions shall be coordinated with the extension of other needed facilities.

Policy 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 EIR, this information must be part of the report.

Policy 15--Modify regulatory procedures to prevent surface and groundwater pollution that results from failure of subsurface sewage disposal.

Drainage and Flood Control

Policy 18--The County will prevent filling or construction in the floodway. Such uses as sand extraction, recreational activities, and agricultural pursuits may be permitted.

PROJECT CONFORMANCE

Construction of water facilities will coincide with street and other utility improvements.

The storm drainage system will be designed to all accepted engineering practices to minimize any impacts mentioned in Policy 10. The water supply for the two riparian areas is being maintained in the Plan.

A trunk sewer line has already been built on the project property by the Rainbow Municipal Water District. Main sewer lines will not be extended beyond the project.

See the Sycamore Springs proposal for a copy of the sewer availability letter. The Rainbow Municipal Water District has requested a comprehensive study and master plan for their facilities and staffing needs.

No septic systems are planned.

No development other than required drainage improvements will occur within the floodway.

GENERAL PLAN REFERENCES

WATER (cont.)

Policy 20--The County will retain the policy and program of delineating floodplains and applying floodplain overlay zoning to them.

Policy 21--Encourage tax assessments for properties located within floodways to be commensurate with restriction or permitted uses.

Policy 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 watercourses having a tributary drainage area of one or more square miles whenever adequate channel improvements are not provided.

VEGETATION AND WILDLIFE HABITATS

Policy 1--The County will act to conserve and enhance vegetation, wildlife, and fisheries resources.

Action Program 1.5--Encourage early environmental analysis for impacts on native vegetation and wildlife and prepare design criteria for public and private development projects.

Action Program 1.6--Encourage the expansion of agriculture greenbelt areas whenever possible in San Diego County.

Policy 2--San Diego County shall coordinate with appropriate federal, state, and local agencies to

PROJECT CONFORMANCE

No buildings are planned within the floodplain of Horse Ranch Creek.

Flowage easements will be granted as required by the County of San Diego.

Over half of the project will be preserved either in a natural state or as part of the improved recreation areas.

The EIR for Sycamore Springs will be reviewed and the project revised if necessary.

Implementation of the project will gradually decrease cultivated areas on the site over the 30-year development period. The decision to permit the relatively low value agricultural use to transition to urban development was made when SP 81-01 was approved. The proposed use represents a much greater economic benefit to the region than does the field agricultural use of the property.

See the environmental impact report.

GENERAL PLAN REFERENCES

PROJECT CONFORMANCE

VEGETATION AND WILDLIFE HABITATS (cont.)

conserve areas of rare, endangered, and threatened species.

Policy 3--The County will use the EIR process to identify, conserve, and enhance unique vegetation and wildlife resources.

Action Program 3.1--Include a detailed analysis of the nature and extent of potential adverse impacts in the EIRs of all projects which contain the following habitats:

- Grasslands
- Woodland-grass
- Pine-fir-chaparral
- Juniper-pinyon
- Lakes, bays, reservoirs
- Woodland-chaparral
- Inland sage scrub
- Riparian
- Marsh
- Seasonal marsh
- Wildlife migration routes

Policy 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.

Action Program 5.1--Use compatible native plants for landscaping and erosion control on public projects whenever functional and economical.

Policy 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.

Action Program 9.1--Prepare quantitative and qualitative standards for determining significant adverse impacts on vegetation and wildlife. These standards shall define detrimental streambed modification, hab-

Native plant species will be used wherever possible in landscaping.

These measures and standards have been addressed by the Environmental Review Board during review of the DEIR of the Sycamore Springs project.

GENERAL PLAN REFERENCES

PROJECT CONFORMANCE

VEGETATION AND WILDLIFE HABITATS (cont.)

itat distribution, noise, air pollution, and effects on vegetation and wildlife.

Policy 12--The County will attempt to identify, reduce, and eliminate all forms of pollution which adversely impact vegetation and wildlife.

Policy 13--Flood-control measures shall, whenever practical, utilize natural floodways and floodplains, maintaining riparian habitats and historic stream flow volumes. No structures or excavations which adversely affect floodplain vegetation and wildlife, or decrease their value as migration corridors, should be permitted.

Encourage the use of flowage and open space easements in floodplains and high-value habitat areas for the conservation of vegetation and wildlife.

Policy 16--The County will regulate major land-clearing projects to minimize significant soil erosion and destruction of archaeological, historic, and scientific resources and endangered species of plants and animals.

Policy 17--No use or development subject to the San Diego environmental impact review process shall be permitted which in the determination of the Board of Supervisors (or other body which has been delegated by the board) would have significant adverse impacts on (1) any species of plant or animal identified as rare, endangered, or threatened by the State of California or the U.S. Department of the Interior or (2) any valuable and unique natural resource or habitat, unless there are significant over-

Project design preserves the natural flow of water into the riparian and freshwater marsh areas.

See WATER, Drainage and Flood Control, above.

Flowage easements will be dedicated along the courses of Horse Ranch Creek and the San Luis Rey River.

The project will conform to all pertinent ordinances and restrictions.

These issues will be decided by the Planning Commission and Board of Supervisors based upon the recommendations of the Environmental Review Board.

GENERAL PLAN REFERENCES

PROJECT CONFORMANCE

VEGETATION AND WILDLIFE HABITATS (cont.)

riding social and economic concerns. The project sponsor shall demonstrate that no significant adverse impacts will occur on such species or provide adequate mitigating measures to protect them.

MINERALS

Policy 1--Within its authority, the County will use those management programs which conserve construction quality sand resources in the entire County to serve present and future demands.

None of the project area has been identified as having a significant sand resource.

SOIL

Agriculture

Policy 3--The County will analyze, improve, and promote methods for preserving agriculture.

The project will gradually remove less than 250 acres from marginal agricultural production over the next 30-year build-out period.

Action Program 3.2--Direct the County chief administrative officer to propose agency responsibilities for the annual review of the effectiveness of the agricultural preserve program, including state subvention monies. Agency review should include changes in the tax base, surrounding development, and public services; changes in the percentage of land under contract in each preserve; and changes in the economic and environmental conditions which may require the possible expansion or contraction of boundaries.

Erosion Control and Hillside Protection Management

Policy 5--The County will utilize existing and evolving geologic, geophysical, and engineering knowledge to distinguish and delineate those areas which are particularly susceptible to damage from geologic phenomena.

See seismic safety discussions.

GENERAL PLAN REFERENCES

SOIL (cont.)

Policy 6--The County will seek to preserve natural terrain features through the adoption of appropriate guidelines and regulations.

Policy 7--The County recognizes the need to assess the physical suitability of a project site for both the proposed use and the proposed density.

Action Program 7.1--Initiate a program to formulate standard criteria by which to assess the physical suitability of a project site for both the proposed use and proposed density.

Policy 8--The County will seek to implement a grading ordinance which will protect public health and safety, protect property, and conserve the visual character of the land.

Policy 10--To prevent erosion and slippage in man-made slopes, approved low-maintenance trees, bushes, and grasses which establish themselves quickly should be planted.

Action Program 10.1--Amend the County Engineer's approved plant list to include desirable native plants. Recommended plants will be correlated with soil, drainage, and climatic conditions.

Action Program 10.2--Revise the County Grading Ordinance to require maintenance of newly planted slopes until the ground cover is established.

PROJECT CONFORMANCE

The project will maintain basically natural contours and an open space site characteristic even after it is fully developed. The residential development will conform to the densities set forth in the Land Use Element based on the Fallbrook Community Plan.

Much of the storm drainage in the development will be via grass-lined channels which will be integrated into the trails and recreation features of the Plan.

The property has flood-free areas with gentle slopes and soils capable of being adequately prepared for the proposed use. Therefore, it is physically suited for the proposed development.

The Hewlett-Packard project will conform to the County Grading Ordinance.

Native vegetation with low water requirements will be used in landscaping wherever practical. Drip irrigation will be used extensively where practical.

GENERAL PLAN REFERENCES

SOIL (cont.)

Action Program 10.3--Revise the County Grading Ordinance to encourage drip irrigation and require where practical.

Policy 11--The County will regulate major land-clearing projects to minimize significant soil erosion and destruction of archaeological, historic, and scientific resources and endangered species of plants and animals.

Policy 13--Soils and geology reports, as required by State or County regulations, when made available to the public, shall have a layman's summary. It shall include:

Hazardous or potentially hazardous conditions;

Recommendation to mitigate, or partially mitigate, hazardous conditions; and

Suggested maintenance and land management procedures subsequent owners should follow.

CULTURAL RESOURCES

Policy 4--The County will use the EIR process to conserve cultural resources. Public awareness of cultural heritage will be stressed. All information and artifactual resources recovered in this process will be stored in an appropriate institution and made available for public exhibit and scientific review.

Action Program 4.1--Include in the EIR a detailed analysis of the nature and extent of potentially adverse impacts on areas of recorded or known cultural value and areas of potential cultural resource value.

PROJECT CONFORMANCE

The project will conform to the County Grading Ordinance.

A complete soils analysis will be made.

The EIR will address these issues.

Refer to the EIR.

GENERAL PLAN REFERENCES

PROJECT CONFORMANCE

CULTURAL RESOURCES (cont.)

Action Program 4.2--Prepare a list of quantitative and qualitative standards for determining significant adverse impacts on cultural resources. These standards shall define cultural resource destruction, geographical areas of particular concern, and measures for the protection and conservation of our cultural heritage.

Refer to the EIR.

K. ENERGY ELEMENT

The Sycamore Springs development will make several important contributions to energy conservation:

1. Each building and residence has provisions for domestic solar water heating.
2. All buildings on the Hewlett-Packard site face the window walls to the north and south. In the residential area, all lots are situated so as to allow a substantial amount of sunlight in each unit.
3. All buildings and dwelling units are completely insulated to state and federal standards, including insulation of floors.
4. Pedestrian walks and bicycle lanes crisscross the development to provide further incentives to not use private automobiles.
5. Recreation facilities and a commercial center are provided within the development so that employees as well as residents will not have to travel several miles in order to use these facilities.
6. In the Hewlett-Packard facility, an energy management center will be provided within each building cluster. This provides for computerized monitoring and control of all energy-using devices within the complex.

L. FALLBROOK COMMUNITY PLAN

1. General Goal

Perpetuate the existing rural charm and village atmosphere while providing for future growth through the establishment of residential villages enabling Fallbrook to accommodate the projected population increase in such a manner that it will complement and not sacrifice the environment of our rustic, agriculturally oriented community.

Hewlett-Packard will permit Fallbrook to accommodate a significant increase in employment opportunities for its citizens while still maintaining the overall rural atmosphere of the community. This is accomplished by placing this population in "nodes" or "villages" dispersed around the planning areas so as to maintain a much lower density in the remainder of the region. Because the Hewlett-Packard Campus Plan area has all the essential services and facilities available, then it is a logical location to develop one of the nodes foreseen by the Community Plan. In this sense the Hewlett-Packard Campus Plan satisfies the intent of the general goal of the Community Plan.

2. Floodplain and Open Space

The objectives of the Fallbrook Community Plan are as follows:

- a. Retain channels in their natural positions.

The Specific Plan has left the channels of the San Luis Rey River and Horse Ranch Creek in their present positions; however, some filling in the floodplain fringe will occur and some drainage improvements will be made to protect public roads.

- b. Construct improvements to facilitate movement of floodwaters.

Improvements will be accomplished in accordance with the policies of the Department of Sanitation and Flood Control. Improvement will be minimal to preserve as much as possible natural drainage channels.

- c. Develop tools to implement above objectives.

See a and b above; the floodway occurring in the Campus Park planning area will be placed within an open space easement.

3. Public Utilities and Community Facilities

All public facilities and services will be available concurrent with need.

4. Specific Plans

The text of the Fallbrook Community Plan, under the discussion/definition of the Specific Planning Area land use designation, indicates in part:

These areas should incorporate the latest design principles, such as a development concept which provides more efficient use of the land while preserving the area's natural amenities and may include mixed commercial and industrial land uses in addition to a variety of residential densities, so long as a good balance is provided.

The Hewlett-Packard project is a regionally significant facility which offers employment opportunities to complement the ongoing residential growth of the region. The annual growth of the facility will be 200 to 250 employees, which is approximately one-third of the new jobs needed annually to accommodate the growth rate in Fallbrook. The Hewlett-Packard facility will, therefore, help balance the residential growth of the region at a rate of growth matched with that of the Fallbrook area.

The commercial center will fulfill a growing demand for these services. The mobile-home park will provide an alternative form of housing to the estate and townhouse development located to the west of the project.

The project also preserves the significant natural amenities occurring on the site in the form of riparian and freshwater marsh. These natural amenities are actually enhanced by the project, with sensitive landscaping and the lake.

APPENDIX A
LEGAL DESCRIPTION

Those portions of Rancho Monserate, according to Map thereof recorded in Book 1, Page 108 of Patents, records of San Diego County, and of Lot 3 in Fractional Section 36, Township 9 South, Range 3 West, San Bernardino Meridian, according to Official Plat thereof, all being in the County of San Diego, State of California, and described as a whole as follows:

Beginning at Corner No. 20 of the external survey of said Rancho Monserate; thence along the boundary of said Rancho Monserate, North 01°03'58" East, 10.00 feet to a corner in the boundary of land described in Parcel 2 in deed to ROBERT H. PANKEY, et ux, recorded December 21, 1967 as File No. 201487; thence along said boundary North 83°06'42" West, 124.27 feet to the Northeasterly corner of that portion of California State Highway 11-SD-15 (Interstate 15) as described in Parcel 1 in deed to the State of California, recorded July 6, 1973 as File No. 73-186085; thence along the Easterly boundary of said State Highway as follows: South 02°00'00" West, 615.87 feet; North 88°00'00" West, 84.00 feet; South 01°18'43" West, 950.53 feet; South 01°17'20" West, 1200.00 feet and South 00°33'08" West, 1378.56 feet to the Westerly prolongation of the Southerly line of the North Half of the Southeast Quarter of said Fractional Section 36; thence along said prolongation North 89°40'14" East, 1644.36 feet; thence North 26°42'12" West, 32.25 feet; thence North 00°03'30" East, 1327.93 feet; thence North 65°22'28" East, 681.37 feet; thence North 06°09'01" West, 239.79 feet; thence North 14°12'21" East, 123.41 feet; thence North 49°10'58" East, 663.73 feet; thence North 47°45'53" East, 221.16 feet; thence North 24°37'32" West, 1589.35 feet to the boundary of said Rancho Monserate; thence along said boundary North 87°27'51" West, 1969.63 feet to the Point of Beginning.

PARCEL 1:

That portion of Rancho Monserate, in the County of San Diego, State of California according to Map thereof recorded in Book 1, Page 108 of Patents, records of San Diego County, described as follows:

Commencing at the Southwest corner of the North Half of the Southeast Quarter of Fractional Section 36, Township 9 South, Range 3 West, San Bernardino Meridian according to Official Plat thereof; thence along the Westerly prolongation of the Southerly line of said North Half of the Southeast Quarter, South 89°40'14" West, 2904.03 feet to the Easterly boundary of that portion of California State Highway 11-SD-15 (Interstate 15) as described in Parcel 1 in deed to the State of California, recorded July 6, 1973 as File No. 73-186085 and

being the TRUE POINT OF BEGINNING; thence retracing along said prolongation North $89^{\circ}40'14''$ East, 1644.36 feet; thence South $26^{\circ}42'12''$ East, 1561.47 feet; thence South $03^{\circ}49'46''$ East, 2479.80 feet to the center line of California State Highway 11-SD-76 (known as Pala Road), being a point on the arc of a 3729.02 foot radius curve, concave Northwesterly, a radial line of said curve bears South $24^{\circ}35'25''$ East to said point; thence along said center line as follows: Southwesterly along the arc of said curve through a central angle of $02^{\circ}12'31''$ a distance of 143.75 feet; and tangent to said curve South $67^{\circ}37'05''$ West, 75.76 feet; thence leaving said center line South $26^{\circ}00'27''$ East, 507.05 feet; thence South $65^{\circ}31'33''$ West, 356.67 feet to the Northeasterly line of County Road Survey No. 1219 according to Plat thereof on file in the Office of the County Engineer of San Diego County; thence along said Northeasterly line South $23^{\circ}16'27''$ East, 130.79 feet to the Southeasterly terminus of Course (29) in the boundary of that portion of California State Highway 11-SD-15 (Interstate 15) as described in Parcel 1 in deed to the State of California, recorded February 19, 1975 as File No. 75-036967, being a point on the arc of a 330.00 foot radius curve, concave Southwesterly, a radial line of said curve bears North $56^{\circ}44'14''$ East to said point, and being a point herein designated as Point "Z"; thence along the boundary of said State Highway as follows: Northwesterly along the arc of said curve through a central angle of $38^{\circ}04'14''$ a distance of 219.27 feet to the end of said curve; leaving said curve North $54^{\circ}40'07''$ West, 82.00 feet to a point on the arc of a nontangent 742.00 foot radius curve, concave Westerly, a radial line of said curve bears South $76^{\circ}51'50''$ East to said point; Northerly along the arc of said curve through a central angle of $28^{\circ}51'29''$ a distance of 373.72 feet to the end of said curve; leaving said curve North $67^{\circ}30'00''$ East, 315.64 feet; North $22^{\circ}30'00''$ West, 100.00 feet; South $67^{\circ}30'00''$ West, 310.51 feet; and North $22^{\circ}50'00''$ West, 704.61 feet to the boundary of land described in deed to EDGAR E. PANKEY, et ux, recorded February 6, 1956 in Book 5966, Page 244 of Official Records and being a point herein designated as Point "X"; thence along the boundary of said Pankey's land last above referred to as follows: North $34^{\circ}30'54''$ East, 44.74 feet to an angle point therein; North $02^{\circ}56'27''$ West, 353.20 feet; North $36^{\circ}06'12''$ West, 648.11 feet; North $35^{\circ}25'10''$ West, 426.83 feet; North $63^{\circ}56'37''$ West, 301.47 feet; North $26^{\circ}00'36''$ West, 1655.27 feet; North $47^{\circ}16'22''$ East, 110.22 feet; and North $79^{\circ}02'13''$ West, 70.90 feet to the Easterly boundary of that portion of said Interstate 15 first hereinabove referred to; thence along said Easterly boundary as follows: North $69^{\circ}13'16''$ East, 165.99 feet to an angle point therein; North $15^{\circ}48'50''$ West, 340.04 feet; and North $00^{\circ}33'08''$ East, 21.56 feet to the TRUE POINT OF BEGINNING.

PARCEL 2:

That portion of Rancho Monserate, in the County of San Diego, State of California according to Map thereof recorded in Book 1, Page 108 of Patents, records of San Diego County, described as follows:

Commencing at said Point "Z," being a point on the Northeasterly line of County Road Survey No. 1219, according to Plat thereof on file in the Office of the County Engineer of San Diego County; thence along said Northeasterly line South $23^{\circ}16'27''$ East, 57.24 feet; thence South $66^{\circ}43'33''$ East, 25.00 feet to the center line of said Road Survey No. 1219, being a point in the boundary of that portion of California State Highway 11-SD-15 (Interstate 15) as described in Parcel 1 in deed to the State of California, recorded February 19, 1975 as File No. 75-036967, and being the TRUE POINT OF BEGINNING; thence along the boundary of said State Highway as follows: South $66^{\circ}43'33''$ East, 25.00 feet; North $34^{\circ}22'50''$ West, 62.05 feet to a point on the arc of a non-tangent 270.00 foot radius, concave Southwesterly, a radial line of said curve bears North $53^{\circ}41'35''$ East to said point; Northwesterly along the arc of said curve through a central angle of $35^{\circ}01'35''$ a distance of 165.06 feet to the end of said curve; leaving said curve, North $84^{\circ}35'53''$ West, 89.52 feet; and South $18^{\circ}40'00''$ West, 524.10 feet to the boundary of land described in deed to EDGAR E. PANKEY, et ux, recorded February 6, 1956 in Book 5966, Page 244 of Official Records and being a point herein designated as Point "Y"; thence along the boundary of said Pankey's land, last above referred to, as follows: South $45^{\circ}45'06''$ East, 19.73 feet to an angle point therein; and South $25^{\circ}11'06''$ East, 590.82 feet to the boundary of land described in deed to PANKEY RANCH, recorded July 3, 1974 as File No. 74-179396; thence along said boundary as follows: North $25^{\circ}58'27''$ East, 347.58 feet; South $89^{\circ}29'08''$ East, 359.50 feet; and North $42^{\circ}53'02''$ East, 11.97 feet to the center line of said Road Survey No. 1219; thence along said center line as follows: North $44^{\circ}15'49''$ West, 297.81 feet to the beginning of a tangent 100.00 foot radius curve, concave Northeasterly; Northwesterly along the arc of said curve through a central angle of $40^{\circ}02'34''$ a distance of 69.89 feet to the beginning of a reverse 280.00 foot radius curve; Northwesterly along the arc of said curve through a central angle of $19^{\circ}03'12''$ a distance of 93.11 feet; and tangent to said curve North $23^{\circ}16'27''$ West, 229.73 feet to the TRUE POINT OF BEGINNING.

PARCEL 3:

That portion of Rancho Monserate, in the County of San Diego, State of California according to Map thereof recorded in Book 1, Page 108 of Patents, records of San Diego County, described as follows:

Commencing at said Point "Y," being a point in the boundary of land described in deed to EDGAR E. PANKEY, et ux, recorded February 6, 1956 in Book 5966, Page 244 of Official Records; thence along said boundary North 45°45'06" West, 60.49 feet to a point in the boundary of that portion of California State Highway 11-SD-15 (Interstate 15) as described in Parcel 1 in deed to the State of California, recorded February 19, 1975 as File No. 75-036967 and being the TRUE POINT OF BEGINNING; thence along the boundary of said State Highway as follows: North 18°40'00" East, 527.93 feet to the beginning of a tangent 670.00 foot radius curve, concave Northwesterly; Northeasterly along the arc of said curve through a central angle of 20°29'06" a distance of 239.55 feet to the end of said curve; and leaving said curve South 62°51'00" West, 667.95 feet to the boundary of said Pankey's land last above referred to; thence along said boundary as follows: South 03°33'37" East, 118.77 feet; South 32°56'37" East, 120.33 feet; South 57°20'06" East, 360.13 feet; and South 45°45'06" East, 15.71 feet to the TRUE POINT OF BEGINNING.

PARCEL 4:

A portion of Rancho Monserate, in the County of San Diego, State of California according to Map thereof recorded in Book 1, Page 108 of Patents, records of San Diego County, described as follows:

Commencing at said Point "X," being a point in the boundary of land described in deed to EDGAR E. PANKEY, et ux, recorded February 6, 1956 in Book 5966, Page 244 of Official Records; thence along said boundary South 34°30'54" West, 71.26 feet to a point in the boundary of that portion of California State Highway 11-SD-15 (Interstate 15) as described in Parcel 1 in deed to the State of California, recorded February 19, 1975 as File No. 75-036967 and being the TRUE POINT OF BEGINNING; thence along the boundary of said State Highway as follows: South 22°50'00" East, 494.55 feet; and South 65°45'00" West, 376.28 feet to the boundary of said Pankey's land last above referred to; thence along said boundary as follows: North 21°12'54" East, 184.99 feet to an angle point therein; North 04°47'33" East, 360.46 feet; and North 34°30'54" East, 95.50 feet to the TRUE POINT OF BEGINNING.

Appendix B.

GUIDE TO UTILITY REQUIREMENTS FOR 2,500,000 SQ. FT.
MAXIMUM DEVELOPMENT AT FALLBROOK SITE

(Assumes full development over a 25-30 year time schedule)

<u>REQUIREMENTS</u>	<u>UNITS</u>	
<u>Electricity</u>	(KW) Demand	20,000
	Usage (KWH/MO)	4,500,000- 6,000,000
<u>Domestic Water Includes Irrigation</u>	Average Demand (GALS/MIN)	1,400
	Peak Demand (GALS/MIN)	2,150
	Usage (GALS/MO)	16,000,000
<u>Sanitary Sewer</u>	Average Demand (GALS/MIN)	1,175
	Peak Demand (GALS/MIN)	1,900
	Usage (GALS/MO)	14,000,000
<u>Natural Gas*</u>	Demand (CU.FT./MIN)	100-250
	Demand (THERMS/MIN)	3-7
	Usage (CU.FT./MO)	4,000,000- 6,000,000
	Usage (THERMS/MO)	40,000- 60,000
<u>Solid Waste**</u>	CU.YDS./WEEK for 1000 SQ.FT.	1.5
	Per Year	3,000
	Uncompacted POUNDS/CU.YD.	175
	Per Year	525,000
	Compacted POUNDS/CU.YD.	350
	Per Year	1,050,000
<u>Fire Sprinkler</u>	(GALS/MIN. @ 75 PSI)	1,500- 2,000
<u>Telephone</u>	Trunk Lines	800- 1,300
<u>Total People</u>		6,500
<u>Total Parking Spaces</u>		5,500

* These requirements vary widely according to geographic location, ventilation requirements, heat content of gas.

**Weighted average of wet and dry facilities.



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AND CIVIL ENGINEERS
5620 FRIARS ROAD • SAN DIEGO, CALIF. 92110-2596
TELEPHONE • AREA CODE 714 • 291-0707

September 15, 1982

San Diego Gas & Electric Co.
Northeast District Office
750 Citracado Parkway
Escondido, California

Attention: Ema Trujillo

Reference: Campus Park Specific Plan

Dear Ms. Trujillo:

Hewlett-Packard is proposing to develop a research/manufacturing facility on a 323-acre parcel in the Fallbrook area. The site is currently a portion of the approved Sycamore Springs Specific Plan. A project statistics sheet and vicinity map are attached.

Estimated electricity and natural gas usage for the development is as follows: (see attached "Guide to Utility Requirements").

<u>Electricity</u>	20,000 KW Demand
	4,500,000 - 6,000,000 KWH/Month Usage
<u>Natural Gas</u>	100 - 250 Cubic Feet/Minute Demand
	4,000,000 - 6,000,000 Cubic Feet/Month Usage
	3 - 7 Therms/Minute Demand
	40,000 - 60,000 Therms/Month Usage

In order to determine the potential impact of this development with regard to electricity and natural gas, we are requesting that you send us a letter answering the following questions:

1. What facilities are presently available to serve this development?
2. What improvements will be required to facilitate this development?

Should you have any questions or need further information, please call me at 291-0707.

Sincerely,

Susan Porter

SP/jm
Attachments



HEWLETT
PACKARD

3000 Hanover Street, Palo Alto, California, Telephone 415 857-1501, TWX 910 373 1267
Mail Address: P. O. Box 10301, Palo Alto, California 94303-0890

2-8764

October 22, 1982

San Diego Gas and Electric
5315 Avenida Encinas
Carlsbad, California 92008

Attention: Sally Chew

Subject: Hewlett-Packard, Fallbrook Site

Dear Sally:

Attached is the information on electrical and natural gas usage projected for the Fallbrook Site.

According to our Electrical Design Group, we would like to see a 12KV service initially, but it would be beneficial to give some thought to a sub-station on-site or very close to the site in order to meet future needs.

If I can be of further assistance to you, please don't hesitate to call me at (415) 857-2562.

Sincerely,

HEWLETT-PACKARD COMPANY

John A. Nunes

John A. Nunes
Corporate Construction

JAN/mc

Attachment

cc: Skip Law/HPCC
Lyle Gabrielson/Rick Engineering Company

PROJECTED ELECTRICITY AND NATURAL GAS USAGE
HEWLETT-PACKARD COMPANY - FALLBROOK SITE

Phase	Year	Number of Employees	Buildings	Elect. Usage (KWH/MO)	Nat. Gas Usage (Cubic Feet/Mo)
1	1985	700	1,2	900,000 - 1,200,000	800,000 - 1,200,000
2	1990	1,400	3,4	1,800,000 - 2,400,000	1,600,000 - 2,400,000
3	1995	2,300	5,6	2,700,000 - 3,600,000	2,400,000 - 3,600,000
4	2000	4,000	7	3,150,000 - 4,200,000	2,800,000 - 4,200,000
5	2005	5,250	8,9	4,050,000 - 5,400,000	3,600,000 - 5,400,000
6	2010	6,500	10	4,500,000 - 6,000,000	4,000,000 - 6,000,000



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8/16
September 15, 1982

Pacific Telephone
125 Mission
Escondido, California

Attention: Engineering

Reference: Campus Park Specific Plan

Hewlett-Packard is proposing to develop a research/manufacturing facility on a 323-acre parcel in the Fallbrook area. The site is currently a portion of the approved Sycamore Springs Specific Plan. A project statistics sheet and vicinity map are attached.

It is estimated 800 to 1300 trunk lines will be required to serve the development (see attached "Guide to Utility Requirements").

In order to determine the potential impact of this development with regard to telephone service, we are requesting that you send us a letter answering the following questions.

1. What facilities are presently available to serve this project?
2. What improvements will be required to facilitate this development?

Should you have any questions or need further information, please call me at 291-0707.

Sincerely,

Susan Porter

SP/jm
Attachments



Pacific Telephone

125 W. Mission, Rm. 205
Escondido, CA 92025

September 17, 1982

Rick Engineering Company
5620 Friars Road
San Diego, CA 92110

Reference: Campus Park Specific Plan

Dear Susan Porter:

Your letter to Pacific Telephone Company dated September 15, 1982 requested an answer to two questions:

- 1.) What facilities are presently available to serve this project?

Answer: Facilities are available at this time to serve the area on a limited basis.

- 2.) What improvements will be required to facilitate this project?

Answer: Telco to provide necessary facilities as required to the development.

For further questions please contact me at (714) 489-3542.

Sincerely,

W. G. Yancey
Engineer Pacific Telephone



San Diego Gas & Electric

NORTH COAST DISTRICT OFFICE

FILE NO.

November 5, 1982

PLA 520

Rick Engineering Company
5620 Friars Road
San Diego, CA. 92110

ATTN: Mark LaBree/Susan Porter

Subject: Campus Park Specific Plan

Gentlemen:

Thank you for your letter dated September 15, 1982 concerning the availability of electricity and natural gas service to the proposed Hewlett-Packard research/manufacturing facility in the Fallbrook area.

Electric Service

We presently have overhead electric transmission and distribution facilities crossing through this 323 acre parcel. The existing 12KV distribution facilities are not, however, sufficient to serve even the first phase of this project.

Major construction will be required to upgrade our system. A detailed study will be required to determine the exact extent of our construction.

Gas Service

We presently have gas distribution facilities in Pala Mesa Drive east of I-15, and a gas transmission main east of the project in Couser Canyon Road.

An extension of gas distribution facilities from Pala Mesa Drive to the project area will be required.

It is my understanding from Skip Law, Hewlett-Packard, that they have a lease-option on the property and plan to exercise the option in early 1983. Once the purchase has been made and we are notified that the project is proceeding, we will begin our study.

If I can be of additional help, please feel free to call.

Sincerely,

A handwritten signature in cursive script that reads "Sally Chew".

Sally Chew
Planning Supervisor
Phone: 438-6040

/lcf

cc: Hewlett Packard



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AND CIVIL ENGINEERS
5620 FRIARS ROAD • SAN DIEGO, CALIF. 92110-2596
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September 15, 1982

Rainbow Municipal Water District
4555 Highway 76
Fallbrook, California 92028

Attention: Bob Coates, General Manager

Reference: Campus Park Specific Plan

Dear Mr. Coates:

Hewlett-Packard is proposing to develop a research/manufacturing facility on a 323-acre parcel in the Fallbrook area. The site is currently a portion of the approved Sycamore Springs Specific Plan.

Estimated sewer and water usage for the development is as follows: (see attached "Guide to Utility Requirements").

<u>Water</u>	Average Demand:	1,400 gallons/minute
	Peak Demand:	2,150 gallons/minute
<u>Sewer</u>	Average Demand:	1,175 gallons/minute
	Peak Demand:	1,900 gallons/minute
	Ultimate Usage:	600,000 gallons/per day
	First Phase:	50,000 gallons/per day

Attached is a copy of a letter to the Department of Planning and Land Use, dated December 5, 1980, regarding service availability for the Sycamore Springs project.

In order to determine the potential impact of this development with regard to water and sewer service, we are requesting that you send us a letter updating the information contained in the above referenced letter.

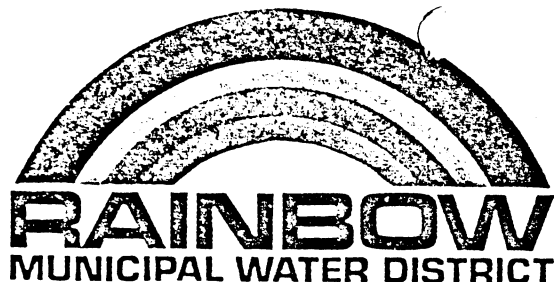
Attached is a project statistics sheet and a vicinity map.

Should you have any questions or need further information, please call me at 291-0707.

Sincerely,

Susan Porter

SP/jm
Attachments



HIGHWAY 76 AT INTERSTATE 15
4555 HIGHWAY 76
FALLBROOK, CALIFORNIA 92028
(714) 728-1178

October 14, 1982

County of San Diego
5201 Ruffin Road
San Diego, CA 92123

Attn: Mr. Michael Evans

Project: Sycamore Springs/Hewlett-Packard
EAD Log No. 82-2-95

Gentlemen:

In regard to the above project, the District's Board of Directors has given tentative approval for the annexation of the project to this District. Tentative approval has been based upon the developer providing the District with an impact study. Said study is to set forth the project's impact on the District's existing and future facilities.

The District's Board of Directors will use said impact study to establish their final terms and conditions for annexation. The developer has been advised of the District's concerns and is in the process of providing the District with said study.

Very truly yours,

Peter J. Nieblas
Chief Engineer

PJN:pas

cc: Mr. Mark LaBree
Rick Engineering



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AND CIVIL ENGINEERS

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September 15, 1982

Fallbrook Fire Protection District
315 East Ivy Street
Fallbrook, California 92028

Attention: L. E. Burcham, Deputy Fire Marshall

Reference: Campus Park Specific Plan

Dear Mr. Burcham:

Hewlett-Packard is proposing to develop a research/manufacturing facility on a 323-acre parcel in the Fallbrook area. The site is currently a portion of the approved Sycamore Springs Specific Plan.

Attached is a copy of a letter to the Department of Planning and Land Use dated December 7, 1979, addressing the impacts of the Sycamore Springs Mobilehome Park on your District.

In order to determine the potential impact of this development with regard to fire protection and emergency medical services, we are requesting that you send us a letter updating the information contained in the above-referenced letter.

Attached is a project statistics sheet and a vicinity map.

Should you have any questions or need further information, please call me at 291-0707.

Sincerely,

Susan Porter

SP/jm
Attachments

FFPD

8164 1125
Fallbrook Fire Protection District
San Diego County

315 East Ivy Street
Fallbrook, California 92028

Fire Prevention 728-0866
Business Office 728-1106

FIRE CHIEF

Andrew L. Vanderlaan

BOARD SECRETARY

Mary L. Miksad

COUNSEL

Robert H. James

DIRECTORS

Arlan H. Peterson

President

Joseph R. Waltz, Jr.

Vice President

Herbert A. Gaetjens

Kermit L. Harrison

Steve T. Johnson

October 19, 1982

Rick Engineering Co.
5620 Friars Road
San Diego, CA 92110

RE: Campus Park Specific Plan

In answer to your request for updated information regarding our letter of December 7, 1979, addressing the impact of LSP-79-06, we feel that the information contained in this letter is still pertinent.

It is our recommendation that this development be annexed to the Fallbrook Fire Protection District as per the Environmental Impact Report for Sycamore Springs LSP-79-06, enclosure A-8, items 11 and 11A. (copy attached)

If you have any questions, please call me at 728-1106.

Sincerely,



L.E. Burcham
Fire Marshal

LEB;fc

Mitigation Measures

9-A Prior to issuance of any grading permit, the applicant shall complete and submit a detailed subsurface soils and geological investigation and a landscape and irrigation plan to the satisfaction of the Director of Public Works and Planning and Land Use. Said reports are to include, as appropriate, the recommendations specified in the geologic report dated September 4, 1979, prepared by Southern California Soil and Testing, Inc., recommendations resulting from any additional soils testing deemed necessary prior to final grading, and requirements of the San Diego County Grading Ordinance, subject to the approval of the Director of Public Works. All processing steps for the grading permit associated with each Tentative Map or Major Use Permit shall be completed prior to Final Map approval by the Board of Supervisors and/or any use or reliance on a Major Use Permit.

10. Water and Sewer Availability (See the Following Mitigation Measure.)

Implementation of the proposed project will require annexation of the property to the Rainbow Municipal Water District for both water and sewer service. The southern boundary of the district coincides with the northern project boundary, and the district has indicated that annexation would be permitted if extensive improvements are constructed by the developer. According to a Rainbow Municipal Water District spokesperson, the district presently has an unused sewer capacity equal to 1600 dwelling units and anticipates purchasing an additional 2000 equivalent dwelling units from the Oceanside outfall. With regard to water availability, the San Diego County Water General Manager projects that sufficient water will be supplied to the Rainbow Municipal Water District to allow expansion to its ultimate projected boundaries.

Mitigation Measure

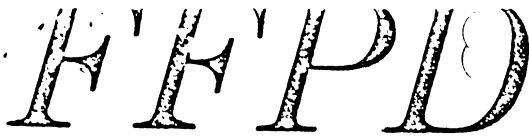
10-A Prior to recommendation for approval of the Specific Plan by the Planning Commission, the applicant shall, to the satisfaction of the Director of Public Works, obtain a certification that annexation has taken place and that adequate sewage disposal services and water facilities will be available.

11. Fire Protection (See the Following Mitigation Measure.)

Project development will require annexation to the Fallbrook Fire Protection District to receive fire and ambulance service. The district fire marshall has indicated that annexation of the property is favored, subject to payment of required fees. These monies will eventually be used in constructing a permanent station at the intersection of Pala Mesa Drive and Highway 395.

Mitigation Measure

11-A Prior to recommendation for approval of the Specific Plan by the Planning Commission, the applicant shall, to the satisfaction of the Director of Public Works, submit a Certification that annexation to the Fallbrook Fire Protection District has taken place and that adequate fire protection services will be supplied to the project.



FIRE CHIEF
Andrew L. Vanderlaan

BOARD SECRETARY
Mary L. Miksad

COUNSEL
Robert H. James

DIRECTORS
Arlan H. Peterson
President
Joseph R. Waltz, Jr.
Vice President
Herbert A. Gaetjens
Kermit L. Harrison
Steve T. Johnson

December 7, 1979

Department of Planning and Land Use
9150 Chesapeake Drive
San Diego, California 92123

Re: Sycamore Springs (LSP-79-06)

Gentlemen:

We have compiled the following information concerning the impact this proposed project will have on the Fallbrook Fire Protection District.

A. Location

1. The proposed project is presently outside of our service area. However it is contiguous to our Easterly boundary on I-15, making it ideal for annexation to the District. See Figure I.

B. Project Servicability

1. Being adjacent to the District boundary and our temporary Station 4 at Dulin Road and I-15, with its permanent location to be at Pala Mesa Dr. and I-15, makes it a natural for annexation by this District. See Figure I.
2. Station 4 will provide an excellent response time of 0-5 minutes for the entire development. See Figure 2.

C. Annexation

1. The Developer (Daon Corporation) has solicited annexation and is in the process of completing the required LAFCO annexation forms.
2. The Fallbrook Fire Protection District's Board of Directors have approved the annexation in concept and will give final approval when the District requirements and conditions have been satisfied.

D. Traffic Circulation

1. This project along with others in the area will cumulatively cause a significant increase in the traffic flow.
2. This traffic flow increase in all probability will cause an acceleration in the traffic accident rate.

E. Alarms (Incident Rate)

1. With completion of this project and others in the area, cumulatively their population will cause a significant increase in the number of incidents we must handle.
2. Due to the increase in the number and frequency of incidents (fire and medical) this will cause a need for additional equipment and personnel. And certainly a more rapid replacement of existing equipment.

F. Fire Hydrants and Water Mains

1. Type and installation specifications shall meet our requirements.
2. Water mains shall be engineered to meet our fire flow requirements.

G. Circulation (Access Roads)

1. All interior streets shall conform to our specifications.
2. All gated private streets shall meet our requirements or our approval. (Ref: Specific Plan Text Page 23)

H. Emergency Medical Service

1. We presently provide Emergency Medical service to the area.
2. We provide the only complete emergency service to the area, both Ambulance and heavy rescue vehicle.

3. Page 28 of Specific Plan Text indicates that Rainbow Fire Department will provide this service, it should be noted that they do not operate an ambulance.
4. We presently provide this service to the Rainbow area.

If you have any questions regarding this matter please contact me at 728-0866.

Sincerely,

A handwritten signature in cursive script, appearing to read "L.E. Burcham".

L.E. Burcham
Deputy Fire Marshal

LEB:cm

FIGURE 1

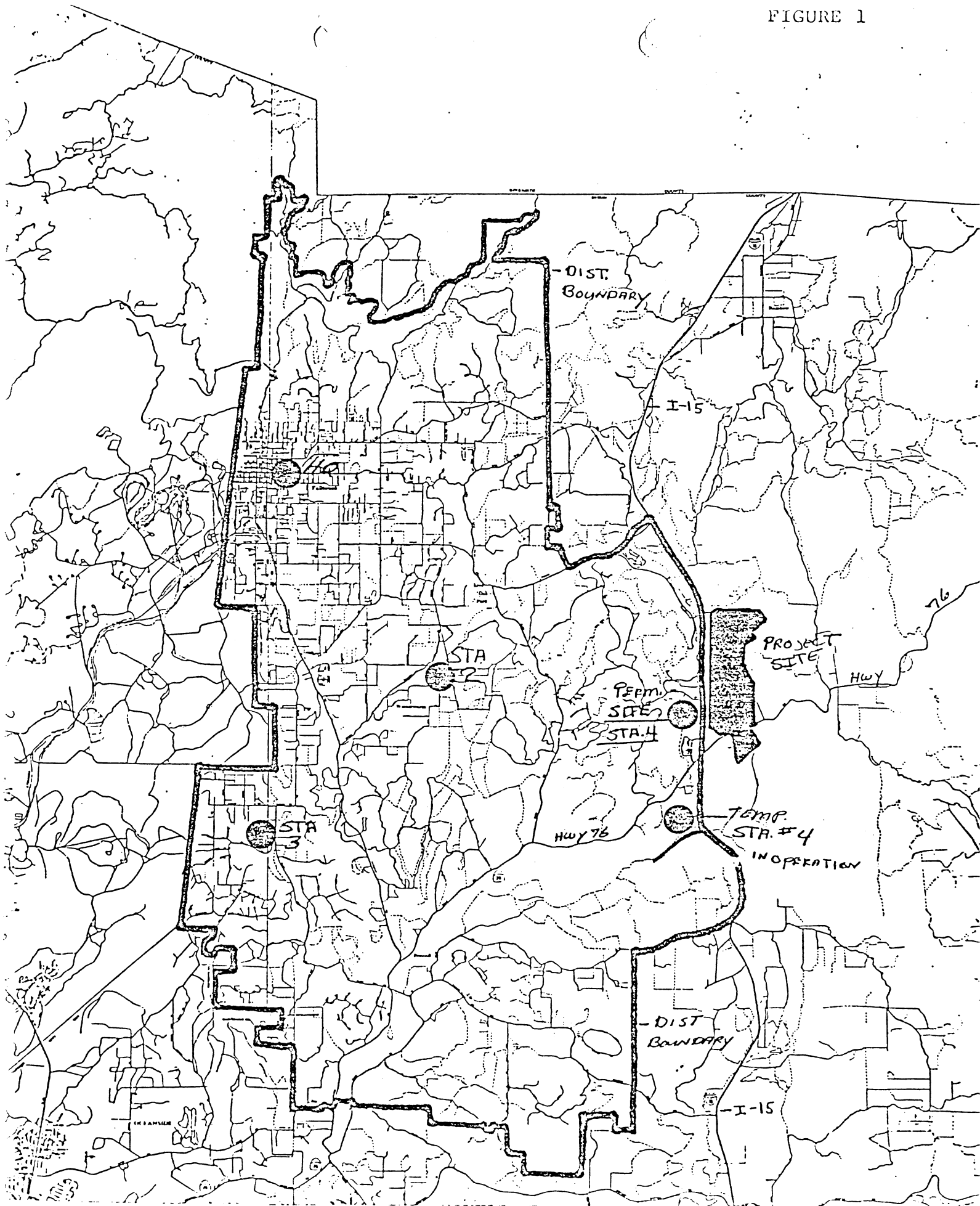
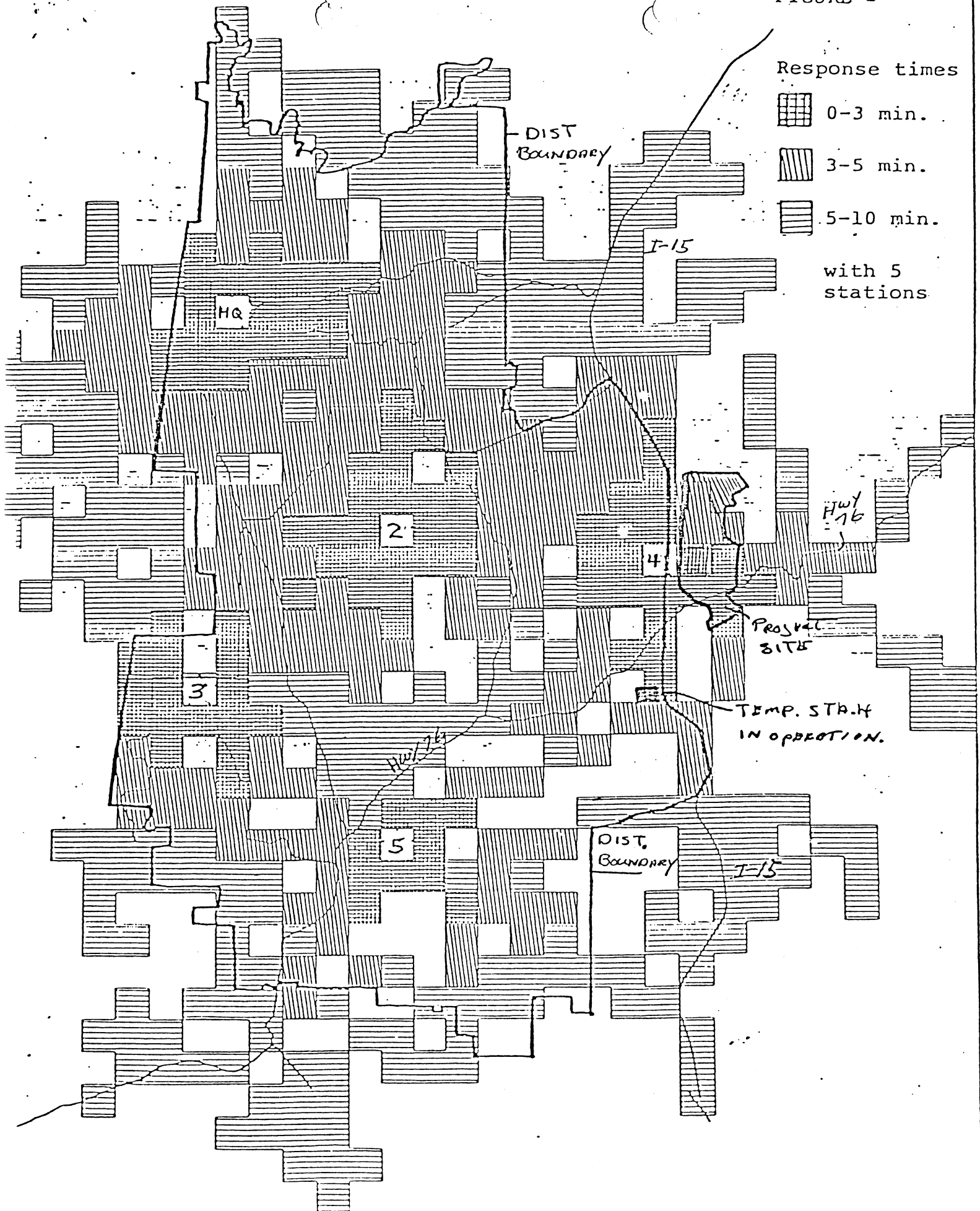


FIGURE 2





RICK ENGINEERING COMPANY | PLANNING CONSULTANTS
AND CIVIL ENGINEERS
5620 FRIARS ROAD • SAN DIEGO, CALIF. 92110-2596
TELEPHONE • AREA CODE 714 • 291-0707

8107

September 15, 1982

San Diego County Sheriff's Department
Post Office Box 2991
San Diego, California 92112

Attention: Budget and Planning Division

Reference: Campus Park Specific Plan

Hewlett-Packard is proposing to develop a research/manufacturing facility on a 323-acre parcel located east of State Freeway I-15 and north of State Highway 76, known as Pala Road. A project statistics sheet and vicinity map are attached. The facility will be fenced and gated with access controlled by private security personnel.

In order to determine the potential impact of this development with regard to law enforcement coverage, we are requesting that you send us a letter answering the following questions:

1. In which Sheriff's master beat is the project located? What is the approximate response time for priority and non-priority calls?
2. What is the normal patrol coverage?
3. What is the anticipated impact of this project on the existing level of service in the Fallbrook area?

Should you have any questions or need further information, please call me at 291-0707.

Sincerely,

Susan Porter

SP/jm
Attachments

SAN DIEGO COUNTY SHERIFF'S DEPARTMENT

POST OFFICE BOX 2991
SAN DIEGO, CALIFORNIA 92112
TELEPHONE (714) 236-2168



JOHN F. DUFFY, Sheriff



September 17, 1982

Ms. Susan Porter
Rick Engineering Company
5620 Friars Road
San Diego, CA 92110

Dear Ms. Porter:

LAW ENFORCEMENT SERVICES - CAMPUS PARK SPECIFIC PLAN

The following information is submitted in response to your request regarding Sheriff's Department's services as it relates to the above-referenced project.

- A. The proposed project lies within Sheriff's master beat 38 which is assigned to Fallbrook Station located at 127 E. Hawthorne Street, Fallbrook, CA 92028.
- B. The average response time to the project's area is approximately 9 minutes for priority calls and 19 minutes for non-priority calls.
- C. Patrol coverage is deployed as follows:
 - 1 unit during the 6:30 a.m. to 3:00 p.m. shift;
 - 2 units during the 2:30 to 11:00 p.m. shift; and
 - 2 units during the 11:30 p.m. to 7:00 a.m. shift.

Service impact analyses such as this are based upon projected population increases with regard to proposed developments. The anticipated increase in population as a result of this project will not have a significant impact on law enforcement services for the area at this time. However, it is anticipated that a combined effect on population of this and other developments in the vicinity over the next several years will require increases to the current number of patrol units.

Ms. Susan Porter
Page - 2
September 17, 1982

The San Diego County Board of Supervisors has authorized one 24-hour patrol unit for every 13,275 residents as the Sheriff's base level of service. Projected population increases which exceed this ratio will therefore require the addition of patrol units or deputies.

John F. Duffy, Sheriff

Sylvia G. Black
Sylvia G. Black
Budget & Planning Division

/sgb

cc: Fallbrook Station
F i l e



RICK ENGINEERING COMPANY | PLANNING CONSULTANTS
AND CIVIL ENGINEERS
5620 FRIARS ROAD . SAN DIEGO, CALIF. 92110-2596
TELEPHONE . AREA CODE 714 . 291-0707

September 15, 1982

North County Transit District
755 Norlak Avenue
Escondido, California

Attention: Planning Department

Reference: Campus Park Specific Plan

Hewlett-Packard is proposing to develop a research/manufacturing facility on a 323-acre parcel located east of State Freeway I-15 and north of State Highway 76, known as Pala Road. A project statistics sheet and vicinity map are attached.

In order to determine the potential impact of this development with regard to transit service, we are requesting that you send us a letter answering the following questions:

1. What route is used for the three daily trips from the Pala Mission to Escondido?
2. What is the feasibility of establishing a route to serve this development (southern end of property at Hwy. 76).

Should you have any questions or need further information, please call me at 291-0707.

Sincerely,

Susan Porter

SP/jm
Attachments



September 20, 1982

Ms. Susan Porter
Rick Engineering Company
5620 Friars Road
San Diego, CA 92110

Re: Campus Park Specific Plan

Dear Ms. Porter:

I have received your letter of September 15, 1982 concerning transit accessibility to your proposed Campus Park Specific Plan.

To answer your first question, the route from Escondido to Pala Mission via Valley Center is Route 388. This is a rural route funded partially by federal section 18 (rural transportation) funds. This route provides three (3) trips, weekdays only, and is in danger of being eliminated due to funding eliminations from the federal government. I, also, doubt that it would be a very successful route to operate to your proposed Development. It has a very long circuitous routing from Escondido to Pala Mission to accommodate the rural areas.

Your second question concerns establishing a route to serve this Development. I doubt the District could afford to establish a route to serve this area on a regular all day service. The cost to service the facility on this basis would be about \$285,000.00 annually, times any inflation factor. Depending on number of potential patrons; shift times (enough to fill a bus), location (community) of employees, availability of buses (\$175,000.00 per bus, times inflation), and operating funds available (\$33.00 per hour per bus, times inflation), tripper service could be established. For example; to provide one (1) round trip per day would cost as follows in 1982 dollars:

Bus:	\$175,000.00 (could be depreciated over 15 years)
Service:	\$ 8,316.00 annually.

Page 2
Ms. Susan Porter
September 20, 1982

At present, no such funding exists for a single facility so remote from other industrial centers. A secondary, yet important, question is facility design for potential service. Although service may not be provided for some years to come, the facility should not be designed to preclude rational, economical, or even physical accessibility by bus.

If you want further assistance regarding any of the information, please feel free to contact me. NCTD staff and myself are available to assist in discussing making a facility transit accessible during the planning stage.

Sincerely,



Paul W. Price, Manager
Planning & Marketing Department

PWP: ch

cc: Mr. Bill Dumka, Director
Planning Department

Mr. Edward K. Maxwell
Director of Planning & Land Use

PROJECT SERVICE AVAILABILITY LETTER
-School Services-

Dept. of PELU- Fill in

Case No. _____

Assigned

Planner: _____

Phone: _____

(Applicant Fill in - print legibly)

Applicant's Mailing 5620 Friars Rd
Name Hewlett-Packard Address San Diego, 92110 Phone 291-0707
c/o Rick Engineering Co. (Street) (City) (Zip)
Owner's Mailing P.O. Box 420
Name Pankey Co. Address Bonsall, CA 92003 Phone 728-1434
(Street) (City) (Zip)

PURPOSE: Request for I-43 School Certification for Project.

☐ Minor Subdivision (TPM)

☐ Major Use Permit (MUP)

☒ Major Subdivision (TH)

☐ Use Regulation Change

(Rezone allowing greater density)

PROJECT LOCATION: Site: _____
Address/Location Northeast corner of intersection of I-15 & Pala Road

Assessor's (1)

1	0	8
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4	0	0
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 -

0	1	3
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 (3)

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Parcel No.(s): (2)

1	2	5
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 -

0	6	0
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 -

0	2	5
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 (4)

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(Attach legal description if necessary)

Proposed Number Dwelling Units: 486* Housing ☒ Single family ☐ Triplex ☐ Over 4 units
Type: ☐ Duplex ☐ Fourplex

** ** * **
*336 mobilehomes and 150 townhomes

1. Owner/applicant agrees to reconfirm this project with the issuing school district every 6 months, unless such action is not required by the district. District Phone _____.
2. Owner/applicant understands that the certification for school service contained in this Project Service Availability Letter is no longer effective if the project is disapproved or if the conditional project approval (subdivision, permit, or other conditional use processes) expires.
3. If a statement of overcrowding has been filed by the school district which provides service to the area covered by the proposed project, and has been concurred in by the Board of Supervisors, the owner/applicant agrees to: (a) comply with County Ordinance 5120 (N.S.) requirements for Board of Supervisors approved land dedications or school fees, OR (b) secure through negotiation with the district, an alternative agreement to mitigate impacts.

4. The information I have provided is correct.
Applicant's signature [Signature]

I-43 CERTIFICATION OF SCHOOL AVAILABILITY OR NON-AVAILABILITY
(District Fill in - print legibly)

Date: MO

1	1
---	---

 DAY

	9
--	---

 YR

8	2
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TO: Dept. of Planning & Land Use - Development Regulation Division

VIA: Applicant

FROM: District Superintendent

School District: Fallbrook High Grades Served: 9-12

- ☒ The undersigned school district hereby certifies that it will be able to provide adequate school services and facilities to the above described project concurrently with the need of such project. if builders fees are collected at issuance of building permits to enable the district to provide additional facilities.
- ☐ The undersigned school district hereby certifies that it will not be able to provide adequate school services and facilities to the above described project concurrently with the need of such project because _____

Estimated number of students generated by the proposed project: 162

Project is located in the following attendance area(s): Fallbrook High

Serving school(s): Fallbrook High

Miles from project: 8

SIGNATURE: [Signature]

DISTRICT USE ONLY

Project Reconfirmed by:

Initials _____ Date _____

Initials _____ Date _____

Initials _____ Date _____

Initials _____ Date _____