# Passerelle
# Specific Plan Amendment and General Plan Amendment Report

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# A. Introduction

### 1. Project Overview

Campus Park is located in the Fallbrook Community Planning area of the County of San Diego (Figure 1), at the northeastern intersection of Interstate 15 (I-15) and State Route 76 (SR-76) (Figures 2 and 3). The Fallbrook Community Plan (GPA 74-02), adopted by the Board of Supervisors on December 31, 1974, designated the Campus Park site as a specific planning area with an overall density of 2.75 dwelling units per acre (SPA 2.75). The property was subsequently rezoned from "M-52" – Industrial to "S-88" – Specific Plan. Following adoption of the community plan, the Sycamore Springs project proposed a planned residential development along with an 18-hole golf course, a commercial center and 1,152 mobile-home rental units, all on 442 acres of the subject and adjacent property.

Following adoption, much of the Sycamore Springs property was acquired by Hewlett- Packard and the Hewlett-Packard Campus Park Specific Plan (SP-83-01) was approved in 1983. This 1983 Specific Plan proposed a research and development/manufacturing facility, phased over a 25-to-30-year period, employing a maximum of 6,500 persons. The development proposed 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 included a 10.5-acre commercial center, a 150-unit townhouse project, and a 336-unit mobile-home park. Although some infrastructure, such as water lines, the Pala Mesa Drive Bridge, and a sewer force main were installed in anticipation of development, the project was never constructed. The Campus Park Specific Plan was approved on January 3, 1983, originally known as the Hewlett-Packard Campus Park Specific Plan (SP-83-01).

The proposed 2010 amendment to the Hewlett-Packard Campus Park Specific Plan resulted in part from a change in land ownership, economic factors, and a County General Plan update. The 2010 Specific Plan Amendment (SPA) and General Plan Amendment (GPA) were proposed to provide a transportation node and a balanced master planned community. The Campus Park project is a 416.1-acre mixed-use planned community composed of multi-family and single-family residential neighborhoods, a neighborhood commercial town center, professional office uses (the Passerelle project parcels), parks and recreational facilities, and open space areas and trails. The community serving uses in Campus Park would be concentrated in the town center area, which functions as the social, commercial, and activity center for the community. Allowable uses within the town center include neighborhood-serving commercial retail shops and services; restaurants; offices; and public uses such as a post office as detailed in the approved Campus Park Specific Plan.

The planned community includes six private passive neighborhood parks, a public active sports complex that will include two baseball fields, a multi-purpose sports field, restrooms/maintenance facility, and a parking lot. A private HOA recreational facility has been built and includes a swimming pool, community meeting room, restrooms, and an outdoor seating area. The mixed-use community also includes a County-maintained trail staging area located immediately east of Pankey Road. There is a total of 236.4 gross acres (approximately 57 percent of the approved Campus Park project site) of open space/recreational space. Campus Park is designed to be a "walkable" community served by a network of pedestrian and equestrian community and nature trails throughout the site.

In addition, although the 2010 SPA/GPA would comprehensively plan a larger land area, most importantly it would preserve large continuous areas of natural open space and sensitive wetland habitats. The 2010 SPA/GPA includes the 176-acre property located to the north. It also excludes the Campus Park West property located immediately south and southwest of the project site, and excludes the Palomar College area to the west. These areas are addressed by separate applications and amendments.

The Passerelle project (project or Passerelle project) proposes a SPA to amend the 2010 SPA/GPA which designates Parcel 1 and 2 (formerly PO-1 and PO-2) as professional offices uses to allow for the development of two multi-family residential lots to complete the development of the Campus Park Specific Plan area. Approximately 157,000 square feet (SF) of professional offices uses was originally planned for in the previous Campus Park SPA to include administrative and professional services and office uses. As such, the Campus Park Specific Plan has undergone a number of amendments since its initial adoption that reflect the ever-changing market conditions and needs of the community. The Passerelle project SPA would allow the Campus Park Specific Plan to enhance the vibrant and stable community. The proposal to amend the Campus Park Specific Plan is the result of market influences, as well as the influence of concurrent development in the areas adjacent to the Specific Plan area.

A Market Study has been prepared for the project to evaluate the current and future market conditions in the area and evaluate the long-term viability and appropriateness of development of the project site with commercial uses, as originally intended by the Specific Plan. The Market Study prepared for the project provides an analysis of market changes and the need for housing in San Diego County. The Market Study analysis indicates that the offering of for-sale small-lot single-family detached homes on condominium lots (considered multi-family residential) represents a far superior market opportunity compared to market professional office space. There is an insatiable demand for new residential developments such as Passerelle in the inland North County market area, and an extremely limited demand for office space.

A look at the data from the last 50 years shows a dramatic decline in the number of new homes built. Housing growth has failed to keep up with the demands of a growing population and economy. The Passerelle project would complete the residential development component within the existing Campus Park community that will provide much needed housing, while not competing with the uses at the Town Center.

This SPA addresses a total of 11.96 acres of the Original 1983 Campus Pak Specific Plan and 2010 Campus Park SPA. The proposed amendment area (project site) specifically encompasses Assessor's Parcel Numbers (APN) 108-120-62 (Parcel 1) and 108-120- 61 (Parcel 2). Parcel 1 consists of 3.02 acres and Parcel 2 consists of 8.94 acres of land. Regional access to the project area is provided from SR-76 on the south and Horse Ranch Creek Road on the west. Access to I-15 by way of the SR-76 interchange is approximately 1.7 miles south. Old Highway 395 provides access to I-15 for north-bound travelers at Mission Road. Access to Parcel 1 would be provided from Messara Street and access to Parcel 2 would be provided from Friesian Way.

The project would require a GPA to amend the Fallbrook Community Plan, a SPA to the Campus Specific Plan, Site Plan and Revised Tentative Map (Project TM) for the development of condominium lots. The Project TM will subdivide Parcel 2 of Parcel Map 21006 into Parcel 1 (APN 108-120-62) and Parcel 2 (APN 108-120- 61) as described above. The Tentative Map also includes an unsubdivided Remainder Parcel. The Remainder Parcel is not proposed to be developed as a part of the Proposed Project even though it is

within the project boundary. The land use designation remains the same as set forth in the Campus Park Specific Plan. A certificate of compliance will be required to be obtained from the County that is subject to the conditions of approval for County of San Diego Vesting Tentative Map 5338 (referred to herein as Certificate of Compliance with Conditions) prior to the development of the Remainder Parcel. The Project's TM is also subject to the conditions of Vesting Tentative Map 5338.

The Remainder Parcel which is not a part of the Proposed Project is designated for commercial town center use. In the Approved Project, the Town Center would be composed of a variety of land uses that form the social, civic, and commercial focus for the village.

The Regional Category would remain as a Village designation. The SPA would revise the current designation of Parcels 1 and 2 from professional office use to multi-family residential use and would include the development of an additional 138 multi-family residential units designed as detached single-family homes on condominium lots. As part of the GPA, changes are proposed to the Fallbrook Community Plan text modifying use for the project site within the Campus Park Specific Plan.

A revision to the current S88 zoning designation is not proposed. Development regulations for the multi-family residential uses are further described in Section I below. Development regulations for all land uses will be implemented and enforced by the County of San Diego through the regulatory process of the Planning and Development Services department.

**2. Purpose and Scope**

The purpose of the SPA to the Campus Park Specific Plan for the Passerelle project is to describe and define the amended land use for the project site. Figure 7 displays the existing Specific Plan land use for the project site. This SPA provides the development regulations and design guidelines for the Passerelle project to develop multi-family residential units. This document further provides a project description, description of the surrounding land uses, planning concepts, proposed land use, design guidelines, project design features, and the project's conformance with existing County of San Diego plans and policies.

Approval of the proposed SPA will include the text and exhibits which establish conformance of the Passerelle project with existing County of San Diego plans, policies and ordinances and the Campus Park Specific Plan.

**3. Purpose and Government Authority**

The Campus Park Specific Plan Amendment provides the basis for the preparation of implementing subdivision and improvement plans and specifies permitted land uses, densities, maximum units and required public facilities as allowed by California Government Code Section 65450.

The project and the SPA will further implement and be in compliance with the applicable goals and objectives of the County of San Diego General Plan and the Fallbrook Community Plan. It is anticipated that minor refinements to the project will occur during development of the implementing site plan. Such refinements, with the approval of the Director of the Planning and Development Services (PDS) department, will not require amendments to this SPA provided the number of residential dwelling units is not exceeded and the overall character of the Passerelle project is maintained.

Any matter or issue not specifically covered by the Specific Plan shall be subject to the regulations and procedures of the County of San Diego Zoning Ordinance. In the case of a conflict between this SPA and the Zoning Ordinance, this Specific Plan shall take precedence (see Section 6025 of the Zoning Ordinance).

## B. Site Location

The Passerelle project is located directly east of I-15, approximately 0.1-mile, east of Horse Ranch Creek Road, and approximately 1.7 miles north of SR-76 within the existing Campus Park development. Friesian Way bisects Parcel 1 and Parcel 2. Horse Ranch Creek Road bounds both parcels to the west. Parcel 1 is bounded to the east by Messara Street and Parcel 2 is bounded to the east by single-family residences as part of the existing Horse Creek Ridge development.

Regional access to the project area is provided from SR-76 from the south and Horse Ranch Creek Road on the west. Access to I-15 by way of the SR-76 interchange is approximately 1.7 miles south. Old Highway 395 provides access to I-15 for north-bound travelers at Mission Road. Access to Parcel 1 would be provided from Messara Street and access to Parcel 2 would be provided from Friesian Way with an additional access driveway from Horse Ranch Creek Road.

The Passerelle project is located in a valley generally referred to as the I-15 corridor. The entire project site has been graded per grading permit number PDS2012-2700-15682 as part of the construction of the original Campus Park project and thus, contains little to no vegetation. Parcel 1 is predominately flat, with elevations ranging from 370-375 feet above mean sea level (amsl) in a northerly direction. Landscaped slopes on its southern and western sides slope down to 355 feet amsl. Parcel 2 is also predominantly flat, sloping gently upward from 360-370 feet amsl in a northeasterly direction, with landscaped slopes in the northeast sloping up to 395 feet amsl. Soils underlying the project site areas are Wyman loams, five to nine percent slopes.

## C. Existing Land Use

The project site is designated under the current Campus Park Specific Plan as professional office use (PO-1 and PO-2). The project site is undeveloped and is located within the existing Campus Park development. The majority of the Campus Park Specific Plan area has been constructed and the project site is one of the few undeveloped parcels remaining. The project is nearly surrounded by existing development and was previously graded under grading permit number PDS2012-2700-15682 as part of the Approved Project in anticipation of construction of these remaining two parcels. The project would include additional grading to complete the development of the site. Approximately 29,500 cubic yards (cy) of cut and 29,500 cy of fill would be utilized during grading and no import or export of materials is required.

A sign for the existing Horse Creek Ridge development is located on the corners of each parcel at the intersection of Friesian Way and Horse Ranch Creek Road with associated landscaping. Landscaping has also been placed along Friesian Way adjacent to the existing sidewalks and project site boundaries.

Figures 4 through 14 provide photographs of the existing site and signage.

## D. Surrounding Land Uses

The surrounding land uses of the project site are displayed in Figure 4 and are further described below.

Parcel 1:

Parcel 1 is bound to the west by Horse Ranch Creek Road, to the east by Messara Street and to the south by Friesian Way. A fully constructed HOA recreational facility (P-3) borders Parcel 1 to the north. Common area open space (OS-7) and an open space preserve (OS-3), also border Parcel 1 to the north. Single family residences (R-4 and R-5) border Parcel 1 to the east and northeast. These residential areas are further surrounded by common area open space and open space preserves and parks (P-1 and P-6) are also dispersed within these areas. Further east, across I-15 are semi-rural residential land uses (SR-2). Friesian Way bisects Parcel 1 and Parcel 2.

Parcel 2:

Parcel 2 is bound to the north by Friesian Way and to the west by Horse Ranch Creek Road. To the east and southeast of Parcel 2 are single-family residences (R-1, R-2 and R-3) as designated in the 2010 Campus Park Specific Plan Amendment. The construction of these homes is complete or near completion. A parcel designated for a sports complex (SC-1) is located directly to the south, and further south of Parcel 2 is an area designated for a Town Center (TC-1). Multi-family residences (MF-1 and MF-2) to the southeast have been constructed as part of the existing Campus Park development. Throughout the single-family residential areas are designated park areas (P-2, P-5, P-7 and P-8). The Palomar College North Education Center is located further southeast of Parcel 2.

Other proposed developments in the surrounding project area include the Meadowood project consisting of 844 residential units on 390 acres, which would be located to the southeast and is under construction. The Campus Park West project would be located to the south/southwest would include approximately 106 acres and would include light industrial, multi-family residential, general commercial and open space areas. This project is currently undergoing the permitting stages.

## E. Infrastructure

Access to the project site would be provided by Horse Ranch Creek Road and Friesian Way. Access to Parcel 1 would be provided from a single driveway located on Messara Street. Access to Parcel 2 would be provided from a driveway located on Friesian Way and a secondary access driveway would be provided from Horse Ranch Creek Road.

Water and sewer services would be provided by Rainbow Municipal Water District. The project does not propose the extension of any water, sewer, electrical or gas lines as all services would be extended to the site through the surrounding developments. The Rainbow Municipal Water District Water and Sewer Master Plan projects the sewer flow for year 2035 for commercial and multi-family developments. Multi-family developments are forecasted to generate 0.15 million gallons per day (MGD) of sewer flow and commercial developments are forecasted to generate 0.17 MGD of sewer flow. The Rainbow Municipal Water District's 2020 Urban Water Management Plan projects water usage for multi-family development in 2035 to utilize 248 acre-feet (AF) while commercial development would utilize 660 AF. The proposed

multi-family development would utilize less water and generate less sewer flow compared to the original professional office land use.

Coordination with North County Fire Protection District (NCFPD) has occurred during the design of the project and on-going coordination with NCFPD will occur in order to ensure adequate services and facilities are available to serve the proposed project.

The Modified Project would provide roadway improvements along a portion of Horse Ranch Creek Road, which is off-site to the Modified Project but is within the project area that was previously analyzed in the FEIR for the Approved Project. The off-site roadway improvements would include construction of roadway improvements to Horse Ranch Creek Road starting on the north side of Friesian Way ending 800-foot from the intersection of Gold Palomino Way and Horse Ranch Creek Road, as shown on the street improvement plans for the project.

The 800-foot transition starting from the Gold Palomino Way intersection along the Remainder Parcel would include replacing the existing eastern berm line in this segment with an interim berm line that would gradually widen as it approaches the intersection of Gold Palomino Way and Horse Ranch Creek Road until both the east and west side of the asphalt concrete berm reaches a face of curb of 39 feet from centerline. Two painted median bubbles with variable widths from the face of the curb would be installed to separate traffic, as well as street striping and arrows to direct traffic.

Off-site roadway improvements on Horse Creek Ranch Road from the intersection of Gold Palomino Way north to Friesian Way would be improved to public Boulevard Road with Raised Median standards to a graded width of one hundred six feet (106) feet with seventy-eight (78) of asphalt concrete pavement over approved base with Portland cement concrete curb, gutter and sidewalk with face of curb at thirty-nine feet (39) from the centerline. A fourteen-foot (14') wide raised median would be constructed with concrete curbs with the face of the median curb at seven feet (7”) from the centerline within this section of the off-site roadway improvements.

A 330-foot transition on Horse Creek Ranch Road would be improved starting north of the intersection of Horse Creek Ranch Road and Friesian Way (Horse Creek Ranch Road becomes Pankey Road after Friesian Way). The 330-foot transition starting from the Friesian Way intersection would include replacing the existing eastern berm line in this segment with an interim berm line that would gradually widen as it approaches the intersection of Friesian Way and Horse Ranch Creek Road until both the east and west side of the asphalt concrete berm reaches a face of curb of 40 feet from centerline. Street arrows would be installed on the northbound lane of the 330-foot transition to direct traffic.

Grading and paving would occur as required to provide additional left and right turn lanes and pathways for trails along the roadway improvements as may be required.

## F. Project Description

Project Characteristics

The project is a request for a SPA to allow for the development of multi-family residential units designed as single-family homes on two parcels originally designated for professional office use under the current specific plan. The development would consist of 138 multi-family residential units designed as single-family homes on condominium lots. The development would provide two tot lot areas and three passive park areas, associated landscaping, and access driveways. Each unit would consist of a two-car garage

with additional on-street parking provided throughout the development. A total of two tot lots (310 SF and 1,314 SF) and three passive park areas would be provided as part of the project including one tot lot and passive park area on the northern parcel and one tot lot and two passive park areas on the southern parcel. The residential development would be located within close proximity or a half-mile radius or approximately a 10-minute walk from a variety of uses, such as the Town Center's commercial uses, HOA recreational facilities, parks, trails, open space areas, as well as the Palomar College North Education Center.

The multi-family development would provide four different floor plans ranging from three to four bedroom units that would offer diverse housing opportunities in an existing master planned community with access to high-quality community facilities and resources. A detailed description of the unit types and floor plans is provided in Section I below.

Site Layout

Parcel 1 would be developed with 35 multi-family units designed as single-family homes on approximately 2.7 net acres, resulting in a total of 12.9 dwelling units per acre. This parcel would be constructed with an outer and inner row of units. Entrance to this parcel would be provided by a 30-foot driveway located off Messara Street. The driveway would provide access to Street "A", which would loop the parcel and allow primary access to each unit. Street "A" would have a curb-to-curb width of 32 feet. A 26-foot-wide alley would provide additional access to four of the inner row units from Street "A". The 32 foot-wide loop would provide one-sided parking, and 24 feet of unobstructed access for two-way vehicle travel. The 26-foot-wide alley would not provide parking, and would provide 26 feet of unobstructed vehicle access for two-way travel. Street "B" would have a curb-to-curb width of 26 feet.. The tot lot and passive park area would also be located within the center of the development.

Parcel 2 would be developed with a total of 103 multi-family units designed as single-family homes on approximately 8.9 gross acres, resulting in a total of 11.5 dwelling units per acre. The layout of the residential units on this parcel would include a larger outer row of units with an inner row of units further provided in distinct rows. The main driveway located off Friesian Way would be 30 feet wide and would provide access to Street "A", which would circle the entire outer row of units. Street "A" would be an approximately 32-foot-wide loop, which provides access throughout the site. Street "A" would have a curb-to-curb width of 32 feet. Streets "B" and "C" and an alley would be 26 feet wide and run parallel to one another. These streets and the alley would provide additional access to the inner row of units from Street "A". The secondary access driveway from Horse Ranch Creek Road would provide an additional access point to Street "A" from the southwest corner of the parcel. The 32-foot-wide loop would provide one-sided parking, and 24 feet of unobstructed access for two-way vehicle travel. The 26-foot-wide Street "B", Street "C", and the alley would not provide parking, and would provide 26 feet of unobstructed vehicle access for two-way travel. Street "B" and Street "C" would have a curb-to-curb width of 26 feet. Both the tot lot and passive park areas are located within the inner row of units on the western boundary of the parcel.

Landscaping is provided between the throughout the residences and edges of both parcels. Additional landscaping is provided at the project entry driveways.

Drainage and Hydrology

On Parcel 1, the site drains from the northeast corner (highest elevation) to the southeast (lowest elevation). The storm water is picked up in a curb opening catch basin on the southeast corner of the site, then treated by a modular wetland then stored in an underground tank system and released at a hydromodification-approved rate into the existing storm drain stub at the southwest corner of the site in Friesian Way. In addition, the underground system would ensure that the 100-year peak flow in post-development conditions would be equal to or less than the corresponding peak flow in pre-development conditions. No existing impervious surfaces are located on Parcel 1. Parcel 1 would have 91,623 SF of impervious areas and would disturb 2.75 acres.

On Parcel 2, the site drains from the northeast corner (highest elevation) to the southeast (lowest elevation). The storm water is picked up in four curb opening catch basin placed at the downstream edge of the proposed driveways, then treated by two modular wetlands then stored in an underground tank system and released at a hydromodification-approved rate into the existing storm drain stub at the southwest corner of the site on Horse Ranch Creek Road. There is also a proposed tree well at the entrance of the site to treat storm water from the entrance drive on Friesian Way. In addition, the underground system would ensure that the 100-year peak flow in post-development conditions would be equal or less than the corresponding peak flow in pre-development conditions. No existing impervious surfaces are located on Parcel 2. Parcel 2 would have 263,277 SF of impervious area and would disturb 7.80 acres.

A total of 53 additional tree wells 25' in diameter are proposed along Horse Ranch Creek Road to treat runoff from the road widening and provide hydromodification flow control. The tree wells will be evenly spaced along Horse Ranch Creek Road across the project's frontage. There will be curb openings in front of each tree well to allow runoff from the gutter to enter the tree well for treatment. There will be a sufficient volume of amended soil within each tree well to allow the stormwater runoff to be stored within the soil and infiltrate into the ground. All runoff beyond what is required for treatment will bypass the tree wells, continue flowing down the gutter, and enter the downstream curb inlets where it will discharge into the existing storm drain system under Horse Ranch Creek Road. The tree well design is per San Diego County Department of Public Works Green Street Standard Drawing GS-1.02. Tree well dimensions, connectivity and placement are shown on Sheet 15 of the engineering plans (Post Developed DMA and HMP Exhibit).

No additional off-site drainage or storm water facilities are proposed.

It is common for projects to undergo slight modifications from the originally approved design during final engineering. This is due to various limitations that a project can encounter during the construction phase.

Public Services

Water and sewer services would be provided by Rainbow Municipal Water District (RMWD). The project does not propose the extension of any water, sewer, electrical or gas lines as all services would be extended to the site through the surrounding developments.

Fire protection within the Fallbrook area is provided by two agencies: (1) CalFire, which serves all wildland fires in the Fallbrook Community Plan area; and (2) NCFPD of San Diego County which is comprised of the Rainbow Volunteer Fire District and Fallbrook Fire Department. The project site is within the service of

the NCFPD– Rainbow Subzone. NCFPD Station 4 is located approximately 1.1 miles southwest of the project site. A Fire Protection Plan/Fuel Modification Plan (FPP/FMP) was prepared for the entire Campus Park Project and provides recommendations for all structures including water supply/fire sprinklers, access and fire-resistant construction. The FPP/FMP also provides specific criteria for fire hydrants, road widths, circulation, access gates and driveways.

The Passerelle project has prepared a new FPP/FMP which addresses adequate setbacks, access and other fire safety related requirements. Building setbacks have been established on the proposed Site Plan and are displayed in Table 3 below. Building setbacks have been reviewed by NCFPD and are adequate per NCFPD requirements. A minimum vertical clearance of 13 feet 6 inches would be maintained for the entire required width of fire access roads. Fire access roadways would be of AC pavement and shall be maintained in perpetuity. Fuel management zones (FMZs), in accordance with the County of San Diego Fire Code, shall be provided by the project. Where feasible, a defensible space of 100 feet shall be maintained around all structures. Prescribed Defensible Space (fuel management zones) would be maintained by the property owners at least annually or more often as needed. Boundaries of fuel management zones would be clearly and permanently marked. Plants used in Defensible Space would be from an approved fire-resistant planting materials list that is maintained by the County, Department of Planning and Land Use. All onsite structures are to be constructed per the ignition resistive standards of Chapter 7A of the County Building Code. Fire alarm systems shall be provided for all units as required by the County Fire Code.

In addition, the Passerelle development would be required to form a Community Facilities District (CFD) or join the existing Horse Creek Ridge CFD (CFD 2013-01) to fund its fair share portion of the fire protection services, provided by the North County Fire Protection District consistent with the existing Horse Creek Ridge CFD (CFD 2013-01), including the Rate and Method of Apportionment of Special Taxes, as applicable.

The project is located within the Fallbrook Union Elementary School and Fallbrook Union High School Districts. Both school districts have provided concurrence for facility availability for the addition of students to be generated by the project.

Traffic

A Local Mobility Analysis (LMA) was prepared by Urban Systems Associates, Inc. and provides an analysis of project traffic on intersections and street segments within the study survey. The LMA also provides a comparison of the trips generated from the project site under the previously approved professional office use and the current amendment to multi-family residential use.

Under the professional office land use the project site would generate approximately 2,669 average daily trips (ADT). The project which proposes the development of 138 multi-family residential units designed as single-family homes would generate approximately 1,380 ADT. This would result in a net reduction of approximately 1,289 ADT and a 48% reduction in vehicle trips. No deficiencies were identified on the surrounding roadways and intersections as a result of the project. Therefore, the project would not contribute to the need for roadway improvements.

An analysis of the Campus Park/Horse Creek Ridge project's original conditions in relation to the proposed project's trip generation is provided in the Campus Park/Horse Creek Ranch – Status of Conditions Memo prepared by Urban Systems Associates, Inc.

Landscape

An existing community entry monument with landscaping is located on the southwestern corner of Parcel 1. Existing native landscaped slopes bind the parcel on its western boundary. Existing theme trees are located on the southern boundary of the site with a cluster at the southeast corner of the parcel. The existing theme trees consist of Marina Arbutus, Australian Willow, Goldenrain Tree, Brisbane Box, Coast Live Oak, Chinese Pistache, California Sycamore and African Sumac. Existing trees were planted in conjunction with the Horse Creek Ridge development.

Proposed landscaping includes 24-inch accent trees consisting of Marina Arbutus, Australian Willow, Tuscarora Crape Myrtle and Brisbane Box located at the entrance driveway off of Messara Street. No plants over 30 inches in height would be located within the sight line easement along Messara Street. A mix of 24-inch accent trees and small accent trees such as Merlot, Redbud, Citrus, Crape Myrtle, Magnolia and Indian Hawthorn would be dispersed throughout the development including larger clusters within the central area of Parcel 1.

Similar to Parcel 1, an existing community entry monument with theme trees is located on the northwestern corner of Parcel 2. All existing landscaping was planted in conjunction with the development of the Horse Creek Ridge development. Landscaping along the northern boundary of the parcel consists of existing theme trees and would be planted with accent trees along Friesian Way and the entrance driveway as part of project development. No plants over 30 inches in height would be planted within the sight line easement along Friesian Way and the access driveway. East of the access driveway, 5-15 gallon slope trees consisting of Toyon, Catalina Cherry, Coast Live Oak and African Sumac would be planted and would continue along the eastern boundary of Parcel 2. The eastern boundary of the site contains existing mature slope landscaping. Accent trees and small accent trees would be planted along Street “A” with denser landscaping provided at the corners of the road. The tot lot and passive park areas would also contain denser landscaping. The western boundary of Parcel 2 contains existing theme trees along Horse Ranch Creek Road and would provide accent trees along the secondary access driveway off of Horse Ranch Creek Road. Similar to the other project driveways, no plants over 30 inches in height would be planted in the sight line easement. Stormwater BMPs along the southern portion of the site would be planted with grasses.

All proposed landscaping within the project site would comply with the County’s Landscape Ordinance for Water Conservation in Landscaping.

Parks

A total of two tot lots (310 SF and 1,314 SF) and three passive park areas would be provided as part of the project including one tot lot and passive park area on the northern parcel and one tot lot and two passive park areas on the southern parcel. The tot lots would include a play structure, seating, and dog and trash waste receptacles. The passive park on the northern parcel would include a lawn and seating area. The first passive park on the southern parcel would include meandering walkways, lawn and seating areas, while the second passive park would include lawn, picnic table, seating and waste receptacles.

Existing park facilities in the area consist of the P-3 park, located to the northeast of Parcel 1. The P-3 park contains a lap pool, children’s pool, group seating, and one-story recreation building with restrooms, showers, and exercise area. The 8.5 acre Sports Complex, located immediately to the south of Parcel 2 includes baseball fields and active play areas. Given the proximity of these park facilities to the Passerelle

project, in lieu of park land dedication, the project would provide financial assistance, equivalent to its parkland obligation, to future or existing local parks. In addition, the Passerelle development would be required to form a Community Facilities District (CFD) or join the existing Horse Creek Ridge CFD (CFD 2013-01), to fund its fair share portion of the operations and maintenance of the park facilities consistent with the existing Horse Creek Ridge CFD (CFD 2013-01), including the Rate and Method of Apportionment of Special Taxes, as applicable.

Visual

Figures 27 through 38 provide the visual simulations for the proposed Passerelle development. Figures 33 through 38 specifically provide the visual simulations of the project from various locations in the surrounding area. As displayed in Figures 33 and 35 and Figures 36 and 37, surrounding views of the hillsides looking east are preserved and views of hillsides west of the freeway from the east are also preserved. Views from the freeway, as displayed in Figure 38, show the proposed development and a panoramic view of the hillsides surrounding the entire Campus Park development.

The visual simulations of the project on the surrounding areas include views of the proposed third story. These third story bonus rooms are not designed in the same roof position for each home. They have varying locations which creates massing differences and articulated undulation. As provided in the Zoning Boxes below, the proposed multi-family development designed as single-family residences would have a maximum building height regulation of 35 feet. The existing single-family and multi-family planning areas both have a maximum building height of 35 feet. Although they have the same height regulations, the multi-family planning areas allow for three story buildings, similar to the proposed project. The Passerelle development would not significantly obstruct surrounding views and would preserve the same building heights as the existing Campus Park single-family and multi-family developments.

Figures 36 and 37 provide views of the proposed development and noise wall. As displayed in the figures, the noise wall would be adequately screened by landscaping and trees which outline the development. Existing landscaped slopes which were planted as part of the existing Campus Park development would also aid in screening the noise wall. See below for fence and wall regulations. Noise barriers in excess of ten feet in height shall consist of a wall and berm combination. The project proposes an 8-foot noise wall and therefore would not require a berm.

**Affordable Housing Requirements**

Policy H-1.9 of the County of San Diego Housing Element (6th Cycle Housing Element Update) requires developers to provide an affordable housing component pursuant to the forthcoming inclusionary housing ordinance and inclusionary housing feasibility study.

In 2018, the County of San Diego began the process of investigating options to improve housing affordability, including the feasibility of an inclusionary housing ordinance. (Board Letter, October 10, 2018, page 11.) The County's development of an inclusionary housing ordinance involves two phases. Phase I, which was completed when a Draft Inclusionary Housing Ordinance was presented to the Board of Supervisors ("Board") on February 10, 2021. Phase II is currently underway and includes the update of the economic analysis previously presented to the Board and the development of the final inclusionary ordinance that includes a community and stakeholder engagement process. However, at this time, the County of San Diego has not adopted a final version of the inclusionary housing ordinance.

Because the County is in the process of developing an inclusionary housing ordinance, to prevent any unnecessary delay in processing, the County will impose a condition of approval for the Project that would require the Owner to pay an in-lieu fee as a way of providing an affordable housing component. The payment of an in-lieu fee would comply with the County's Draft Inclusionary Housing Ordinance in advance of its formal adoption by providing an in-lieu fee based on the following formula: Per County calculations, based on the rate of $11.63 per livable area square foot, in lieu fees for the Project would result in $2.6 to 2.9 million. This is calculated based on the following formula, which is described in the draft ordinance. ((Total Square Foot of Project's Livable Area – (Average Square footage of market-rate units X Inclusionary Housing Unit Requirements)) X Livable Area Square Footage Fee. The estimate of 1,900 square feet of livable area for each of the 138 units was used to determine the in-lieu fees. In the alternative, the Project applicant may decide to provide 5% of the Project's total number of units as Very Low-Income units (e.g. approximately 7 units based on the proposed number of units).

## G. Planning Concepts

The natural topography, sensitive environmental resources, and surrounding land uses establish the framework for locating land uses within the existing Campus Park community. The rural setting at the intersection of two prominent transportation corridors provides a unique opportunity to provide a community that supports a variety of housing and commercial uses. Riparian areas in the south and hillsides in the north define development areas and create dramatic open space and scenic corridors. The Passerelle project will be designed and would be built to reflect the character and rural theme of the surrounding developments of the Campus Park and Fallbrook Community as a whole.

## H. Land Use Designation and Zoning

Development of this project would require a General Plan Amendment, a Specific Plan Amendment to the Campus Specific Plan, Site Plan and Tentative Map (Project TM) for the development of condominium lots. The County of San Diego Regional Category would remain as a Village designation. (No changes would be made to the land use designation of the Remainder Parcel.)

### 1. County of San Diego General Plan Land Use Designation

The existing General Plan land use designation for the project site is Specific Plan Area which would not be revised as part of the project. The General Plan Amendment is required to revise the Fallbrook Community Plan, which is part of the County of San Diego General Plan, in order to reflect the proposed change from professional office use to multi-family residential use within the Campus Park Specific Plan area.

Figure 5 displays the County of San Diego General Plan Land Use designation of the project site.

### 2. Fallbrook Community Plan

The Fallbrook Community Plan would be amended to reflect the proposed use of the site from professional office use to multi-family residential. The Fallbrook Community Plan Land Use Map designates the project site as Specific Plan Area. Therefore, the Fallbrook Community Plan Chapter 6 – Specific Plans and Specific Study Areas – Campus Park Specific Planning Area would be revised to reflect

the change in uses from professional office to multi-family residential. Additional changes to the Fallbrook Community Plan include a description of the total number of multi-family homes and density of the proposed development.

### 3. County of San Diego Zoning Designation

A revision to the current S88 (Specific Planning Area) County zoning designation is not proposed. Development regulations for the multi-family residential uses are further described in Section I below. Development regulations for all land uses would be implemented and enforced by the County of San Diego through the regulatory process of the Planning and Development Services department.

Figure 6 displays the existing and proposed zoning designation of the site.

### 4. Campus Park Specific Plan

The SPA to the Campus Park Specific Plan, which is detailed throughout this document, describes and defines the amended land uses for the project site described as Parcel 1 and Parcel 2 above. The existing Specific Plan land use designation for the project site as professional office is PO-1 (Parcel 1) and PO-2 (Parcel 2). The project would develop the site with two lots with 138 multi-family residential units designed as detached single-family homes on condominium lots with a Specific Plan land use designation as Planning Area MF-3 and MF-4.

Planning Area MF-3 would provide a multi-family residential neighborhood designed as detached single-family homes, located east of Horse Ranch Creek Road and north Friesian Way. Planning Area MF-3 would consist of Parcel 1 which is located north of Friesian Way on 2.7 net acres. Within Planning Area MF-3, a total of 35 multi-family residential units would be developed with a density of 12.9 du/ acre. A 310 SF tot lot (P-9) would be located on MF-3 and would provide a play structure, bench seating, bike rack, and waste receptacles. An additional passive park area (P-10) would be provided within the MF-3 Planning Area and would consist of lawn areas and seating for residents.

Planning Area MF-4 would provide a multi-family residential neighborhood designed as detached single-family homes, on Parcel 2, located east of Horse Ranch Creek Road and south of Friesian Way. Planning Area MF-4 would consist of 103 multi-family residential units on 8.9 net acres. The density would provide 11.5 du/ acre. One tot lot (1,314 SF) (P-11) is located on MF-4 and would provide a play structure, picnic table, bench seating, bike rack and waste receptacles. Two passive park areas (P-12 and P-13) would be provided within the MF-4 Planning Area and would consist of meandering walkways, lawn areas and seating for residents. Both parcels and planning areas MF-3 and MF-4 would have a comparable density to the County of San Diego General Plan Land Use Designation for Village Residential 15 (VR-15) but have a set maximum density as previously discussed.

Figure 7 and Figure 8 display the existing and proposed Specific Plan land use designations for the project site.

### 5. Project Zoning

The following Zoning Boxes provide the implementation tools for Planning Areas MF-3 and MF-4 of the project.

**Table 1**
**MF-3 Zoning Box**

| Multi-Family Residential MF-3 | | |
|---|---|---|
| Use Regulation | | MF-3 |
| Animal Regulation | | S |
| Development Regulations | Density | 13 |
| | Min. Lot Size | 1,850 SF* |
| | Building Type | K |
| | Height | H |
| | Lot Coverage | -- |
| | Building Setbacks | V (See Figure 9 of this Specific Plan) |
| | Open Space | -- |
| Special Area Regulation | | B |
| Refer to County of San Diego Zoning Ordinance for Designator Regulations<br>*Future condominium lots are anticipated to range from 1,850 SF to 2,250 SF. Final minimum lot sizes of condominium lots shall be coordinated with the Department of Real Estate. | | |

**Table 2**
**MF-4 Zoning Box**

| Multi-Family Residential MF-4 | | |
|---|---|---|
| Use Regulation | | MF-4 |
| Animal Regulation | | S |
| Development Regulations | Density | 12 |
| | Min. Lot Size | 1,850 SF* |
| | Building Type | K |
| | Height | H |
| | Lot Coverage | -- |
| | Building Setbacks | V (See Figure 9 of this Specific Plan) |
| | Open Space | -- |
| Special Area Regulation | | B |
| Refer to County of San Diego Zoning Ordinance for Designator Regulations<br>*Future condominium lots are anticipated to range from 1,850 SF to 2,250 SF. Final minimum lot sizes of condominium lots shall be coordinated with the Department of Real Estate. | | |

### 6. Development Regulations

Existing Setbacks

The previous Campus Park SPA Section III.B.4 provides the allowable setbacks for each land use type within the Campus Park development. The multi-family residential land uses (MF-1 and MF-2 ) and the

professional office uses (PO-1 and PO-2) are designated with the V setback designator. Section 4810 of the County of San Diego Zoning Ordinance describes the V setback designator for setbacks that are to be established during planned development, use permit or site plan review. Therefore, the project would designate MF-3 and MF-4 with the V setback designator similar to the existing multi-family residential and professional office land use within the previous SPA.

Figure 41 of the previous Campus Park SPA displays the minimum setbacks for residential areas within the Campus Park development. The typical minimum lot setbacks for the existing residential development are summarized in Table 3 below. The proposed residential setbacks for the Passerelle project are identified in Table 4 and are similar to the existing setback regulations but have been modified to account for the multi-family units designed as single-family homes with small condominium lot design proposed by the project.

**Table 3**
**Existing Campus Park Typical Minimum Residential Lot Setbacks**

| Setback Description | Setback (feet) |
|---|---|
| Minimum Front Yard Setback | 15 |
| To Garage Door | 20 |
| Minimum Side Yard Setback | 5 |
| Exterior Side Yard | 10 |
| Minimum Rear Yard Setback (from toe of slope) | 15 |

Reference: See details of previously approved Campus Park Specific Plan for exhibits and further defined setbacks.

Proposed Setbacks

The following Development Regulations shall apply to the MF-3 and MF-4 Planning Areas for the project. Table 4 establishes the setbacks for the proposed multi-family residential areas (MF-3 and MF-4) which shall be implemented through the Site Plan review and approval process. Minor deviations and/or modifications to the Site Plan related to the setbacks may be reviewed and approved upon coordination with North County Fire Protection District and consideration of adjacent setbacks of residences. Figure 9 displays the typical setback configuration for the MF-3 and MF-4 residential areas.

**Table 4**
**MF-3 and MF-4 Multi-Family Residential Setbacks**

| Setback Description | Setback (feet) |
|---|---|
| Minimum Front Yard Setback | 6 |
| To Garage Door | 3 |
| Minimum Side Yard Setback | 3 |
| Minimum Rear Yard Setback | 8 |

Surrounding Densities

Table 5 provides the densities of the residential uses surrounding the project. Although the project would provide a higher residential density than the immediately surrounding existing residential uses, the project would contribute to the variety of residential use types and densities existing within the Campus Park community. The project would provide comparable density housing to the existing MF-1 and MF-2 planning areas located just south of the project. MF-1 and MF-2 are built multi-family residences which are compatible with the project. In accordance with the General Plan, the project would be consistent with the goal of achieving diverse residential land uses and building types.

**Table 5**
**Existing and Proposed Residential Densities**

| Residential Planning Area | Density |
|---|---|
| R-1 | 6.0 |
| R-2 | 6.0 |
| R-3 | 4.0 |
| R-4 | 4.0 |
| R-5 | 5.0 |
| MF-1 | 10.0 |
| MF-2 | 8.0 |
| MF-3 (project) | 13 |
| MF-4 (project) | 12 |

**7. Private and Group Usable Open Space**

The previously approved 2010 Campus Park Specific Plan Amendment was designed to incorporate preservation of natural open space areas. The project would comply with the existing Parks and Open Space Policies of the 2010 Specific Plan Amendment including the following:

1. Development shall be consolidated on the flatter, less environmentally sensitive areas to preserve and protect sensitive habitats.
2. Areas of unique environmental and aesthetic value shall be conserved through dedication of open space easement(s) or other appropriate means.
3. Wherever feasible, natural vegetation shall be preserved and graded areas revegetated to stabilize soils and minimize erosion.
4. Residential uses shall not be allowed within the identified open space areas of the SPA.
5. A variety of public and private recreational opportunities shall be provided throughout the Campus Park community.
6. Recreational land uses in open space areas shall minimize grading and environmental impacts.
7. Edges of development shall be softened through the use of contour grading techniques and appropriate transitional landscaping.

The project would provide a total of two tot lots (310 SF and 1,314 SF) (P-9 and P-11) including one within Planning Area MF-3 (P-9) and one within Planning Area MF-4 (P-11). A passive park area (P-10) would be provided within the MF-3 Planning Area and two passive park areas (P-12 and P-13) would be provided within the MF-4 Planning Area. The passive park areas would include lawn, picnic tables, seating, waste

receptacles and meandering walkways. Both MF-3 and MF-4 would be located within close proximity or a half-mile radius, or approximately 10-minute walk from the HOA recreational facilities, parks and trails.

### 8. Special Area Regulation Designator

Special Area Regulation Designator "B" has been applied to the project which requires Community Design Review pursuant to Section 5750 to 6799 of the County of San Diego Zoning Ordinance.

The project as proposed is consistent with the Fallbrook Design Guidelines, the I-15 Design Review Board Guidelines and the I-15 Scenic Preservation Guidelines.

### 9. Signage

An existing community entry monument sign is located at the southwest corner of Parcel 1 and at the northwest corner of Parcel 2. See Figures 4 and 5 for existing signage. Neighborhood signage is proposed at the entrance driveway for Parcel 1 at Messara Street and at the two driveway entrances for Parcel 2 off of Friesian Way and Horse Ranch Creek Road. Neighborhood signage would consist of a stone veneered wall with a battered pilaster. Signage would match the typical entry monuments in Horse Creek Ridge which are approximately four feet in height and ten feet wide. The neighborhood name would be a maximum of seven feet wide. See Figure 25 for proposed signage dimensions.

All project signage shall comply with the Fallbrook Community Plan Architectural Regulations related to signage. Signage should inform and direct but not dominate the visual character of the area. Signage should be utilized at entrance drives for visitors to recognize.

## I. Design Guidelines

### 1. Architecture and Floor Plans

General

These guidelines address the design elements that contribute to the existing Campus Park planning concepts for pedestrian-oriented design. Guidelines are provided for architectural styles, façade elements, garage location and design and landscape themes. Conceptual site plans and architectural renderings are provided further in this section.

Existing Architecture and Design

Existing architectural styles for the single-family developments within Campus Park consist of Spanish, Colonial, Spanish Mission, Monterey, Craftsman, and Prairie. These styles are attractive, compatible with one another and can be easily integrated into the individual style and scale of each neighborhood.

Section F.6 of the previous Campus Park Specific Plan Amendment provides the community design guidelines for multi-family residential developments. No specific architectural styles are designated for multi-family developments. These guidelines address the design elements that contribute to the Village planning concepts such as: pedestrian-oriented design, façade elements, parking and garage location, and design and landscape themes. The site planning and plotting of multi-family residential buildings shall

contribute to the pedestrian-oriented Village concept. Multi-family residential development should be designed to promote variety and enhance the human-scaled pedestrian activity of the Village and shall create vital, interesting architecture. Landscape in multi-family developments shall adhere to County standards and shall be complementary to the streetscape and Mediterranean themed landscape.

Architecture

Specific building architectural styles are not mandated but should be complementary to the existing Campus Park theme established for the common use and residential areas of the community. The multi-family development would feature three architectural styles described as Spanish, Cottage and Craftsman. The Spanish style would feature stucco siding, rafter tails, a gable rake and gable accent, Spanish style windows and doors, window trim, stucco and shade accents, exterior lighting and color accents. The Cottage style would feature stucco siding, fascia and rake features, rafter tails, gable accent, Cottage style windows and doors, window trim, stone accents, siding accents, shutter accents, exterior lighting and color accents. The Craftsman style would feature stucco siding, fascia and rake features, rafter tails, gable accent, Craftsman style windows and doors, window trim, stone accents, siding accents, shutter accents, exterior lighting and color accents.

These styles are attractive, have compatible architectural character and design elements as one another and the existing Campus Park community, and can be easily integrated into the individual style and scale of the existing neighborhood. It shall be noted that these styles are intended for modern adaptation, not re-creation of historic homes. The project design of multi-family residences designed as single-family homes and applicable densities are compatible with the surrounding Campus Park developments while diversifying housing opportunities in an existing master planned community that have access to the same high-quality community facilities and resources.

All outdoor lighting shall conform to the County of San Diego Lighting Code and Lighting Requirements within the Performance Standards of the Zoning Ordinance.

Floor Plans

The multi-family residential units within the MF-3 and MF-4 Planning areas would consist of four distinct floor plans. The proposed floor plan descriptions are provided for illustrative purposes only. Final floor plans and final architectural design details may vary based on site-specific circumstances, so long as the overall project design intent is achieved consistent with these Architecture and Floor Plan Design Guidelines. Figure 10 provides the Architectural Site Plan and configuration of the unit types.

Floor Plan 1 would consist of an approximately 2,250 SF residence with three bedrooms and three and a half-bathrooms. The three-story residence would include a two-car garage. A total of 24 units would be constructed with this floor plan.

Floor Plan 2 would consist of an approximately 2,350 SF residence with four bedrooms and three and a half-bathrooms. This three-story residence would include a two-car garage. A total of 30 units would be constructed under this floor plan.

Floor Plan 3 would consist of an approximately 2,450 SF residence with four-bedrooms and three and a half-bathrooms. This three-story residence would include a two-car garage. A total of 42 units would be constructed under this floor plan.

Floor Plan 4 would consist of a 2,575 SF residence with four-bedrooms and four-bathrooms. This three-story residence would include a two-car garage. A total of 42 units would be constructed under this floor plan.

Table 6 below provides the details and features of each floor plan.

**Table 6**
**MF-3 and MF-4 Floor Plans**

| Plan Number | Bedrooms | Bathrooms | Feature | Square Footage | Garage | Total Number Onsite | Percent of Total |
|---|---|---|---|---|---|---|---|
| 1 | 3 (3 upstairs) | 3.5 | Bonus / Bath on 3rd floor | 2,250 | 2 Car | 24 | 18% |
| 2 | 4 (4 upstairs) | 3.5 | Bonus / Bath on 3rd floor | 2,350 | 2 Car | 30 | 22% |
| 3 | 4 (4 upstairs) | 3.5 | Bonus / Bath on 3rd floor | 2,450 | 2 Car | 42 | 30% |
| 4 | 4 (3 upstairs/ 1 downstairs) | 4 | Bonus / Bath on 3rd floor | 2,575 | 2 Car | 42 | 30% |
| | | | | | **Total Number of Units** | 138 | 100% |

Final architectural design would be determined during the Site Plan review and approval process and minor deviations or modifications to the Site Plan may be approved consideration of the Fallbrook and I-15 Design Guidelines. It is common for projects to undergo slight modifications from the originally approved design during final engineering. The project would comply with the applicable provisions of the Fallbrook Community Plan Community Beautification and Design policies. In addition, the project would comply with the following architectural and design guidelines:

- The overall residential density of Planning Areas MF-3 and MF-4 shall not exceed 13 du/ acre.
- A maximum of 138 multi-family residential dwelling units which are designed as single-family homes are permitted on a total of 11.6 net acres.
- A variety of floor plans and unit types shall be provided to accommodate the existing and forecasted population increase while retaining the charm of the present living environment.
- A maximum building height of 35 feet (three stories) is allowed in the MF-3 and MF-4 Planning Areas.
- The maximum multi-family residential condominium lot size for the MF-3 and MF-4 Planning zones shall be 2,250 SF.

**2. Landscaping**

Landscaping would be provided throughout the development, between the residences and throughout the central areas of the development. Larger clusters of landscaping would be planted along the site boundaries along Friesian Way and Horse Creek Ranch Road where existing monument signs are located. Section F above provides details of the plantings and landscape features for the project.

A Conceptual Landscape Plan is provided as Figures 11-13.

The project shall be subject to the following landscape design guidelines:

- Landscaping shall meet the requirements in the Fallbrook Community Plan related to landscaping for residential areas and the I-15 Scenic Preservation Guidelines
- A combination of walls and landscaping shall be used for noise attenuation and visual screening of vehicular use areas
- Project entries and public use areas shall provide landscaping that transition to a more village-like theme with accent plantings and sensitively designed signs
- Drought tolerant and native plant materials shall be used
- Low scale plantings shall be used adjacent to driveway entrances and street corners to maintain visibility for safety
- Plant materials shall be selected and located to prevent the rapid spread of brush fires in accordance with the Fire Protection Plan
- All proposed planting within the public right-of-way, for streets within the project site are subject to approval by the County of San Diego Department of Public Works

Water Conservation

- Project landscaping shall conform to the requirements of the County's Water Conservation and Landscape Design Manual
- Measures within the Landscape Design Manual shall ensure that water use within the project's landscape is well managed
- The project shall provide for a dual distribution system for all landscaped areas
- Project landscaping shall be designed for efficient use and conservation of water resources
- Plantings shall be grouped in hydrozones
- Regular inspections of project landscaping and irrigation shall occur so that field adjustments can be made to watering schedules to minimize plant stress
- These practices along with regular water audits would assure continued water application efficiency and a healthy landscape

In addition to project-wide landscaping, the project would include a total of two tot lot play areas and three passive park areas. These facilities are displayed in Figures 11 and 13.

**3. Fence and Walls**

A comprehensive plan for fencing and walls within the MF-3 and MF-4 Planning Areas has been prepared for the project. The Conceptual Fence and Wall Plan is provided in Figure 14. The proposed noise wall location is provided in Figure 15.

Fencing proposed in the previous SPA consisted of a community theme wall along the parcel boundaries on Horse Ranch Creek Road and Friesian Way and an open theme view barrier along the north east boundary of Parcel 1 and the southern boundary of Parcel 2.

On Parcel 1 fencing would provide backyard and side yard separation between the individual residential units. The project would provide a 6-foot slump block wall on Parcel 1 on the eastern and northeastern boundaries of the site. Three additional 6-foot block walls would be provided within the inner area of the residences including around the tot lot area. The southern boundary of the site would provide a 6-foot slump block and glass combination wall with battered stone pilasters. The western boundary of the site would be bound by an 8-foot noise wall and would continue along a portion of the northern boundary of the parcel and a portion of the southern boundary of the parcel.

Similarly on Parcel 2, fencing would provide backyard and side yard separation between the individual residential units. A 6-foot slump block wall with slurry coat and battered stone pilasters would be provided along the western and northwestern boundary of the site. The northern boundary of the site on both sides of the access driveway would contain a 6-foot slump block wall with 6-foot tan slump block pilasters. The eastern boundary of the site would be bound by a retaining wall. An existing tubular steel fence runs along the southern boundary of the site per the existing sports complex development.

A total of three retaining walls would be provided within the inner row of units ranging from two feet to four feet in height. The retaining walls provide separation between the rows of units which are not separated by Streets “A”, “B’, or “C”. An 8-foot noise wall would be provided along the western boundary of the parcel and would continue along a portion of the northern boundary of the parcel and a portion along the southern boundary of the parcel. Future noise protection easements are anticipated to be dedicated on the project site which may require minor modifications to the noise walls and landscaping upon construction of the residences.

The project shall be subject to the following fence and wall design guidelines:

- Walls and fencing shall be designed using traditional materials such as stone and wood that complement the natural and rural landscape while reflecting the community enhancements and Mediterranean themed landscape.
- Noise barriers in excess of ten feet in height shall consist of a wall and berm combination. The wall height in this combination barrier shall not exceed ten feet with the remaining portion of the overall height constructed through berming.
- Community theme walls shall provide screening, security and Project identity. Community theme walls will be constructed of masonry with decorative pilasters. Open view community walls are designed to relate to the design of the community theme walls while offering wrought iron or clear non-glare panels to take advantage of view opportunities.
- Where the rear of a lot abuts a street, the design shall provide for a privacy wall and landscaping consistent with the existing Campus Park streetscape theme.
- All walls and fencing greater than six feet in height require an exception in accordance with Section 6708 of the Zoning Ordinance.
- All walls and fencing within the development shall not exceed eight feet in height.
- All walls and fencing shall be screened with landscaping using vines, shrubs and trees.

## J. Project Design Features

The project shall implement project design features through the project design to reduce the development’s greenhouse gas (GHG) emissions. The project design features include the following:

- Install solar panels (250 SF minimum) for each unit per the California Green Code
- Install one electric vehicle (EV) charger for each unit per the California Building Code
- Install windows with minimum dual pane glazing per the California Energy Code
- Install smart thermostats for peak energy efficiency
- Install energy compliant EPA efficient appliances
- Install tank-less water heaters
- Install energy efficient light emitting diode (LED) lighting
- Examine residences for air leaks around caulking, insulation and weather stripping
- Encourage the use of warm water in two-cycle clothes waste for 500 lb reduction of carbon dioxide emissions
- Plant native landscaping to increase carbon neutrality per residence
- Plant two trees per unit with trees located throughout the project site with the majority placed on slopes
- Encourage the use of household products with reduced toxics
- Encourage maximum recycling

Additional project design features from the previously approved Campus Park SPA GHG mitigation measures are included in Table 7.

**Table 7**
**Previously Approved Campus Park SPA GHG Mitigation Measures per 2011 Final Environmental Impact Report (EIR)**

| Strategy to Reduce GHG Emissions | Project Design Features |
|---|---|
| Mixed-Use Design/Alternative Transportation | The Passerelle project includes residential, retail, and office uses that encourage reduction in vehicle miles traveled and the use of alternative transportation to access the retail and office centers through pedestrian and bicycle access. |
| Achieve 50% Statewide Diversion Goal | Passerelle would provide residents with separate recycling and waste receptacles to support the 50% state-wide solid waste diversion goal (AB 939).<br><br>Passerelle would require separation and recycling of construction waste. |
| Forestry | The Passerelle landscaping palette would include drought-tolerant trees. These plantings will contribute to on-site carbon storage, provide shade, and reduce heating from impervious surfaces (CARB Early Action Measure/Energy Efficiency 2-9). |
| Afforestation/Reforestation | The Passerelle compact land-use patterns reduce habitat fragmentation and contribute to the preservation of natural habitats, including forests and woodlands. |
| Water Use Efficiency | Passerelle would strive for a 50% reduction in residential water use through features such as low-flow appliances (incl. toilets, shower heads, washing machines), a drought-tolerant landscape palette, drip irrigation, smartweather-based irrigation controllers, use of mulch, and other water conservation measures. Landscaping shall be installed on private usable areas |

| Strategy to Reduce GHG Emissions | Project Design Features |
|---|---|
| | associated with each residential unit per the requirements of Section 86.722. |
| Building Energy Efficiency | Buildings at Passerelle would achieve energy performance equivalent to 15% better than current Title 24 standards. |
| Appliance Energy Efficiency | Residents at Passerelle would be offered a choice of energy efficient appliances (including washer/dryers, refrigerators) and appliances installed by builders would be Energy Star (including dishwashers). |
| Smart Growth Land Use Patterns | Smart growth land use patterns that reduce the amount of land being developed with reduced greenhouse gas emissions. |
| Education | Passerelle would provide educational materials for residents discussing strategies for reducing GHG emissions associated with the operation of their buildings (CARB Early Action Measure/Education 2-7). |

## II. Project Conformance with Applicable Plans and Policies

California Government Code Section 65454 requires Specific Plans to be consistent with the jurisdiction's General Plan. This section evaluates conformance of the project with the goals, objectives and guidelines contained in the County of San Diego General Plan (Table 8), the Fallbrook Community Plan (Table 9) and the -15 Corridor Subregional Plan (Table 10). The elements of the General Plan which are analyzed include:

- General Plan Guiding Principals
- Land Use Element
- Mobility Element
- Conservation and Open Space Element
- Housing Element
- Safety Element
- Noise Element

**Table 8**
**Project Consistency Analysis with Applicable General Plan Goals and Policies**

| Applicable County of San Diego General Plan Goals and Policies | Project Consistency Analysis |
|---|---|
| ***General Plan Guiding Principals*** | |
| **Guiding Principal 1:** Support a reasonable share of projected regional population growth. | **Consistent:** The overall Campus Park development contains a wide range of housing types. The project under the previous SPA would provide professional office space. As described in the Market Analysis for the project, the office sector is already adequately supplied and there is a substantial amount of potential future office space in the inland north area of the County. There is a deep and steady demand for new for-sale single-family homes in the County of San Diego region and in the inland north market area. The new home market in the County has been under-supplied for over the last ten years, while the office market has seen the amount of vacant space increase. Therefore, the project would support a reasonable share of projected regional population growth and market changes. |
| **Guiding Principal 2:** Promote health and sustainability by locating new growth near existing and planned infrastructure. | **Consistent:** The project would be located within an existing planned community within the Campus Park development which is conveniently located within the Interstate 15/Highway 76 Interchange Master Specific Plan. Because of its location at the intersection of an interstate highway and major state highway, this area would become a logical node of future development and transit opportunities. |
| **Guiding Principal 3:** Reinforce the vitality, local economy, and individual character of existing communities when planning new housing, employment, and recreational opportunities. | **Consistent:** The project would conform to the existing character of the community. The additional residences would add to the economic vitality of existing local economy and the future commercial uses of the Town Center. Given the decrease in demand of office uses, the elimination of superfluous professional office uses at this site would enhance the viability of the Town Center. The project was designed to meet the existing and future needs of the community within the County further reinforcing the vitality of the community. The project would complete the Campus Park development as it remains as two of the only undeveloped parcels in the Specific Plan area. The project has been designed to provide a wider range of housing options that are compatible with the housing options of Campus Park. |
| **Guiding Principal 4:** Promote environmental stewardship that protects the range of natural resources and habitats that uniquely define the County's character and ecological importance. | **Consistent:** The basis for the previous Campus Park SPA was to create a balanced master planned community while preserving large continuous areas of natural open space and sensitive habitats and maintaining an overall rural theme. The proposed SPA would comply with the existing merits of the 2010 SPA by placing multi-family residential units designed as single-family homes in an area already designated under the Campus Park Specific Plan for development and adjacent to existing residential uses. The placement of residential uses in an established community decreases the need for infrastructure and allows services to be provided more efficiently. The project would conform to the Campus Park Specific Plan and Fallbrook Community Plan development and design guidelines to ensure the community and County character would be maintained throughout the continuation of the Campus Park development. |

| Applicable County of San Diego General Plan Goals and Policies | Project Consistency Analysis |
|---|---|
| **Guiding Principal 5:** Ensure that development accounts for physical constraints and the natural hazards of the land. | **Consistent:** The project site has already been designated under the Campus Park Specific Plan for development. The project has been previously graded per grading permit number PDS2012-2700-15682 in anticipation of the development of the site. Development of Parcel 1 and Parcel 2 would be constructed in compliance with recommendations set forth in the geotechnical report. The project grading plans would guide development in response to existing site constraints. The project would prepare a new Fire Prevention Plan which provides recommendations for site development to reduce the potential for fire hazards and to address fire safety requirements. |
| **Guiding Principal 6:** Provide and support a multi-modal transportation network that enhances connectivity and supports community development patterns and, when appropriate, plan for development which supports public transportation. | **Consistent:** A system of trails and pathways were proposed as part of the previous SPA and has been developed within the existing Campus Park development. The project would have access and would provide additional connections to the trails and pathways within the community. The project would provide sidewalk connections that would provide means of travel to the Town Center and other amenities located throughout the community. The I-15/SR-76 Interchange is located to the southwest of the original Campus Park project site and the California Department of Transportation (Caltrans) "Park and Ride" facility with 223 parking spaces is located in the northwest quadrant of the interchange. |
| **Guiding Principal 7:** Maintain environmentally sustainable communities and reduce greenhouse gas emissions that contribute to climate change. | **Consistent:** The existing General Plan land use designation for the project site is Specific Plan Area which would not be revised as part of the project. Rather, the General Plan Amendment is required to change the existing use from professional office to multi-family residential in the Fallbrook Community Plan. The project would develop a site nearly surrounded by development associated with the Campus Park Specific Plan where existing public roads and infrastructure already exists thereby reducing the costs to build and maintain expensive infrastructure. The residential uses would be located within close proximity or a half-mile radius, or an approximately 10-minute walk from a variety of uses, such as the Town Center's commercial uses, HOA recreational facilities, parks, trails, open space areas, as well as the Palomar College North Education Center. The I-15/SR-76 Interchange is located to the southwest of the original Campus Park project site and Caltrans "Park and Ride" facility with 223 parking spaces located in the northwest quadrant of the interchange.<br><br>The project would provide design features such as solar panels, EV chargers, dual pane glazing, smart thermostats, efficient appliances, tank-less water heaters, LED lighting, and native landscaping and are further described in section J of this SPA. A Greenhouse Gas (GHG) Analysis has been prepared for the project and estimates the project would generate approximately 2,241.67 metric tons (MT) of carbon dioxide equivalent ($CO_2e$) each year from operations and construction emissions combined.<br><br>Comparing operational emissions from the project and the General Plan buildout for the site, the project would generate 1,303.48 MT $CO_2e$ fewer emissions than the General Plan buildout assumption. Since the project |

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| | would generate fewer emissions than the General Plan buildout allows, the project would generate a less than significant GHG impact. The previously approved Campus Park SPA contains findings related to GHG impacts that were less than significant, however; specific mitigation measures are required for all uses within the Campus Park Specific Plan and the project would be subject to such requirements. The mitigation measures are identified as project design features in Table 7 section J of this SPA. |
| **Guiding Principal 8:** Preserve agriculture as an integral component of the region's economy, character, and open space network. | **Consistent:** The project is located within the existing Campus Park development and has been previously graded per grading permit number PDS2012-2700-15682 in anticipation of development. By building within an area already designated for development under the Campus Park Specific Plan, the project would not impact agricultural resources within the region. |
| **Guiding Principal 9:** Minimize public costs of infrastructure and services and correlate their timing with new development. | **Consistent:** The project is located in the existing Campus Park community and nearly surrounded by development where existing public roads provide access to the site and the surrounding areas. Fire protection services would be provided by the County of San Diego North County Fire Protection District (NCFPD). NCFPD has reviewed the project and has indicated that existing and planned fire protection facilities and resources are adequate to serve the proposed project. Water and sewer services would be provided by Rainbow Municipal Water District (RMWD). School services would be provided by Fallbrook Union Elementary School and Fallbrook Union High School Districts. The project was reviewed by the appropriate service providers and it was determined that adequate services would be provided to the project. |
| **Guiding Principal 10:** Recognize community and stakeholder interests while striving for consensus. | **Consistent:** The project has and would continue to communicate with members of the Fallbrook Community Planning Group to recognize and address community interests and concerns and strive for consensus. |
| ***Land Use Element*** | |
| **LU-1.1 Assigning Land Use Designations.** Assign land use designations on the Land Use Map in accordance with the Community Development Model and boundaries established by the Regional Categories Map. | **Consistent.** The Community Development Model is implemented by three regional categories – Village, Semi-Rural, and Rural Lands, which reflect the different character and land use goals of the County's developed areas, its lower density residential and agricultural areas, and its very low density or undeveloped rural lands. The project site has a Regional Category designation of "Village". Therefore, the multi-family residential development would be consistent with the Community Development Model and future planned development for the Campus Park area of the Fallbrook Community. |
| **LU-1.3 Development Patterns.** Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands. | **Consistent.** The project site is designated as "Village" by the County Regional Categories map. No change to the Regional Category is proposed as part of the project. Areas to the north, east and south of the project site and areas west of I-15 are also designated as "Village". The nearby rural areas would be protected as open space under the previous SPA. |
| **LU-1.7 Maximum Residential Densities.** Determine the maximum number of dwelling units permitted within the boundaries of any subdivision or single lot based on the applicable land use | **Consistent.** The project site has a General Plan designation as Specific Plan Area. No change to the General Plan designation is proposed as part of the project. Under the General Plan Amendment for the project, changes are proposed to the Fallbrook Community Plan text modifying the proposed change in use for the project area within the Campus Park Specific Plan from |

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| designation(s). When the total number of dwelling units is less than one, this shall be interpreted as permitting one dwelling unit. When more than one dwelling unit is permitted, fractional dwelling units are rounded down to the nearest whole number of dwelling units. | professional office use to multi-family residential use. Section H.5 provides the Zoning Boxes for the two planning areas of the project including the maximum density. |
| **LU-2.1 Community Plans.** Maintain updated Community Plans, as part of the General Plan, to guide development to reflect the character and vision for each individual unincorporated community, consistent with the General Plan. | **Consistent.** As provided above, a General Plan Amendment would be required in order to revise the Fallbrook Community Plan text to reflect the amendment made to the Campus Park Specific Plan regarding the change in use from professional office to multi-family residential. The revisions to the Fallbrook Community Plan would continue to guide the development of the project site and reflect the character and vision of the Fallbrook Community. |
| **LU-2.2 Relationship of Community Plans to the General Plan.** Community Plans are part of the General Plan. These plans focus on a particular region or community within the overall General Plan area.<br>They are meant to refine the policies of the General Plan as they apply to a smaller geographic region and provide a forum for resolving local conflicts. As legally required by State law, Community Plans must be internally consistent with General Plan goals and policies of which they are a part. They cannot undermine the policies of the General Plan. Community Plans are subject to adoption, review and amendment by the Board of Supervisors in the same manner as the General Plan. | **Consistent.** As provided above, a General Plan Amendment would be required in order to revise the Fallbrook Community Plan text to reflect the amendment made to the Campus Park Specific Plan regarding the change in use from professional office to multi-family residential. |
| **LU-2.3 Development Densities and Lot Sizes.** Assign densities and minimum lot sizes in a manner that is compatible with the character of each unincorporated community. | **Consistent.** As provided in section H-5 of this SPA, the Zoning Boxes for the two planning areas of the project provide the allowable density and lot sizes that are compatible with the surrounding residential development of the Campus Park community. |
| **LU-2.4 Relationship of Land Uses to Community Character.** Ensure that the land uses and densities within any Regional Category or Land Use Designation depicted on the Land Use Map reflect the unique issues, character, and development objectives for a Community Plan area, in addition to the General Plan Guiding Principles. | **Consistent.** The project includes a SPA to the Campus Park Specific Plan to reflect the change in land use of the project site from professional office (PO) to multi-family residential. Section I of the SPA address design guidelines of the proposed revisions which would conform to the previous SPA and existing character of the Campus Park community. The change in use of the project site is reflective of market changes and housing needs within the community and would continue to conform to the development objectives of the Fallbrook Community Plan. The project's consistency with the General Plan Guiding Principles is provided in this table above. |

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| **LU-2.8 Mitigation of Development Impacts.** Require measures that minimize significant impacts to surrounding areas from uses or operations that cause excessive noise, vibrations, dust, odor, aesthetic impairment and/or are detrimental to human health and safety. | **Consistent.** The project would provide a multi-family residential development designed as single-family homes in an area surrounded by various residential housing types. The development is not associated with a use that would cause excessive noise, vibrations, dust or odor. Construction of the project has the potential to result in temporary noise and vibrations during site preparation, grading and building construction phases. The project would comply with all County regulations for construction noise and a significant impact would not occur. Construction activities would be required to comply with the San Diego Air Pollution Control District Rules and Regulations for dust and odor. A Visual Analysis will be prepared for the project to evaluate the change in visual elements of the area as a result of the residential development. The Visual Analysis will also compare the visual effects of the project site if it were developed as professional office uses under the previous SPA. The project would not cause excessive noise, vibrations, dust, odor, or aesthetic impairment that would be considered detrimental to human health and safety. |
| **LU-2.9 Maintaining Rural Character.** Consider level of service criteria, in accordance with Policy M-2.1, to determine whether adding lanes to a Mobility Element road would adversely impact the rural character of a community or cause significant environmental impacts. In those instances, consider other options to mitigate LOS where appropriate. | **Consistent.** The project would conform to the existing character of the Campus Park development which provides various residential housing types while retaining the overall rural theme consistent with the Fallbrook community. The architectural style of the proposed development would be consistent with the existing character of the community. Walls and fencing within the proposed development would also comply with the previous SPA for rural wall and fencing types. |
| **LU-3.1 Diversity of Residential Designations and Building Types.** Maintain a mixture of residential land use designations and development regulations that accommodate various building types and styles. | **Consistent.** The Campus Pak development has been planned for in the previous SPA and contains a variety of single-family and multi-family residential housing types. The project would provide an additional multi-family housing type designed as single-family homes on a smaller lot size that varies from the single- and multi-family residences in the existing Campus Park development. Minimum lot sizes are 1,850 SF and the maximum lot size is 2,250 SF. The development would allow for a greater mixture of residential land uses while maintaining compatibility throughout. |
| **LU-5.1 Reduction of Vehicle Trips within Communities.** Incorporate a mixture of uses within Villages and Rural Villages and plan residential densities at a level that support multi-modal transportation, including walking, bicycling, and the use of public transit, when appropriate. | **Consistent.** The project would locate multi-family residential development in the existing Campus Park community with access to the Sports Complex and future Town Center and commercial uses. A residential use such as the proposed, would contribute to the internalization of vehicle trips compared to professional office uses which would be a relatively minor contributor to the internalization of trips. The project would provide one of the remaining pieces that would complete the development of the Campus Park Specific Plan area. The existing Campus Park development provides trails and pathways to the neighboring open spaces areas. A “share the road” bicycle lane is proposed along SR-76 from Old Highway 395 to the Pala-Pauma Community boundary. The nearest transit facility is located along Old Highway 395 just north of SR-76 and currently services the 202 route for |

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| | Riverside Transit Agency (RTA). This route commutes from the Murrieta Walmart to the Oceanside Transit Center.<br><br>The project would amend the Campus Park Specific Plan from professional office land use to multi-family residential land use. The project would result in an approximately 48% trip reduction compared to the professional office use as analyzed in the LMA. No improvements would be required to any of the studied intersections and street segments per the County of San Diego thresholds for requiring roadway improvements. |
| **LU-5.2 Sustainable Planning and Design.** Incorporate into new development sustainable planning and design. | **Consistent.** The project would develop one of the remaining pieces of development within the Campus Park Specific Plan where existing public roads and infrastructure already exists thereby reducing the costs to build and maintain expensive infrastructure. The residential uses would be located within close proximity or a half-mile radius, or approximately 10-minute walk from a variety of uses, such as the Town Center's commercial uses, HOA recreational facilities, parks, trails, open space areas, as well as the Palomar College North Education Center. The I-15/SR-76 Interchange is located to the southwest of the original Campus Park project site and Caltrans "Park and Ride" facility with 223 parking spaces is located in the northwest quadrant of the interchange.<br><br>The project incorporates project design features identified in Section J of this SPA in order to reduce GHG emissions and comply with sustainable development practices. Since the project is located in an area of existing development, impacts to undisturbed lands would be avoided. The project would reduce the number of vehicle trips generated from the site compared to the originally proposed land use under the previous SPA. Vehicle trips would be reduced by approximately 48% with the development of multi-family residences designed as single-family homes. |
| **LU-5.5 Projects that Impede Non-Motorized Travel.** Ensure that development projects and road improvements do not impede bicycle and pedestrian access. Where impacts to existing planned routes would occur, ensure that impacts are mitigated and acceptable alternative routes are implemented. | **Consistent.** The project would develop two parcels that were already anticipated for development as part of the previous Campus Park SPA. The project would not propose a development that would impede bicycle and pedestrian access. Bicycle and pedestrian facilities have already been planned for in appropriate areas throughout the Campus Park community and would not be affected by the change in development from professional office use to multi-family residential use. |
| **LU-6.1 Environmental Sustainability.** Require the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment. | **Consistent.** The project site has been previously graded under grading permit number PDS2012-2700-15682 in anticipation of development of this parcel in conjunction with the previous Campus Park SPA and associated entitlements. The project would comply with all previously approved conditions and mitigation measures associated with the protection of sensitive natural resources. The project does not anticipate the need for measures beyond those originally conditioned for the site. |

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| **LU-6.4 Sustainable Subdivision Design.** Require that residential subdivisions be planned to conserve open space and natural resources, protect agricultural operations including grazing, increase fire safety and defensibility, reduce impervious footprints, use sustainable development practices, and, when appropriate, provide public amenities. | **Consistent.** The previous Campus Park SPA was designed to preserve sensitive natural habitats and unique landforms that exist surrounding the Campus Park community. The project would provide a multi-family residential development designed as single-family homes in replacement of the originally proposed professional office uses within the existing Campus Park community. The site has been previously graded per grading permit number PDS2012-2700-15682 in anticipation of development and contains little to no vegetation. No agricultural operations exist onsite. The project has prepared a Fire Protection Plan to ensure safety against fire hazards. Project design would minimize impervious surfaces to the extent feasible. The project would provide project design features detailed in Section J of this SPA in order to reduce the project's GHG emissions. The project would construct multi-family residences with energy and water efficient fixtures and appliances in accordance with the Title 24 Building Efficiency Standards. Therefore, the project has been designed to conserve the existing natural resources and utilize sustainable development practices. |
| **LU-6.3 Conservation-Oriented Project Design.** Support conservation-oriented project design. This can be achieved with mechanisms such as, but not limited to, Specific Plans, lot area averaging, and reductions in lot size with corresponding requirements for preserved open space (Planned Residential Developments). Projects that rely on lot size reductions should incorporate specific design techniques, perimeter lot sizes, or buffers, to achieve compatibility with community character. | **Consistent.** The basis for the previous Campus Park SPA was to create a balanced master planned community while preserving large continuous areas of natural open space and sensitive habitats and maintaining an overall rural theme. The proposed SPA would comply with the existing merits of the 2010 SPA by providing multi-family residential units in an area of existing residential including various types of residential housing. The Zoning Boxes for the Planning Areas are provided in section H of this SPA and provide multi-family residences designed as single-family homes on smaller condominium lot sizes. Condominium lot sizes range from 1,850 to 2,250 SF. The previous Campus Park SPA includes open space preservation of the areas located east of the development. The project would not impact the designated open space areas. The project would comply with the design guidelines of the SPA and the Fallbrook Community Plan to achieve compatibility between developments. |
| **LU-6.5 Sustainable Stormwater Management.** Ensure that development minimizes the use of impervious surfaces and incorporates other Low Impact Development techniques as well as a combination of site design, source control, and stormwater best management practices, where applicable and consistent with the County's LID Handbook. | **Consistent.** Storm water onsite is treated separately on Parcel 1 and Parcel 2 but is generally treated in the same manner. Storm water is picked up in a curb opening catch basin onsite, then treated by a modular wetland(s) or other proprietary device(s) per water quality requirements, then is stored in an underground tank system and released at a hydromodification-approved rate into the existing storm drain stub at the southeast corner of the site. An additional tree well is located at the entrance of Parcel 2 in order to treat storm water from the entrance driveway on Friesian Way. The underground system would ensure that 100-year peak flow in post-development conditions would be equal to or less than the corresponding peak flow in pre-development conditions.<br><br>A total of 53 additional tree wells 25' in diameter are proposed along Horse Ranch Creek Road to treat runoff from the road widening and provide hydromodification flow control. Storm water best management practices |

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| | (BMPs) would comply with County of San Diego LID Handbook requirements and policies of the Regional Water Quality Control Board.<br><br>Parcel 1 would result in 91,623 SF of impervious surfaces and Parcel 2 would result in 263,277 SF of impervious surfaces. |
| **LU-6.9 Development Conformance with Topography.** Require development to conform to the natural topography to limit grading; incorporate and not significantly alter the dominant physical characteristics of a site; and to utilize natural drainage and topography in conveying stormwater to the maximum extent practicable. | **Consistent.** The project site has been previously graded per grading permit number PDS2012-2700-15682 in anticipation of development as part of the existing Campus Park development. Project grading plans will incorporate the existing natural topography of the site to the extent feasible. Site drainage would continue to drain from the northeast corner to the southeast corner on both parcels, similar to existing conditions. Storm water conveyance would incorporate the natural drainage flows of the site and would ensure that the 100-year peak flow in post-development conditions would be equal or less than the corresponding peak flow in pre-development conditions. |
| **LU-6.10 Protection from Hazards.** Require that development be located and designed to protect property and residents from the risks of natural and man-induced hazards. | **Consistent.** The project would adhere to all requirements set forth in the project geotechnical evaluation in order to reduce potential risks for natural hazards. Additionally, the FPP/FMP provides recommendations for site development to reduce the potential for fire hazards and to address fire safety requirements. |
| **LU-6.11 Protection from Wildfires and Unmitigable Hazards.** Assign land uses and densities in a manner that minimizes development in extreme, very high and high fire threat areas or other unmitigable hazardous areas. | **Consistent.** Please refer to the consistency analysis above. The project would locate multi-family residences in an area with an existing variety of residential development and would not provide land uses and densities that compatible with the surroundings. The project is located in the Urban-Wildland Interface Zone and would comply with the recommendations of the FPP/FMP and requirements from NCFPD to reduce risk of fire. |
| **LU-9.1 Village and Community Core Planning.** Encourage the delineation of and development of more detailed planning direction for the character, design, uses, densities, and amenities of Village areas, Town Centers, and other community cores in Community Plans to assist in the future planning of residences, infrastructure, businesses, and civic uses. | **Consistent.** The project is located within the Fallbrook Community Plan and the Campus Park Specific Plan and would comply with the planning and development guidelines provided in both plans including character, design, use, and density of the proposed residential development. This SPA would further be used to assist in future planning of the project site. |
| **LU-9.2 Density Relationship to Environmental Setting.** Assign Village land use designations in a manner consistent with community character, and environmental constraints. In general, areas that contain more steep slopes or other environmental constraints should receive lower density designations. | **Consistent.** The project site was previously graded per grading permit number PDS2012-2700-15682 during the construction of the existing Campus Park area in anticipation of development. Both parcels are predominantly flat with elevations ranging from 370-375 on Parcel 1 and 360-370 on Parcel 2. Although the project would require additional grading to allow for development of the site, the project utilizes the existing constraints to provide appropriate densities for the site. |
| **LU-9.3 Village and Community Core Guidelines and Regulations.** Support the | **Consistent.** The project would amend the existing Campus Park Specific Plan Amendment in order to allow for multi-family residential development on a |

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| development and implementation of design guidelines, Village-specific regulations for roads, parking, and noise, and other planning and regulatory mechanisms that recognize the unique operations and character of Villages, Town Centers, and transportation nodes. Ensure that new development be compatible with the overall scale and character of established neighborhoods. | site that was previously designated for professional office use. The previous Campus Park SPA provides regulations for roads within the Campus Park development. This SPA provides an outline for onsite parking, and guidelines for character and scale of the development in conformance with existing development. A Noise Study has been prepared for the project and analyzes the potential noise impacts associated with the development and additional noise impacts related to the I-15 transportation noise.<br><br>Additionally, an 8-foot noise wall would be provided along the western boundary of the site and would continue to a portion of the northern and southern boundaries of each of the parcels. |
| **LU-9.5 Village Uses.** Encourage development of distinct areas within communities offering residents places to live, work, and shop, and neighborhoods that integrate a mix of uses and housing types. | **Consistent.** The project site is part of the larger Campus Park Specific Plan which includes a Town Center, Sports Complex and various residential housing types. Therefore, the project would be integrated into the community allowing for a live, work, and shop environment. |
| **LU-9.6 Town Center Uses.** Locate commercial, office, civic, and higher-density residential land uses in the Town Centers of Villages or Rural Villages at transportation nodes. Exceptions to this pattern may be allowed for established industrial districts and secondary commercial districts or corridors. | **Consistent.** The project would be located within the Campus Park community which contains a variety of residential land use types, a Sports Complex, Town Center, trails, parks and open space amenities. The proposed multi-family development would be located approximately 0.40 mile north of the Town Center. Additionally, the "Park and Ride" I-15 at SR-76 is located two miles southwest of the project site and provides free carpool and ride matching services, vanpool programs and transit through the iCommute program. This "Park and Ride" location contains 223 parking spaces and transit access. The nearest transit facility is located along Old Highway 395 north of SR-76 and services the 202 route for RTA. The project would provide residents with convenient access to this facility. Therefore, the project would locate a multi-family residential land use near commercial and civic uses in close proximity to transit amenities. |
| **LU-9.7 Town Center Planning and Design.** Plan and guide the development of Town Centers and transportation nodes as the major focal point and activity node for Village areas. Utilize design guidelines to be compatible with the unique character of a community. Roadways, streetscapes, building facades, landscaping, and signage within the town center should be pedestrian oriented. Wherever possible, locate public facilities, such as schools, libraries, community centers, and parks in Town Centers and Villages. | **Consistent.** The project would designate the previously approved professional office uses within the Campus Park SPA to multi-family residential use which would be located north of the Town Center. The Town Center was designed and approved as part of the previous Campus Park SPA and has not been constructed at the time of this SPA. However, in accordance with the previous SPA, the Town Center would provide convenient, community-serving commercial uses generally within 0.50 mile of the majority of the residential uses of the Campus Park community. The Town Center would be designed in accordance with the surrounding character of Campus Park and the Fallbrook Community and would be accessible by pedestrian facilities. |
| **LU-9.8 Village Connectivity and Compatibility with Adjoining Areas.** | **Consistent.** The project would be located in the Campus Park community which contains designated trails and pedestrian routes to the surrounding |

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| Require new development within Villages to include road networks, pedestrian routes, and amenities that create or maintain connectivity; and site, building, and landscape design that is compatible with surrounding areas. | neighborhood and open space areas. Access to the project site is provided by public roads that were constructed in coordination with the existing development. The project would provide additional access to the existing trails and pedestrian routes maintaining connectivity throughout the community. Site and building design would be designed in compatibility with the SPA and surrounding community. Landscaping would be compatible with the adjacent development in the Campus Park community and would be provided around the project boundaries and entryways in the site along with landscaping throughout the development. |
| **LU-9.9 Residential Development Pattern.** Plan and support an efficient residential development pattern that enhances established neighborhoods or creates new neighborhoods in identified growth areas. | **Consistent.** Although the SPA proposes to change the land use from professional office to multi-family residential units designed as single-family homes, the change is proposed as a result of market demand for single-family homes in this area of the County. The project would further support growth in the area and would bring new housing types at a more attainable price range further enhancing the established neighborhood. |
| **LU-9.10 Internal Village Connectivity.** Require that new development in Village areas are integrated with existing neighborhoods by providing connected and continuous street, pathway, and recreational open space networks, including pedestrian and bike paths. | **Consistent.** Trails and pedestrian paths are provided in the existing residential development within the Campus Park community. The project would provide one of the remaining pieces of development within the existing Campus Park community providing residents with connections to existing amenities and open space areas through pedestrian and bicycle paths. |
| **LU-9.11 Integration of Natural Features in Villages.** Require the protection and integration of natural features, such as unique topography or streambeds, into Village projects. | **Consistent.** The project site has been previously graded per grading permit number PDS2012-2700-15682 as part of the Approved Project in anticipation of development with the adjacent Campus Park development. The project and the previous grading activities on the project site allow for development that respects the existing topography and circulation patterns in the area and promotes orderly growth for the region. |
| **LU-9.12 Achieving Planned Densities in Villages.** In villages, encourage future residential development to achieve planned densities through multi-family, mixed use, and small-lot single-family projects that are compatible with the community character. | **Consistent.** The project is designated as "Village" and would provide multi-family residences on smaller condominium lots ranging from 1,850 SF to 2,250 SF. This type of development would allow for a variety of residential land use types from the existing Campus Park development which contains multi-family units and larger-lot single-family residences. The proposed development would still provide compatibility with the existing community character of the Campus Park development. |
| **LU-12.1 Concurrency of Infrastructure and Services with Development.** Require the provision of infrastructure, facilities, and services needed by new development prior to that development, either directly or through fees. Where appropriate, the construction of infrastructure and facilities may be phased to coincide with project phasing. | **Consistent.** Water and sewer services are currently provided to the existing Campus Park development by RMWD. RMWD has verified that adequate water and sewer services exist to serve the project site. The project would comply with all conditions set forth by RMWD. No extensions to existing water or sewer lines are anticipated and all services would be extended to the project site through the existing services. |

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| **LU-12.2 Maintenance of Adequate Services.** Require development to mitigate significant impacts to existing service levels of public facilities or services for existing residents and businesses. Provide improvements for Mobility Element roads in accordance with the Mobility Element Network Appendix matrices, which may result in ultimate build-out conditions that achieve an improved LOS but do not achieve a LOS of D or better. | **Consistent.** The Modified Project would provide roadway improvements along a portion of Horse Ranch Creek Road, which is off-site to the Modified Project but is within the project area that was previously analyzed in the FEIR for the Approved Project. The off-site roadway improvements would include construction of roadway improvements to Horse Ranch Creek Road starting on the north side of Friesian Way ending 800-foot from the intersection of Gold Palomino Way and Horse Ranch Creek Road, as shown on the street improvement plans for the project.<br>The 800-foot transition starting from the Gold Palomino Way intersection along the Remainder Parcel would include replacing the existing eastern berm line in this segment with an interim berm line that would gradually widen as it approaches the intersection of Gold Palomino Way and Horse Ranch Creek Road until both the east and west side of the asphalt concrete berm reaches a face of curb of 39 feet from centerline. Two painted median bubbles with variable widths from the face of the curb would be installed to separate traffic, as well as street striping and arrows to direct traffic.<br>Off-site roadway improvements on Horse Creek Ranch Road from the intersection of Gold Palomino Way north to Friesian Way would be improved to public Boulevard Road with Raised Median standards to a graded width of one hundred six feet (106) feet with seventy-eight (78) of asphalt concrete pavement over approved base with Portland cement concrete curb, gutter and sidewalk with face of curb at thirty-nine feet (39) from the centerline. A fourteen-foot (14') wide raised median would be constructed with concrete curbs with the face of the median curb at seven feet (7”) from the centerline within this section of the off-site roadway improvements.<br>A 330-foot transition on Horse Creek Ranch Road would be improved starting north of the intersection of Horse Creek Ranch Road and Friesian Way (Horse Creek Ranch Road becomes Pankey Road after Friesian Way). The 330-foot transition starting from the Friesian Way intersection would include replacing the existing eastern berm line in this segment with an interim berm line that would gradually widen as it approaches the intersection of Friesian Way and Horse Ranch Creek Road until both the east and west side of the asphalt concrete berm reaches a face of curb of 40 feet from centerline. Street arrows would be installed on the northbound lane of the 330-foot transition to direct traffic.<br>Grading and paving would occur as required to provide additional left and right turn lanes and pathways for trails along the roadway improvements as may be required. |
| **LU-13.1 Adequacy of Water Supply.** Coordinate water infrastructure planning with land use planning to maintain an acceptable availability of a high quality sustainable water supply. Ensure that new development includes both indoor and | **Consistent.** As stated above, RMWD has indicated sufficient water infrastructure and facilities to accommodate the project. The project would utilize drought tolerant landscaping and comply with the requirements under the County’s Water Conservation and Landscape Design Manual. Residential units would utilize water efficient appliances and low-flow plumbing fixtures in accordance with the Title 24 Building Efficiency Standards. |

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| outdoor water conservation measures to reduce demand. | |
| **LU-13.2 Commitment of Water Supply.** Require new development to identify adequate water resources, in accordance with State law, to support the development prior to approval. | **Consistent.** The project would identify and evaluate the future water usage for the project to ensure adequate resources exist to support the development. The project application would continue to coordinate with RMWD to ensure commitment of water supply. |
| **LU-14.1 Wastewater Facility Plans.** Coordinate with wastewater agencies and districts during the preparation or update of wastewater facility master plans and/or capital improvement plans to provide adequate capacity and assure consistency with the County's land use plans. | **Consistent.** RMWD has indicated sufficient wastewater facility and infrastructure is adequate to accommodate the project. It is not anticipated that the project would require the preparation or update to the wastewater facility master plan. |
| **LU-17.1 Planning for Schools.** Encourage school districts to consider the population distribution as shown on the Land Use Map when planning for new school facilities. | **Consistent.** The project is located within the Fallbrook Union Elementary School and Fallbrook Union High School Districts. Both school districts have indicated that adequate facilities exist to accommodate the number of students generated as a result of the project. |
| ***Mobility Element*** | |
| **M-1.2 Interconnected Road Network.** Provide an interconnected public road network with multiple connections that improve efficiency by incorporating shorter routes between trip origin and destination, disperse traffic, reduce traffic congestion in specific areas, and provide both primary and secondary access/egress routes that support emergency services during fire and other emergencies. | **Consistent.** A network of public roads is provided throughout the existing Campus Park development. Access to the project site is provided from Friesian Way are Messara Street. Secondary access to Parcel 2 is provided from Horse Ranch Creek Road. All access and internal circulation drives would be constructed consistent with County and NCFPD requirements. |
| **M-3.3 Multiple Ingress and Egress.** Require development to provide multiple ingress/egress routes in conformance with State law and local regulations. | **Consistent.** The project would provide multiple ingress/egress routes to the project site. Two access driveways are provided within Parcel 2, one from Horse Ranch Creek Road and one from Friesian Way while Parcel 1 has one access driveway. All ingress/egress routes within the project site would be designed in conformance with State and County regulations. |
| **M-4.1 Walkable Village Roads.** Encourage multi-modal roads in Villages and compact residential areas with pedestrian-oriented development patterns that enhance pedestrian safety and walkability, along with other non-motorized modes of travel, such as designing narrower but slower speed roads that increase pedestrian safety. | **Consistent.** A number of trails and pedestrian and bicycle pathways are provided throughout the Campus Park development. Sidewalks and fencing within the development have been designed to promote pedestrian safety and a pedestrian-friendly development. The project would provide for the continuation of the pedestrian facilities and allow access to existing trails and pathways. |

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| **M-4.2 Interconnected Local Roads.** Provide an interconnected and appropriately scaled local public road network in Village and Rural Villages that reinforces the compact development patterns promoted by the Land Use Element and individual community plans. | **Consistent.** Public roads have been developed to provide access to the project site and have been appropriately scaled for the proposed land use of the project. The existing public roads would provide access into the project site from multiple driveways. |
| **M-4.4 Accommodate Emergency Vehicles.** Design and construct public and private roads to allow for necessary access for appropriately-sized fire apparatus and emergency vehicles while accommodating outgoing vehicles from evacuating residents. | **Consistent.** The existing roadways along Horse Ranch Creek Road and Friesian Way have been designed and constructed to allow for required emergency vehicle access. The project site driveways and private streets would be designed to provide adequate movements for emergency vehicle access and evacuation routes. |
| **M-8.1 Maximize Transit Service Opportunities.** Coordinate with SANDAG, the CTSA, NCTD, and MTS to provide capital facilities and funding, where appropriate, to:<br>• Maximize opportunities for transit services in unincorporated communities<br>• Maximize the speed and efficiency of transit service through the development of transit priority treatments such as transit signal priority, transit queue jump lanes, and dedicated transit only lanes<br>• Provide for transit-dependent segments of the population, such as the disabled, seniors, low income, and children, where possible<br>• Reserve adequate rights-of-way to accommodate existing and planned transit facilities including bus stops | **Consistent.** This area of the County has been designated, by SANDAG, as a location that should include a Transit Node. This Transit Node should include parking for buses, bus stops, parking for private vehicles, transfer station, etc. The exact location for a Transit Node has not been identified, at this time. However, it is most likely to fall within the I-15/SR 76 Interchange area.<br><br>The "Park and Ride" I-15 at SR-76 is located two miles southwest of the project site and provides free carpool and ride matching services, vanpool programs and transit through the iCommute program. This "Park and Ride" location contains 223 parking spaces and transit access.<br><br>Resolutions for the previous Campus Park SPA project include a condition that requires the project proponent to participate, along with other projects located in and around this Interchange, by contributing appropriate funds for the acquisition, design and construction of this Transit Node.<br><br>The project would allow for residences to access existing transit services throughout the Fallbrook Community. The project would not require the construction of additional transit facilities in the area. |
| **M-11.2 Bicycle and Pedestrian Facilities in Development.** Require development and Town Center plans in Villages and Rural Villages to incorporate site design and on-site amenities for alternate modes of transportation, such as comprehensive bicycle and pedestrian networks and facilities, including both on-street facilities | **Consistent.** The Campus Park development was designed as a pedestrian-friendly community consisting of a network of pathways and trails that meander along streets and within open space areas. A variety of trail and pathway types occur within the community and the project would provide access to the existing network of trails within the Campus Park development. Bike lanes are provided along Horse Ranch Creek Road as part of the previous Campus Park SPA project. Other trails located within 0.25-mile of the project site include a proposed community pathway located along SR-76 from Horse |

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| as well as off-street bikeways, to safely serve the full range of intended users, along with areas for transit facilities, where appropriate and coordinated with the transit service provider. | Ranch Creek Road to further west of Old Highway 395, a proposed community trail located along Horse Ranch Creek Road from the SR-76 to Pala Mesa Heights, and a proposed community pathway located along Pankey Road from SR-76 to north of Stewart Canyon Road.<br><br>A Class II bicycle lane is proposed along SR-76 from the Bonsall Community boundary to Old Highway 395 to the Pala-Pauma Community boundary. The project would provide residents with access to existing bike lanes including the multi-purpose trails that allow for pedestrian and bicycle travel.<br><br>The "Park and Ride" I-15 at SR-76 is located two miles southwest of the project site and provides free carpool and ride matching services, vanpool programs and transit through the iCommute program. This "Park and Ride" location contains 223 parking spaces and transit access. The nearest transit facility is located along Old Highway 395 north of SR-76 and services the 202 route for RTA. The project would provide residents with convenient access to this facility. |
| **M-11.4 Pedestrian and Bicycle Network Connectivity.** Require development in Villages and Rural Villages to provide comprehensive internal pedestrian and bicycle networks that connect to existing or planned adjacent community and countywide networks. | **Consistent.** As described above, a comprehensive internal pedestrian and bicycle network was designed as part of the previous Campus Park SPA and the project would provide access to the existing alternative modes of transportation. Access to the existing pedestrian and bicycle network would provide connections to countywide networks. |
| **MU-11.7 Bicycle and Pedestrian Facility Design.** Promote pedestrian and bicycle facility standards for facility design that are tailored to a variety of urban and rural contexts according to their location within or outside a Village or Rural Village. | **Consistent.** Bicycle and pedestrian facilities are planned for or have been constructed as part of the existing Campus Park development. These facilities have been designed and/or constructed to tailor to a variety of contexts. |
| **MU-11.8 Coordination with County Trails Program.** Coordinate the proposed bicycle and pedestrian network and facilities with the Community Trails Master Plan's proposed trails and pathways. | **Consistent.** A network of trails and pedestrian walkways has been developed in conjunction with the existing Campus Park development in accordance with the Community Trails Master Plan. Future residents of the proposed development would have access to this network of trails and pedestrian facilities. Additional trails are not required as part of the proposed SPA and GPA. |
| **MU-12.1 County Trails System.** Implement a County Trails Program by developing the designated trail and pathway alignments and implementing goals and policies identified in the Community Trails Master Plan. | **Consistent.** A network of trails has been established as part of the existing Campus Park development. Future residents of the proposed multi-family residential development would have access to these trails and would be within walking distance (0.50 mile). The existing trails have been implemented in accordance with the goals and policies of the Community Trails Master Plan. |
| ***Conservation and Open Space Element*** | |
| **COS-4.1 Water Conservation.** Require development to reduce the waste of | **Consistent.** The project would utilize native and drought tolerant landscaping and comply with the requirements under the County's Water |

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| potable water through use of efficient technologies and conservation efforts that minimize the County's dependence on imported water and conserve groundwater resources. | Conservation in Landscape Ordinance and Water Efficient Landscape Design Manual. Residential units would utilize water efficient appliances and low-flow plumbing fixtures in accordance with the Title 24 Building Efficiency Standards. |
| **COS-4.2 Drought-Efficient Landscaping.** Require efficient irrigation systems and in new development encourage the use of native plant species and non-invasive drought tolerant/low water use plants in landscaping. | **Consistent.** As stated above, the project would utilize native drought tolerant landscaping and comply with the requirements under the County's Water Conservation in Landscape Ordinance and Water Efficient Landscape Design Manual. Onsite irrigation for landscaping would include water efficient systems. |
| **COS-4.3 Stormwater Filtration.** Maximize stormwater filtration and/or infiltration in areas that are not subject to high groundwater by maximizing the natural drainage patterns and the retention of natural vegetation and other pervious surfaces. This policy shall not apply in areas with high groundwater, where raising the water table could cause septic system failures, moisture damage to building slabs, and/or other problems. | **Consistent.** Site drainage would continue to drain from the northeast corner to the southeast corner on both parcels, similar to existing conditions. Storm water conveyance would incorporate the natural drainage flows of the site and would ensure that the 100-year peak flow in post-development conditions would be equal or less than the corresponding peak flow in pre-development conditions. |
| **COS-4.5 Recycled Water.** Promote the use of recycled water and gray water systems where feasible. | **Consistent.** Recycled water would be used where feasible and would be determined during final site design. |
| **COS-5.2 Impervious Surfaces.** Require development to minimize the use of directly connected impervious surfaces and to retain stormwater run-off caused from the development footprint at or near the site of generation. | **Consistent.** The project site does not have existing impervious surfaces. Project design would minimize impervious surfaces to the extent feasible. Parcel 1 would result in 91,623 SF of impervious surfaces and Parcel 2 would result in 263,277 SF of impervious surfaces. Storm water conveyance would incorporate the natural drainage flows of the site and would ensure that the 100-year peak flow in post-development conditions would be equal or less than the corresponding peak flow in pre-development conditions. |
| **COS-5.3 Downslope Protection.** Require development to be appropriately sited and to incorporate measures to retain natural flow regimes, thereby protecting downslope areas from erosion, capturing runoff to adequately allow for filtration and/or infiltration, and protecting downstream biological resources. | **Consistent.** The project site has been previously graded per grading permit number PDS2012-2700-15682 during the construction of the existing Campus Park community in anticipation of development. Both parcels are predominantly flat with elevations ranging from 370-375 on Parcel 1 and 360-370 on Parcel 2. Although the project would require additional grading to allow for development of the site, the project utilizes the existing constraints to retain natural flow regimes and protecting downslope areas from erosion. The project would implement construction and operational BMPs to reduce erosion and runoff further protection downstream biological resources. |
| **COS-5.5 Impacts of Development to Water Quality.** Require development projects to avoid impacts to the water quality in local | **Consistent.** Storm water onsite is treated separately on Parcel 1 and Parcel 2 but is generally treated in the same manner in order to avoid impacts to water quality in the local watershed system. Storm water is picked up in a |

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| reservoirs, groundwater resources, and recharge areas, watersheds, and other local water sources. | curb opening catch basin onsite, then treated by a modular wetland(s) or other proprietary device(s) per water quality requirements, then is stored in an underground tank system and released at a hydromodification-approved rate into the existing storm drain stub at the southeast corner of the site. An additional tree well is located at the entrance of Parcel 2 in order to treat storm water from the entrance driveway on Friesian Way. The underground system would ensure that 100-year peak flow in post-development conditions would be equal to or less than the corresponding peak flow in pre-development conditions.<br><br>A total of 53 additional tree wells 25' in diameter are proposed along Horse Ranch Creek Road to treat runoff from the road widening and provide hydromodification flow control. Storm water BMPs would comply with County of San Diego LID Handbook requirements and policies of the Regional Water Quality Control Board. |
| **COS-6.5 Best Management Practices.** Encourage best management practices in agriculture and animal operations to protect watersheds, reduce GHG emissions, conserve energy and water, and utilize alternative energy sources, including wind and solar power. | **Consistent.** As stated above, the project would utilize storm water BMPs to reduce impacts to water quality in the local watershed system. The project would provide project design features detailed in Section J of this SPA in order to reduce the project's GHG emissions. The project would construct multi-family residences with energy and water efficient fixtures and appliances in accordance with the Title 24 Building Efficiency Standards. |
| **COS-7.1 Archaeological Protection.** Preserve important archaeological resources from loss or destruction and require development to include appropriate mitigation to protect the quality and integrity of these resources. | **Consistent.** The project site has been previously graded per grading permit number PDS2012-2700-15682 during the construction of the surrounding Campus Park development and therefore previous site disturbances have occurred. The project site is not identified as having sensitive paleontological resources. However, the project would comply with all mitigation measures for cultural resources including those related to the preservation of archaeological resources in the event that archaeological resources are unearthed during construction activities. |
| **COS-7.4 Consultation with Affected Communities.** Require consultation with affected communities, including local tribes to determine the appropriate treatment of cultural resources. | **Consistent.** The project would comply with the Assembly Bill 52 process for consultation with California Native American tribes in order to address tribal concerns regarding project impacts and mitigation to potential tribal cultural resources. |
| **COS-9.1 Preservation.** Require the salvage and preservation of unique paleontological resources when exposed to the elements during excavation or grading activities or other development processes. | **Consistent.** As stated previously, the project site is not identified as having sensitive paleontological resources. However, in the event that paleontological resources are unearthed during project grading, the project would comply with all County requirements for protection and preservation of such resources. |
| **COS-11.1 Protection of Scenic Resources.** Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including | **Consistent.** The project is located directly east of I-15 which is designated as a County scenic highway from the Escondido city limits north to Riverside County line. Although the project is located within the existing Campus Park development, it is located at the forefront of the development nearest to I-15. Development of the site would appropriately place buildings with |

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| prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes. | appropriate scale and height in accordance with the existing topographic and natural features of the area to protect nearby scenic features. Building design and architectural style would comply with the community character of the Campus Park development and surrounding Fallbrook community.<br><br>Additionally, a Visual Analysis will be prepared for the project to evaluate the change in visual elements of the area as a result of the residential development. The Visual Analysis will compare the visual effects of the project site if it were developed as professional office uses under the previous SPA. The project would provide a more consistent development theme to the existing Campus Park development as it would provide residential development similar to the existing residential development. Under the existing land use as professional office, the visual character of the site would contain buildings with greater mass and bulk with large surface parking lots. |
| **COS-11.3 Development Siting and Design.** Require development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas, through the following:<br>• Creative site planning<br>• Integration of natural features into the project<br>• Appropriate scale, materials, and design to complement the surrounding natural landscape<br>• Minimal disturbance of topography<br>• Clustering of development so as to preserve a balance of open space vistas, natural features, and community character<br>• Creation of contiguous open space networks | **Consistent.** As stated above, a Visual Analysis will be prepared for the project in order to evaluate the potential visual impacts of the project including impacts from I-15. The project would utilize creative site planning and the existing features of the site while minimizing visual impacts to adjacent visual features. Building design and architectural style would comply with the community character of the Campus Park development and surrounding Fallbrook community. The project would be located within the existing residential area of the Campus Park development and would avoid development in undisturbed areas preserving existing open space and natural features. |
| **COS-12.2 Development Location on Ridges.** Require development to preserve the physical features by being located down and away from ridgelines so that structures are not silhouetted against the sky. | **Consistent.** The project, as part of the previous Campus Park SPA, has been designed to preserve visually dominant ridgelines and features and would not likely be silhouetted against the sky. The project would also preserve any dominant rock outcroppings and scenic high quality open space resources. |
| **COS-13.2 Palomar and Mount Laguna.** Minimize, to the maximum extent feasible, the impact of development on the dark skies surrounding Palomar and Mount Laguna observatories to maintain dark | **Consistent.** The project site is located over 16 miles west of the Palomar Observatory and is therefore located outside of the 15-mile radius as provided in the County Outdoor Light Control Ordinance Zone Map. Further, the project would comply with all County requirements for shielding and |

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| skies which are vital to these two world-class observatories by restricting exterior light sources within the impact areas of the observatories. | downcast of outdoor light fixtures in order to reduce light spill and glare to the surrounding areas. |
| **COS-14.1 Land Use Development Form.** Require that development be located and designed to reduce vehicular trips (and associated air pollution) by utilizing compact regional and community-level development patterns while maintaining community character. | **Consistent.** The project would amend the Campus Park Specific Plan from professional office land use to multi-family residential land use designed as single-family homes. The project would result in an approximately 48% trip reduction compared to the professional office use. Reduced vehicle trips would therefore result in similar reductions in air quality emissions.<br><br>An Air Quality Analysis was prepared for the project and concluded that the project would not result in an air quality impact during construction and would not require mitigation. The project would be consistent with the previously approved Campus Park Specific Plan air quality findings and would implement the previously approved air quality mitigation measures for unavoidable short-term construction impacts. Operational air quality emissions would not exceed San Diego Air Pollution Control District (SDAPCD) operational air quality significance thresholds and would not require mitigation. Operational impacts would be reduced as a result of reduced ADT.<br><br>The project is consistent with the previously approved Campus Park SPA and would not significantly change the approved air quality analysis. The project would marginally reduce the total ADT for the entire Campus Park Specific Plan which would reduce long-term air quality emissions currently accounted for by the County within the Regional Air Quality Standards (RAQS). Since the project would reduce ADT and air quality emissions, the project would not conflict with the RAQS. |
| **COS-14.2 Villages and Rural Villages.** Incorporate a mixture of uses within Villages and Rural Villages that encourage people to walk, bicycle, or use public transit to reduce air pollution and GHG emissions. | **Consistent.** The project is located in an area designated for "Village" uses by the County's Regional Category Map. The project is within the existing and planned Campus Park development which contains a Sports Complex, open space areas and parks and a future Town Center. A number of trails and pedestrian and bicycle pathways are provided throughout the Campus Park development with access to these amenities. The project would provide for the continuation of the pedestrian facilities and allow access to existing trails and pathways throughout the development.<br><br>The "Park and Ride" I-15 at SR-76 is located two miles southwest of the project site and provides free carpool and ride matching services, vanpool programs and transit through the iCommute program. This "Park and Ride" location contains 223 parking spaces and transit access. The project would provide future residents with convenient access to this facility. |
| **COS-14.3 Sustainable Development.** Require design of residential subdivisions and nonresidential development through "green" and sustainable land development | **Consistent.** A variety of parks, open space areas and trails are provided within the Campus Park development which was designed as a pedestrian-friendly community. The multi-family development would be designed and built in accordance with current Title 24 Building Efficiency Standards and |

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| practices to conserve energy, water, open space, and natural resources. | would provide water and energy efficient fixtures and appliances, low-flow plumbing fixtures, native and drought tolerant landscaping and project design features are further described in Section J of this SPA. |
| **COS-14.7 Alternative Energy Sources for Development Projects.** Encourage development projects that use energy recovery, photovoltaic, and wind energy. | **Consistent.** The project would incorporate 250 SF of rooftop solar onto each of the residential units and would provide the project design features detailed in Section J to reduce GHG emissions. |
| **COS-14.8 Minimize Air Pollution.** Minimize land use conflicts that expose people to significant amounts of air pollutants. | **Consistent.** The project would develop two parcels with multi-family residential units designed as single-family homes in an area surrounded by various residential uses including single-family and multi-family residences. The project would result in short-term air quality emissions during construction and long-term emissions during operation of the project which would be similar to the emissions of the existing Campus Park development. No land use conflicts would result as part of the project. Therefore, no land use conflicts that expose people to significant amounts of air pollutants would occur. |
| **COS-14.9 Significant Producers of Air Pollutants.** Require projects that generate potentially significant levels of air pollutants and/or GHGs such as quarries, landfill operations, or large land development projects to incorporate renewable energy, and the best available control technologies and practices into the project design. | **Consistent.** The project would provide 138 multi-family residential units in an existing residential development and would not be considered a significant producer of air pollutants. Additionally, the project would incorporate renewable energy and would provide 250 SF of rooftop solar on each residential unit. |
| **COS-15.1 Design and Construction of New Buildings.** Require that new buildings be designed and constructed in accordance with "green building" programs that incorporate techniques and materials that maximize energy efficiency, incorporate the use of sustainable resources and recycled materials, and reduce emissions of GHGs and toxic air contaminants. | **Consistent.** The project would comply with the current Title 24 Building Efficiency Standards and would incorporate techniques and materials that maximize energy efficiency throughout the residential development. Water and energy efficient fixtures and appliances, low-flow plumbing fixtures, native and drought tolerant landscaping and water efficient irrigation systems would be utilized throughout the development. The project is not anticipated to produce significant air quality or GHG emissions. |
| **COS-15.4 Title 24 Energy Standards.** Require development to minimize energy impacts from new buildings in accordance with or exceeding Title 24 energy standards. | **Consistent.** As stated above, the project would be designed in accordance with current Title 24 Building Efficiency Standards and would minimize energy impacts by providing energy efficient fixtures and appliances. |
| **COS-17.2 Construction and Demolition Waste.** Require recycling, reduction and reuse of construction and demolition debris. | **Consistent.** The project would comply with all County regulations regarding construction and demolition waste and recycling requirements. |
| **COS-19.1 Sustainable Development Practices.** Require land development, | **Consistent.** Native and drought tolerant landscaping would be provided throughout the residential development to minimize irrigation water |

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| building design, landscaping, and operational practices that minimize water consumption. | consumption. As stated above, the project would utilize low-flow plumbing fixtures and water efficient fixtures and appliances in accordance with Title 24 requirements. |
| **COS-19.2 Recycled Water in New Development.** Require the use of recycled water in development wherever feasible. Restrict the use of recycled water when it increases salt loading in reservoirs. | **Consistent.** Refer to consistency analysis in COS-4.5. |
| **COS-24.1 Park and Recreation Contributions.** Require development to provide fair-share contributions toward parks and recreation facilities and trails consistent with local, state, and federal law | **Consistent.** The project applicant will be coordinating with the Fallbrook Community Planning Group and the County of San Diego Parks and Recreation Department to discuss potential facilities where the project could contribute to future improvements. |
| ***Housing Element*** | |
| **H-1.3 Housing near Public Services.** Maximize housing in areas served by transportation networks, within close proximity to job centers, and where public services and infrastructure are available. | **Consistent.** The project would provide multi-family residential housing located in the existing Campus Park community. The surrounding development is served by existing public services including police, fire, water and sewer. I-15 is located directly west of the project site and SR-76 is located approximately 1.5 miles south as is included in the I-15/Highway 76 Interchange Master Plan. Therefore, the project would provide housing in an area served by transportation networks where public services are available. |
| **H-1.6 Land for All Housing Types Provided in Villages.** Provide opportunities for small-lot single-family, duplex, triplex, and other multi-family building types in Villages. | **Consistent.** The previous Campus Park SPA provides the land use plan for the existing residential areas and includes various single-family residential types such as R-1 through R-5 which allow for various densities and lot sizes. MF-1 and MF-2 provide two types of multi-family residential developments. The project would provide two additional types of multi-family residential types under MF-3 and MF-4 which include multi-family units designed as single-family homes on smaller condominium lots. Therefore, the project would contribute to the variety of opportunities for residential development types. |
| **H-1.7 Mix of Residential Development Types in Villages.** Support the design of large-scale residential developments (generally greater than 200 dwelling units) in Villages that include a range of housing types, lot sizes, and building sizes. | **Consistent.** The project would develop two parcels with small lot multi-family residential units designed as single-family homes which would be compatible with the existing Campus Park community designed as Village Residential. The project would provide a type of residential lot size and unit type that varies from the existing residential uses surrounding the project site. The project would provide a total of 138 multi-family detached units with three story floor plans and would contribute to the large-scale design of the Campus Park community. |
| **H-1.9 Affordable Housing through General Plan Amendments.** Require developers to provide an affordable housing component pursuant to the forthcoming inclusionary housing ordinance and inclusionary housing feasibility study. | **Consistent.** At this time, the County of San Diego has not adopted an inclusionary housing ordinance. However, to prevent any undue delay of the Project, the County will impose a condition of approval for the Project that would require the Owner to pay an in-lieu fee as a way of providing an affordable housing component for the Project. The payment of an in-lieu fee will comply with the County's Draft Inclusionary Housing Ordinance in advance of its formal adoption by providing an in-lieu fee based on the following formula: Per County calculations, based on the rate of $11.63 per |

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| | livable area square foot, in lieu fees for the Project would result in $2.6 to 2.9 million. This is calculated based on the following formula which is described in the draft ordinance. ((Total Square Foot of Project's Livable Area – (Average Square footage of market-rate units X Inclusionary Housing Unit Requirements)) X Livable Area Square Footage Fee. The estimate of 1,900 square feet of livable area for each of the 138 units was used to determine the in-lieu fees. In the alternative, the Project applicant may decide to provide 5% of the Project's total number of units as Very Low-Income units (e.g. approximately 7 units based on the proposed number of units). |
| **H-2.1 Development that Respects Community Character.** Require that development in existing residential neighborhoods be well designed so as not to degrade or detract from the character of surrounding development consistent with the Land Use Element. | **Consistent.** The project would conform to the existing character of the Campus Park development which provides various residential housing types while retaining the overall rural theme consistent with the Fallbrook community. The architectural style of the proposed development would be consistent with the existing character of the community and would not degrade or detract from the character of the surrounding development. |
| **H-2.2 Projects with Open Space Amenities in Villages.** Require new multi-family projects in Villages to be well-designed and include amenities and common open space areas that enhance overall quality of life. | **Consistent.** The project would provide multi-family residential units designed as single-family homes in the existing Campus Park development, which is designated as a Village type. The existing Campus Park community contains amenities and open space areas such as a Town Center, Sports Complex, parks, trails and open space areas. The future residents of the proposed project would have access to these community amenities which would be located in walking distance (0.50 mile) of the project site. |
| ***Safety Element*** | |
| **S-1.1 Minimize Exposure to Hazards.** Minimize the population exposed to hazards by assigning land use designations and density allowances that reflect site specific constraints and hazards. | **Consistent.** The project would be located within the existing Campus Park development and would be surrounded by other residential land uses, a Town Center, Sports Complex, parks, and designated open space. The land use proposed for the project site would minimize exposure to hazards. |
| **S-3.1 Defensible Development.** Require development to be located, designed, and constructed to provide adequate defensibility and minimize the risk of structural loss and life safety resulting from wildland fires. | **Consistent.** A Fire Protection Plan/Fuel Modification Plan (FPP/FMP) was prepared for the entire Campus Park Project and provides recommendations for all structures including water supply/fire sprinklers, access and fire-resistant construction. The FPP/FMP also provides specific criteria for fire hydrants, road widths, circulation, access gates and driveways. The Passerelle project has prepared a new FPP/FMP which addresses adequate setbacks, access and other fire safety related requirements.<br><br>The project is located in the Urban-Wildland Interface Zone and would comply with the recommendations of the FPP/FMP and requirements from NCFPD to reduce risk of fire. The project would comply with the Home Ignition Zone and Section 4907 (Defensible Space) of the 2023 Consolidated Fire Code. |
| **S-3.4 Service Availability**. Plan for development where fire and emergency services are available or planned. | **Consistent.** The NCFPD has responded to the Project Facility availability form for the project and has indicated that adequate fire services are available. |

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| | The project has also coordinated with the Sheriff Department that adequate services would be provided to the project. |
| **S-6.2 Fire Protection for Multi-Story Development.** Coordinate with fire services providers to improve fire protection services for multi-story construction. | **Consistent.** An updated Fire Protection Plan has been prepared for the project in accordance with recommendations and input from North County Fire Department. |
| **S-6.4 Fire Protection Services for Development.** Require that new development demonstrate that fire services can be provided that meets the minimum travel times identified in Table S-1 (Travel Time Standards from Closest Fire Station). | **Consistent.** As indicated above, the NCFPD has responded to the Project Facility availability form for the project and has indicated that adequate fire services are available. Adequate response times would be provided to the project site. Further, the project would be located in the Campus Park development for which fire services would have already been accounted for. |
| **S-7.1 Development Location.** Locate development in areas where the risk to people or resources is minimized. In accordance with the California Department of Conservation Special Publication 42, require development be located a minimum of 50 feet from active or potentially active faults, unless an alternative setback distance is approved based on geologic analysis and feasible engineering design measures adequate to demonstrate that the fault rupture hazard would be avoided. | **Consistent.** The project site is not located in the Alquist-Priolo Zone or County Special Study Zone for geologic hazards. The project would comply with all recommendations provided in the site-specific Geotechnical Report and impacts would be less than significant. |
| **S-8.1 Landslide Risks**. Direct development away from areas with high landslide, mudslide, or rock fall potential when engineering solutions have been determined by the County to be infeasible. | **Consistent.** The project site is located in an area with low potential for landslide susceptibility. The project would not place development in an area with high landslide, mudslide, or rock fall potential. The site has been previously graded per grading permit number PDS2012-2700-15682 during the development of the Horse Creek Ridge component of the Campus Park Specific Plan. |
| **S-10.4 Stormwater Management.** Require development to incorporate low impact design, hydromodification management, and other measures to minimize stormwater impacts on drainage and flood control facilities. | **Consistent.** Storm water onsite is treated separately on Parcel 1 and Parcel 2 but is generally treated in the same manner in order to avoid impacts to water quality onto the local drainage and flood control facilities. Storm water is picked up in a curb opening catch basin onsite, then treated by a modular wetland(s) or other proprietary device(s) per water quality requirements, then is stored in an underground tank system and released at a hydromodification-approved rate into the existing storm drain stub at the southeast corner of the site. An additional tree well is located at the entrance of Parcel 2 in order to treat storm water from the entrance driveway on Friesian Way. The underground system would ensure that 100-year peak flow in post-development conditions would be equal to or less than the corresponding peak flow in pre-development conditions. |

| Applicable County of San Diego General Plan Goals and Policies | Project Consistency Analysis |
|---|---|
| | A total of 53 additional tree wells 25' in diameter are proposed along Horse Ranch Creek Road to treat runoff from the road widening and provide hydromodification flow control.<br>Storm water BMPs would comply with County of San Diego LID Handbook requirements and policies of the Regional Water Quality Control Board. |
| **S-10.5 Development Site Improvements.** Require development to provide necessary on- and off-site improvements to stormwater runoff and drainage facilities. | **Consistent.** See consistency analysis above for policy S-10.4. |
| **S-10.6 Stormwater Hydrology.** Ensure development avoids diverting drainages, increasing velocities, and altering flow rates to off-site areas to minimize adverse impacts to the area's existing hydrology. | **Consistent.** See consistency analysis above for policy S-10.4. |
| **S-12.1 New Law Enforcement Facilities.** Coordinate new law enforcement facilities and services with new development in ways that sustain the provision of comprehensive services at levels consistent with substantially similar areas of the County. | **Consistent.** The project proposes to amend the existing Campus Park Specific Plan to revise the professional office uses to multi-family residential uses. It is not anticipated that increase law enforcement services or facilities would be required beyond what was allocated with the previously entitled Campus Park Specific Plan. |
| **S-14.1 Vehicular Access to Development.** Require development to provide vehicular connections that reduce response times and facilitate access for law enforcement personnel, whenever feasible. | **Consistent.** The project site is located in the existing Campus Park development which is accessed primarily by Horse Ranch Creek Road and internal streets throughout the development. The project would provide access from Friesian Way and Messara Street for Parcel 1. Parcel 2 would be accessible from Horse Ranch Creek Road as a secondary access and Friesian Way as the primary access point. The site has been designed to allow for fire and law enforcement personnel and the proposed development would not hinder access or response times. |
| ***Noise Element*** | |
| **N-1.1 Noise Compatibility Guidelines.** Use the Noise Compatibility Guidelines (Table N-1) and the Noise Standards (Table N-2) as a guide in determining the acceptability of exterior and interior noise for proposed land uses. | **Consistent.** In accordance with Table N-1 of the Noise Element, the project would provide multi-family residential land uses designed as single-family homes in an area with primarily single-family and multi-family residential land uses.<br><br>A Noise Study has been prepared for the project and determined that the project which is adjacent to roadways would not comply with the County's 65 dBA CNEL exterior noise standard without mitigation measures. In order to reduce the future exterior noise levels to below the County threshold, noise barriers are required along the western portion of the project site. The proposed residences located closest to I-15 and Horse Ranch Creek Road would require an 8-foot noise wall on top of the slope. With the provision of the noise wall the project would comply with the 65 dBA CNEL exterior noise standard. |

| Applicable County of San Diego General Plan Goals and Policies | Project Consistency Analysis |
|---|---|
| | Exterior noise levels at first and second floor building facades were found to be above the General Plan Noise Element Standard of 60 dBA CNEL for single-family residential and therefore, a noise protection easement is required for the entire project site. The noise protection easement will require implementation of building design and construction measures to ensure that interior noise levels do not exceed 45 CNEL. An interior noise study is required for the residences located in the noise easement to determine the mitigation required to achieve an interior noise level of 45 dBA CNEL. Interior noise levels of 45 dBA CNEL can be obtained with conventional building construction methods by providing mechanical ventilation (e.g., air condition) and/or providing upgraded windows at all affected residential units. Therefore, the project would be consistent with the Noise Compatibility Guidelines and Noise Standards Table N-1 and Table N-2. |
| **N-1.3 Sound Walls.** Discourage the use of noise walls. In areas where the use of noise walls cannot be avoided, evaluate and require where feasible, a combination of walls and earthen berms and require the use of vegetation or other visual screening methods to soften the visual appearance of the wall. | **Consistent.** An 8-foot noise wall would be provided along the western boundary of the project site and would continue along a portion of the northern and southern boundaries of each parcel. The project would be consistent with the previous Campus Park SPA which requires noise barriers in excess of ten feet in height shall consist of a wall and berm combination. The wall height in this combination barrier shall not exceed ten feet with the remaining portion of the overall height constructed through berming. Screening shrubs are located outside all proposed perimeter walls and existing trees would remain to aid in screening. |
| **N-4.1 Traffic Noise.** Require that projects proposing General Plan amendments that increase the average daily traffic beyond what is anticipated in this General Plan do not increase cumulative traffic noise to off-site noise sensitive land uses beyond acceptable levels. | **Consistent.** Under the professional office land use the project site would generate approximately 2,669 ADT. The project, which proposes the development of 138 multi-family residential units designed as single-family homes, would generate approximately 1,380 ADT. This would result in a net reduction of approximately 1,289 ADT and a 48% reduction in vehicle trips. The project would not increase the average daily traffic beyond what is anticipated for in the General Plan and Campus Park Specific Plan. Therefore, no direct or cumulative impacts related to traffic noise are anticipated. |

The following table evaluates conformance of the project with the policies contained in the Fallbrook Community Plan.

**Table 9**
**Project Consistency Analysis with Fallbrook Community Plan Policies**

| Applicable Fallbrook Community Plan Policies | Project Consistency Analysis |
|---|---|
| ***Land Use (LU)*** | |
| **LU 1.1.1** Preserve Fallbrook's Good Living Environment. | **Consistent.** The project would provide a unique multi-family residential development type designed as single-family homes on small condominium lots within the Campus Park community of Fallbrook. The project would contribute to the good living environment of Fallbrook and future residents would have easy and walkable access to the Campus Park amenities such as the Town Center, Sports Complex, parks, a variety of trails and recreational areas. |
| **LU 2.1.2** Encourage the use of open space, architecture, and building materials which are in harmony with the natural environment and maintain and promote the intimate personal scale of the village and its character and warmth. | **Consistent.** The proposed multi-family development would feature three architectural styles described as Spanish, Cottage and Craftsman. These styles are attractive, have compatible architectural character and design elements as one another and the existing Campus Park community, and can be easily integrated into the individual style and scale of the existing neighborhood. The project design of small condominium lot multi-family residences and applicable densities are compatible with the surrounding Campus Park developments while diversifying housing opportunities in an existing master planned community that have access to the same high-quality community facilities and resources. The project would provide architecture that is in harmony with the natural environment and the surrounding community. |
| **LU 2.1.3** Prohibit grading for residential development from unduly disrupting the natural terrain, or causing problems associated with runoff, drainage, erosion, or siltation. | **Consistent.** The project site has been previously graded per grading permit number PDS2012-2700-15682 in conjunction with the existing Campus Park community. Additional grading would be required to complete the development of the site. Project grading would not unduly disrupt natural terrain and would be required to provide adequate BMPs to avoid runoff, drainage and erosion or siltation. |
| **LU 2.1.5** Require planned developments to be sensitive to topographical constraints and encourage a more creative or imaginative development design than is generally possible through standard subdivisions | **Consistent.** The previously approved Campus Park SPA was designed to incorporate preservation of natural open space areas. The project would revise the Specific Plan and Fallbrook Community Plan to allow for multi-family residential development where professional office uses were originally proposed. The development of multi-family residences on this site would provide a continuation of the creative design of the existing Campus Park development. |
| **LU 2.1.7** Limit the extent of sewer for new subdivisions in accordance with General Plan Policy LU-14.4, Sewer Facilities, because sewer can induce growth and produce development that is out of character with Fallbrook's rural character. | **Consistent.** Sewer services would be provided by RMWD. The project does not propose the extension of any sewer lines as all services would be extended to the site through the surrounding developments. The project site has already been planned for development and would not induce growth that is out of character with Fallbrook's rural character. |

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| **LU 2.1.8** Encourage the preservation of the existing supply of affordable housing and make an effort to assure that suitable equivalent replacement units are available when new developments propose the demolition of low cost housing units (especially mobile homes). | **Consistent.** At this time, the County of San Diego has not adopted an inclusionary housing ordinance. However, to prevent any undue delay of the Project, the County will impose a condition of approval for the Project that would require the Owner to pay an in-lieu fee as a way of providing an affordable housing component for the Project. The payment of an in-lieu fee will comply with the County's Draft Inclusionary Housing Ordinance in advance of its formal adoption by providing an in-lieu fee based on the following formula: Per County calculations, based on the rate of $11.63 per livable area square foot, in lieu fees for the Project would result in $2.6 to 2.9 million. This is calculated based on the following formula which is described in the draft ordinance. ((Total Square Foot of Project's Livable Area – (Average Square footage of market-rate units X Inclusionary Housing Unit Requirements)) X Livable Area Square Footage Fee. The estimate of 1,900 square feet of livable area for each of the 138 units was used to determine the in-lieu fees. In the alternative, the Project applicant may decide to provide 5% of the Project's total number of units as Very Low-Income units (e.g. approximately 7 units based on the proposed number of units). |
| **LU 2.1.10** The Community Plan interprets the County's 4.3 units to the gross acre to be equivalent to quarter-acre lots, unless reduced using Lot Area Averaging, Planned Residential Development or Specific Plans, per Policies 2.1.11 and 2.1.12. | **Consistent.** The project proposes a unique multi-family residential development containing small condominium lot multi-family residences designed as single-family homes. This residential land use type contributes to the variety of residential land use types within the Campus Park development.<br><br>Per the previously approved Campus Park SPA, the overall residential density of the Campus Park Specific Plan area shall not exceed 21.9 du/acre. Parcel 1 of the project would be developed with 35 multi-family units on approximately 2.7 net acres, resulting in a total of 12.9 dwelling units per acre. Parcel 2 would be developed with a total of 103 multi-family units on approximately 8.9 gross acres, resulting in a total of 11.5 du/ acre. The project would not conflict with the previously approved residential density. |
| **LU 2.4.1** Require development to preserve viable mature trees and significant land forms in all public and private development projects, to the maximum extent feasible. | **Consistent.** The the project site has been previously graded per grading permit number PDS2012-2700-15682 as part of the Approved Project. No mature trees and significant land forms exist onsite. |
| **LU 2.4.2** Provide adequate off-street parking in new development. Special attention must be paid when planning parking for large projects - defined as 25+ dwelling units and/or 10,000 SF of commercial, industrial or office professional to ensure adequate parking in locations where it is needed. | **Consistent.** Each unit within the project would consist of a two-car garage. An additional 69 on-street parking spaces would be provided for a total of 345 parking spaces. Adequate off-street parking would be provided for the residential development. |

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| **LU 2.4.3** Require on and off-site signs to complement the aesthetic value and character of the community. | **Consistent.** An existing community entry monument sign is located at the southwest corner of Parcel 1 and at the northwest corner of Parcel 2. Neighborhood signage is proposed at the southeast corner of Parcel 1 and at the main driveway to Parcel 2 off of Friesian Way. All project signage shall comply with the Fallbrook Community Plan Architectural Regulations related to signage. |
| **LU 2.4.4** Encourage a "Village Style" architecture, described as Craftsman, Victorian, Ranch, Colonial, Cottage Mission and Spanish architectural styles and utilization of building materials such as wood (simulated, non-combustible) rock, brick, stone or similar materials which are in harmony with the natural environment. These requirements aim to maintain and promote the intimate personal scale of the Village, its character, and warmth. | **Consistent.** The proposed multi-family development would feature three architectural styles described as Spanish, Cottage and Craftsman. These styles are attractive, have compatible architectural character and design elements as one another and the existing Campus Park community, and can be easily integrated into the individual style and scale of the existing neighborhood. Section I of the SPA provides further details of the architectural design features and materials. The project would maintain the character and scale of the surrounding community. |
| **LU 2.4.6** Require grading impacts to be minimized and require landscaped areas disturbed by grading to be re-vegetated, control drainage and runoff so as not to exceed the rate associated with the property prior to grading. | **Consistent.** The project site has been previously graded per grading permit number PDS2012-2700-15682 in anticipation of development of the site. Project grading would be required to complete the development and would be minimized to the extent feasible. A Conceptual Landscape Plan has been developed for the project and Plan is provided as Figures 11-13. Landscaping would be provided throughout the development, between the residences and throughout the central areas of the development. Site specific BMPs would be implemented to control drainage and runoff during grading activities. |
| **LU 2.4.8** Encourage new development to plant trees in public rights of way and parking lots. | **Consistent.** As stated above, the Conceptual Landscape Plan is provided as Figures 11-13. A variety of theme trees and accent trees would be planted along the project site boundary along Friesian Way and Horse Ranch Creek Road and within the internal residential streets and parking areas of the residences. |
| **LU 5.1.1** Encourage the continued upgrading of utilities and services to provide an optimum level of service through the coordination of, and cooperation between, community services, public utility companies, and County agencies. | **Consistent.** The project has consulted with RMWD that continued water and sewer services are adequate to serve the project site. The project does not propose the extension of any water or sewer lines as all services would be extended to the site through the surrounding developments and would connect to existing services. The need for upgraded utilizes are not anticipated as the existing services in the Campus Park development are several years old. |
| ***Circulation and Mobility (CM)*** | |
| **CM 2.1.2** Design local roads with maximum emphasis on scenic beauty by following natural contours and avoiding extensive grading to the greatest possible extent. Parkways should be developed according to Fallbrook Community right-of-way development standards. | **Consistent.** The project does not propose any local roads and the project site would be access from existing residential streets. Internal streets would be proposed within the residential development and would be designed and developed in accordance with the County and Fallbrook Community Plans. The current project design would widen Horse Ranch Creek Road with a transition near the Town Center design. |

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| **CM 2.2.1** Encourage additional off-street parking in residential areas with existing or potential traffic congestion. | **Consistent.** Each unit within the project would consist of a two-car garage. An additional 69 on-street parking spaces would be provided for a total of 345 parking spaces. Adequate off-street parking would be provided for the residential development. |
| **CM 6.1.4** Encourage public non-motorized trail and pathway systems within new residential subdivisions, where the land is not already planned for a trail or pathway segment shown on the Community Trails Master Plan. If possible, these trails should provide access to public transit facilities, schools, and shopping areas, and should link with the Countywide Trail System. | **Consistent.** The existing Campus Park development provides a variety of non-motorized trails and walking pathways that are accessible from the existing residential developments and future residents of the project. These trails are within walking distance of the project (0.5 mile) providing easily accessible trails. |
| ***Conservation and Open Space (COS)*** | |
| **COS 1.2.2** Encourage planting trees, while discouraging the unnecessary removal of trees in association with new development, as well as in public rights-of-way and parking lots. | **Consistent.** The project site has been previously graded per grading permit number PDS2012-2700-15682 therefore, no trees exist onsite. A Conceptual Landscape Plan has been developed for the project and Plan is provided as Figures 11-13. Landscaping would be provided throughout the development, between the residences and throughout the central areas of the development. Trees are included in the proposed planting palette of the landscape plan. |
| **COS 1.5.3** Encourage non-motorized transportation through development of a network of pathways and trails. | **Consistent.** A variety of walkable pathways and trails are provided within the existing Campus Park development and would be easily accessible to the future residents of the project. |
| **COS 2.1.1** Support the continued improvement and development of regional and community parks such as Guajome Regional Park, Santa Margarita Open Space Preserve, and Live Oak County Park. | **Consistent.** The project applicant will be coordinating with the Fallbrook Community Planning Group and the County of San Diego Parks and Recreation Department to discuss potential facilities where the project could contribute to future improvements. |
| **COS 3.1** Encourage the use of native plant species and discourage the use of invasive species. | **Consistent.** All proposed landscaping would contain native plant species and would avoid the use of invasive plant species. |

The following table evaluates conformance of the project with the policies contained in the I-15 Corridor Subregional Plan identified as Appendix B to the Fallbrook Community Plan.

**Table 10**
**Project Consistency Analysis with Applicable I-15 Corridor Subregional Plan Policies**

| Applicable I-15 Corridor Subregional Plan Policy | Project Consistency Analysis |
|---|---|
| ***Land Use*** | |
| **1.** Adopt the regional categories and land use designations contained in the County General Plan to implement this Corridor Plan. | **Consistent.** The project site has a Regional Category as "Village" and the site would remain as a Village designation. The existing General Plan land use designation for the project site is Specific Plan Area which would not be revised as part of the project. |
| **3.** Concentrate development where it can be best accommodated, e.g., the more level portions of the plan area, thereby diffusing development pressures from the majority of the Corridor. | **Consistent.** The project would be located in a planned community known as the Campus Park community. The project site contains the remaining few undeveloped parcels. The project site is planned for development and would provide residential uses similar to the existing uses within the development. By revising the use of the project site from professional office to multi-family residential, pressure for further development beyond what can be accommodated would be avoided by maintaining the residential character of the community. |
| ***Public Services and Facilities*** | |
| **1.** Coordinate development proposals with agencies responsible for providing public services and facilities**.** | **Consistent.** The project has submitted service availability forms to RMWD and NCFPD which have indicated that adequate water, sewer and fire services exist to serve the project. Ongoing coordination with these agencies will ensure proper planning and construction of the project. |
| ***Circulation*** | |
| **2.** Conduct additional traffic analysis before any development within the Highway 76/I-15 interchange Specific Plan Area. | **Consistent.** A Local Mobility Analysis was prepared for the project to evaluate the project's potential deficiencies due to the addition of project traffic. No deficiencies were identified and no improvements would be required based on the traffic analysis. |

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| **3.** Provide a bicycle and pedestrian network. | **Consistent.** The Campus Park development was designed as a pedestrian-friendly community consisting of a network of pathways and trails that meander along streets and within open space areas. A variety of trail and pathway types occur within the community and the project would provide access to the existing network of trails within the Campus Park development. Bike lanes are provided along Horse Ranch Creek Road as part of the previous Campus Park SPA project. Other trails located within 0.25-mile of the project site include a proposed community pathway located along SR-76 from Horse Ranch Creek Road to further west of Old Highway 395, a proposed community trail located along Horse Ranch Creek Road from the SR-76 to Pala Mesa Heights, and a proposed community pathway located along Pankey Road from SR-76 to north of Stewart Canyon Road.<br><br>A Class II bicycle lane is proposed along SR-76 from the Bonsall Community boundary to Old Highway 395 to the Pala-Pauma Community boundary. The project would provide residents with access to existing bike lanes including the multi-purpose trails that allow for pedestrian and bicycle travel.<br><br>The "Park and Ride" I-15 at SR-76 is located two miles southwest of the project site and provides free carpool and ride matching services, vanpool programs and transit through the iCommute program. This "Park and Ride" location contains 223 parking spaces and transit access. The nearest transit facility is located along Old Highway 395 north of SR-76 and services the 202 route for RTA.<br><br>The project would provide residents with convenient access to this facility. As described above, a comprehensive internal pedestrian and bicycle network was designed as part of the previous Campus Park SPA and the project would provide access to the existing alternative modes of transportation. Access to the existing pedestrian and bicycle network would provide connections to countywide networks. |
| **5.** Promote expansion of mass transit system. | **Consistent.** The nearest transit facility is located along Old Highway 395 just north of SR-76 and currently services the 202 route for Riverside Transit Agency (RTA). This route commutes from the Murrieta Walmart to the Oceanside Transit Center. Because of the project's location at the intersection of an interstate highway and major state highway, this area would become a logical node of future development and transit opportunities. |
| **7.** Design local roads with emphasis on scenic beauty by following natural contours and avoiding inappropriate grading to the extent possible. | **Consistent.** The project would contain internal residential streets. Local roads within the Campus Park development with access to the project site have already been constructed. The project would continue to ensure that scenic beauty and natural features are not impacted as a result. |
| ***Conservation*** | |
| **3.** Identify all environmental resources threatened by development and prepare measures to mitigate or alternatives to avoid such adverse impacts. | **Consistent.** An Environmental Impact Report (EIR) was prepared for the previously approved Campus Park SPA which analyzed all environmental resources potentially impacted by the Campus Park development. The EIR analyzed the project site |

| ***Coordination*** | |
|---|---|
| **1.** Consult with the appropriate planning group before submitting any development proposals. | **Consistent.** The project has been presented as an informational item to the Fallbrook Community Planning Group. Additional coordination with the Fallbrook Community Planning Group and Interstate 15 Design Review Board is anticipated throughout additional processing of the project. Pending formal recommendation from Fallbrook Community Planning Group and Interstate 15 Design Review Board |

# APPENDIX A – PASSERELLE GENERAL PLAN AMENDMENT

# Passerelle General Plan Amendment

## Proposed Modifications to the Fallbrook Community Plan

The following section contains the Passerelle General Plan Amendment to modify the Fallbrook Community Plan. The text provided below is proposed as modifications to Section 6 – Specific Plans and Special Study Areas, Campus Park Specific Planning Area of the Fallbrook Community Plan.

### A. Description of Area

The Campus Park Specific Plan Area is located approximately six miles southeast of downtown Fallbrook and 46 miles north of downtown San Diego. The area consists of two non-contiguous parcels separated by Pankey Road. State Route (SR) 76 (also called Pala Road) forms the southern boundary of the 416.1-acre project site, and Interstate 15 (I-15) borders a portion of the northwestern edge. The Specific Plan Area is approximately 3,000 feet across (east-west) at its widest point and approximately 11,000 feet (2 miles) from the northern to southern boundary.

### B. Project Description

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

- 521 single-family homes
- 368 ~~230~~ multi-family homes
- Public active sports facility
- One trail staging facility
- Six homeowner's association (HOA) recreational facilities (parks)
- ~~Office professional use~~
- Town center
- Common area open space (fuel modification zones and manufactured slopes)
- Biological open space preserves

### C. Infrastructure

Infrastructure necessary to support the development includes the following:

- On- and off-site roadways, sewer lines and water lines
- On-site sewer pump station
- Storm drains

1. Utilities

The Campus Park Specific Plan Area requires the extension of new sewer, water, gas, electric, and phone/cable lines throughout the development. All new utility lines would be installed underground within the limits of the Specific Plan Area.

2. Grading

The Specific Plan Area requires grading and improvements. On-site earthwork is balanced with an estimated 1.61 million cubic yards (c.y.) of cut and 1.61 million c.y. of fill. Grading is consolidated in the flatter portions of the site, thus minimizing impacts to slopes that exceed 25 percent gradient. The maximum height of a manufactured slope (located in the northern portion of the project, along the eastern edge of Pala Mesa Heights Road) is 65 feet; slope gradients are proposed at a maximum ratio of 1.5:1 for cut slopes and 2:1 for fill slopes. Prominent rock outcroppings are preserved. Blasting is anticipated at higher elevations, as necessary.

3. Phasing

Grading Phasing: The first phase of grading involves the entire southern and central portions of the Specific Plan Area up to and including the current Pala Mesa Heights Drive. Also included in this grading phase are the off-site portions of Horse Ranch Creek Road (the southern extension from the project site to SR76 and a small northern segment that would transition from the new Horse Ranch Creek Road to the existing Pankey Road) and the roadbed for Pala Mesa Drive. The second phase of grading involves the proposed development area north of Pala Mesa Heights Drive.

4. Product phasing

Campus Park would develop over an approximate four to seven-year period to ensure logical and orderly expansion of roadways, public utilities, and infrastructure. Market conditions, funding for public facilities, and similar conditions beyond the control of the developer may extend implementation of the entire plan beyond that period. Infrastructure necessary to serve the proposed development would be implemented in accordance with the requirements of the County of San Diego Department of Public Works (DPW) prior to construction of housing or other land uses.

The initial phase of development consists of off-site road improvements (as noted above), extension of water service from the north into the development area, construction of a new sewer main in Pala Mesa Drive and Horse Ranch Creek Road, the sewer pump station, and off-site sewer system improvements. The site naturally drains from the northeast to the southwest into a wetlands area. Construction of temporary and permanent drainage control and water quality facilities also occurs during the first phase. PAs R-1, R-2, R-3, and park sites PA P-2, P-4 (trail staging area), P-5, P-7 and P-8 are constructed in Phase 1, following implementation of necessary infrastructure. In addition, all open space areas (OS-1 through 8) are dedicated during Phase 1; this would include construction of the detention basins in PA OS-5, and OS8. Phase 2 of development occurs in the central area of the property and includes PAs MF-1 and MF-2. Phase 3 includes PAs R-4, R-5, and park site PA P-1 and P-6. The development of park site PA P-3 in the northern portion of the property is completed during Phase 4. Phase 5 consists of the construction of ~~the office professional~~ multi-family residential units designed as single-family residences on condominium lots (MF-3 and MF-4) in the northern portion of the site. The final phase (Phase 6) includes development of the Town Center and the sports complex (SC-1).

**D. Conditions**

1. General

- Assure consistency with all existing state laws and local ordinances.

- Implement the goals, objectives and policies of the County of San Diego General Plan, Fallbrook Community Plan and the I-15 Corridor Subregional Plan.
- Ensure that public facilities are provided in a timely manner and financed by parties creating the demand for, and receiving the benefit from, the improvements.
- Promote development patterns that promote orderly growth in relation to the surrounding community and prevent urban sprawl.
- Provide high quality housing to help meet current demands.

2. Residential

- The overall density of the Campus Park Specific Plan shall not exceed 2.6 dwelling units per acre.
- A maximum of 521 single-family residential dwellings are permitted on 113.5 acres. A maximum 368 ~~230~~ multi-family residential dwellings are permitted on 45.4 acres.
- A variety of lot sizes and housing types, including single family and multiple family homes, shall be provided to accommodate the existing and forecasted population increase.
- A maximum building height of 35 feet (two stories over parking) is allowed in the residential portions of Campus Park. A maximum building height of 35 feet, three stories, is allowed in the MF-3 and MF-4 multi-family residential areas with a required visual analysis.
- The minimum residential lot size shall be 4,000 square feet. The lot sizes for the MF-3 and MF-4 multi-family residential areas shall be between 1,850 square feet and 2,250 square feet.

3. Town Center

The Town Center character shall be guided by the following qualities:

- Location near the center of the overall Specific Plan.
- A concentration of commercial activity to serve surrounding land uses.
- Compatibility with proposed adjacent land uses.
- Views to surrounding hills.
- Opportunity for office and retail uses.

Access to the Town Center would be provided by arterials, connecting with a pedestrian oriented grid system of streets and well defined linkages to community open space. Allowable uses in the Town Center may include neighborhood-serving commercial retail shops, services, and restaurants; and public/semi-public uses such as a post office, day care facilities, and residential uses.

~~4. Office Professional~~

- ~~Office professional activities shall be located in configurations that conform to the Campus Park Specific Plan Land Use Plan.~~
- ~~A maximum building height of 35-feet is allowed for two story structures.~~
- ~~Professional office uses and buildings shall be linked and unified through a system of plazas, pathways, circulation corridors, and open spaces.~~
- ~~Pedestrian trails shall link the professional office area with the Town Center and residential areas.~~

4. Open Space and Recreation

- Development shall be consolidated on the flatter, less environmentally sensitive areas to preserve and protect sensitive habits.
- Areas of unique environmental and aesthetic value shall be conserved through dedication of open space easement(s) or other appropriate means.
- Wherever feasible, natural vegetation shall be preserved and graded areas revegetated to stabilize soils and minimize erosion.
- Residential uses shall not be allowed within the identified open space areas of the Specific Plan Area.
- A variety of public and private recreational opportunities shall be provided throughout the Campus Park community.
- Recreational land uses in open spaces area shall minimize grading and environmental impacts.
- Edges of development shall be softened through the use of contour grading techniques and appropriate landscaping.

## B. Proposed Modifications to the Interstate-15/ Highway 76 Interchange Master Specific Plan (Attachment B of the Fallbrook Community Plan)

GENERAL DESCRIPTION

The Interstate 15/Highway 76 Master Specific Plan Area (MSPA) contains approximately 1,178 acres of land located within the four quadrants of the I-15/SR 76 interchange area. Because of its location at the intersection of an interstate highway and a major state highway, it is anticipated that this area will become a logical node of future development. The principal land use components of the proposed plan include the adopted Campus Park/Hewlett-Packard Industrial/Research Park Specific Plan, as modified by the Campus Park Specific Plan Amendment for 416.1 acres and the Campus Park West Specific Plan Amendment for 116.5 acres (118.6 if excess Caltrans right-of-way is acquired). Land uses in the MSPA include residential areas to meet some of the anticipated housing needs of the community, limited impact industrial~~/professional office~~ areas, supporting neighborhood commercial areas, general commercial areas, parks, trails and open space. The overall residential density of the Campus Park Specific Plan Amendment area would ~~be 1.9~~ not exceed 2.6 dwelling units per acre, based on the total acreage within the Specific Plan Amendment area, with a maximum of ~~751~~ 889 dwelling units. The overall residential density of the Campus Park West Specific Plan Amendment area would be 2.5 dwelling units per acre, based on the total acreage within the Specific Plan Amendment area, with a maximum of 283 dwelling units. Additional residential units may be proposed in other portions of the MSPA, as described below under “Recommended Master Specific Plan Land Uses.” No "clustering" of residential uses would be allowed beyond that already authorized in approved maps, permits, or Specific Plans. Additional housing to support anticipated employment needs would come from the surrounding Fallbrook community and Rancho California to the north in Riverside County.

Preliminary analysis at the time of the MSPA adoption indicated that the area does not have the necessary service, utility and road infrastructure to support the entire proposed plan; therefore, further studies were required to identify the detailed needs of the plan area and appropriate methods to support those needs. Such studies, made part of the Campus Park Specific Plan Amendment and the Campus Park West Specific Plan Amendment, consider the local as well as regional consequences of the proposed uses. For areas not

covered in the Campus Park Specific Plan Amendment and the Campus Park West Specific Plan Amendment, provisional zoning with a 20 acre minimum lot size remains as a holding zone until final zoning and component Specific Plan are adopted by the Board of Supervisors.

The Master Specific Plan process is suggested because: 1) it appears to be a logical vehicle for an integrated planning approach where all the necessary facilities and services are not currently available; and 2) the Specific Plan process is defined in state law and is often used for planning of large blocks of land where control beyond the General Plan level is appropriate.

PROPOSED LAND USES

1. Hewlett-Packard "Campus Park": (Areas B and C of Specific Plan 83-01, plus additional area to the north) consists of 416.1 acres, of which ~~11.5 acres are designated for office professional and~~ 8.1 acres for neighborhood commercial (Town Center). A total of ~~751~~ 889 dwelling units (521 single-family and 368 ~~230~~ multi-family) are included in the plan, along with 236.4 acres of park, sports field and open space preserve. Required studies have been prepared to assess all issues associated with the project.

# APPENDIX B – 2010 CAMPUS PARK SPECIFIC PLAN AMENDMENT & GENERAL PLAN AMENDMENT REPORT

# Campus Park Specific Plan Amendment & General Plan Amendment Report

**SPA 03-008, GPA 03-004, RO3-014, VTM 5338 RPL7, S 07-030, S 07-031, LOG No. 03-02-059, SCH #2005011092**

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# PREFACE

## A. SUMMARY

The Campus Park Project (hereafter referred to as "Proposed Project" or "Project") is a 416.1-acre planned community composed of single family and multi-family residential neighborhoods, a neighborhood retail town center, professional office areas, recreational facilities, natural open space preservation areas and trails. This Specific Plan Amendment (SPA) and General Plan Amendment Report (GPAR) update the planning concept for the community and provide the framework for implementation.

The Project boundary includes 241 acres of the original Campus Park Specific Plan area and additional adjacent 176 acres to the north. The remaining areas of the original Campus Park Specific Plan, under separate ownership, are referred to as the Campus Park West area and a future Palomar College campus. Both these areas are addressed by separate applications. Changes to the Campus Park Specific Plan proposed with this Specific Plan Amendment and General Plan Amendment Report result from changes in land ownership and development goals coupled with the desire of the County of San Diego to provide a transportation node and a balanced master planned community. In addition, through these amendments the County is able to comprehensively plan a larger land area and, most importantly, preserve large continuous areas of natural open space and sensitive wetlands habitat.

## B. DOCUMENT ORGANIZATION

This combined Specific Plan Amendment /General Plan Amendment Report includes the following information:

Section I: A description of the Project's physical setting and planning history; and a summary of the policy framework within which the Project is proposed and reviewed.

Section II: An overview of proposed amendments to the County General Plan, Fallbrook Community Plan and zoning; and a discussion of the proposal's merits.

Section III: A description of the proposed Campus Park Specific Plan Amendment land use, infrastructure, implementation requirements, and intended phasing. This section contains design guidelines including development regulations to classify, restrict and separate the use of land, buildings and structures, and to regulate and limit the type, height and bulk of buildings and structures. The regulations provide the basis by which the County will review and evaluate the preliminary and final drawings for subsequent development applications, and provide guidance at the design review level. In the event of a conflict, the regulations found in this Campus Park Specific Plan Amendment supersede other County regulations.

Section IV: A summary of the various discretionary and ministerial permits and applications required for the Project as well as a description of Project phasing.

Section V: A consistency description of how the proposed Specific Plan Amendment meets the goals and policies of the County General Plan.

Report appendixes include the proposed edits to the Fallbrook Community Plan, proposed edits to the County's I-15 Corridor Subregional Plan, I-15/Hwy 76 Interchange Master Specific Plan, a 1000 scale Vicinity Map, Service District letters, and County of San Diego Zoning Ordinance Summary.

# I. Introduction

*Campus Park Specific Plan Amendment and General Plan Amendment Report*

# I. INTRODUCTION

## A. PROJECT SETTING

### 1. LOCATION

Campus Park is located in the Fallbrook Community Planning area of the County of San Diego, at the northeast intersection of Interstate 15 (I-15) and State Route 76 (SR-76) (Figure 1 Regional Location Map). The Campus Park Specific Plan approved in 1983 contained approximately 442 acres. This amendment addresses 241 acres of the original Campus Park Specific Plan area and additional acreage adjacent to the original northern boundary for a total of 416.1 acres. The specific plan area is approximately 3,000 feet across at its widest point (east-west), and approximately 11,000 feet (two miles) from the northern to southern boundary (Figure 1, Regional Location Map and Figure 2, Vicinity Map and Surrounding Land Uses).

Access to the parcel is from Highway 76 on the south, Pala Mesa Drive on the west, and Pankey Road connecting to Stewart Canyon Road on the north. Access to I-15 by way of the Highway 76 interchange is less than one-half mile to the west. Highway 395 provides access to I-15 for north bound travelers at Mission Road.

### 2. PHYSICAL FEATURES

#### *A. Site*

The Campus Park Project (Project) is located in a valley generally referred to as the I-15 corridor. The area surrounding the site is topographically varied, ranging from very flat areas in the southern half to steep slopes in the northern portion of the site (Figure 3, Existing Topography and Steep Slopes). Onsite elevations range from approximately 850-feet above mean sea level (amsl) in the northeast to approximately 260 feet amsl in the southwest. Horse Ranch Creek, a major tributary of the San Luis Rey River, flows south along the western border of the property. Onsite vegetation and features include pasture area, non-native grasslands, riparian areas, oak woodlands, coastal sage scrub habitats and rock outcroppings.

#### *B. Surrounding Area*

The property is bordered by steeply rising hills on the north and east and flatter areas to the southwest. The Monserate Mountains and foothills border the Project site on the east and north (Figure 2). The Project's southern boundary is defined by State Route 76. The San Luis Rey River, which trends east-west, is located within one-quarter mile of the southern Project boundary. Interstate 15

borders a central portion of the property. A series of north/south oriented ridgelines are located to the west of the adjacent I-15freeway.

## 3. EXISTING LAND USES

### *A. Site*

The majority of the Campus Park planning area is undeveloped (Figure 2). The central, flatter portion of the site is currently being used for non-commercial grazing. Historically, this area was used for farming activity. An existing residence is located in the north. The southern extension of Pankey Road, which intersects with SR 76, trends through the southwestern-most portion of the Campus Park property. Several dirt roads cross the site.

### *B. Surrounding Area*

Transportation corridors, residential, recreational and agricultural land uses surround the site. Specific land uses include the following:

- South: SR 76; the San Luis Rey River; and scattered agricultural activity. South of the river is the existing Lake Rancho Viejo residential subdivision, a dense suburban master planned development of more than 450 one-story, single family homes, about 100 two-story residences and associated community amenities.
- East: The Meadowood Specific Plan Area, a 390-acre planned residential community with single and multi-family residences, a school and park; citrus and avocado groves.
- West: Proposed Palomar College; I-15; the Pala Mesa Country Club Golf Course with small lot residential development; scattered avocado groves; and estate residential land uses. To the southwest, at the I-15/SR 76 interchange, is a gas station, restaurant, and a Park and Ride facility. The Pappas Specific Plan Area, situated between the Campus Park Specific Plan Amendment planning area and the I-15/SR 76 interchange, proposes a mix of freeway serving commercial and residential uses.
- North: Mostly vacant with scattered avocado groves and open space. Some of this largely undeveloped area, including that area immediately adjacent to the northern and northeastern property boundary, is located within a resource conservation area owned and managed by the Fallbrook Land Conservancy.

## 4. PLANNING HISTORY

The Fallbrook Community Plan GPA 74-02, adopted by the Board of Supervisors on December 31, 1974, designated the Campus Park site as a specific planning area with an overall density of 2.75 dwelling units per acre (SPA 2.75). The property was subsequently rezoned from "M-52" Industrial to "S-88" Specific Plan. Following adoption of the community plan, the Sycamore Springs Specific Plan (SP 81-01) was adopted in 1981. Sycamore Springs proposed a planned residential development, an 18-hole golf course, a commercial center and 1,152 mobile-home rental units, all on 442 acres of the subject and adjacent property.

Following adoption, much of the Sycamore Springs property was acquired by Hewlett-Packard and the Hewlett-Packard Campus Park Specific Plan (SP-83-01) was approved in 1983. This Specific Plan proposed a research and development/manufacturing facility, phased over a 25-30 year period, employing a maximum of 6,500 persons. The development proposed 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 included a 10.5-acre commercial center, a 150-unit townhouse project, and a 336 unit mobile-home park. Although some infrastructure, such as water lines, the Pala Mesa Drive Bridge, and a sewer force main were installed in anticipation of development, the Project was never constructed.

The Campus Park Specific Plan Amendment area is located in the I-15 Corridor Subregional Plan area, adopted by the County to address sensitive environmental resources within the I-15 viewshed. The plan is intended to protect environmental and manmade resources and implement the County's objectives for growth management and governmental structure for the Subregion. On June 1, 1988, the San Diego County Board of Supervisors approved the Interstate 15/State Route 76 Interchange Master Specific Planning Area (MSPA) to implement the I-15 Corridor Subregional Plan in the Campus Park area. Encompassing approximately 1,178 acres of land within the four quadrants of the interchange, the MSPA included eight property owners. It was anticipated that this area would become a logical node of future development because of its location at the intersection of an interstate freeway and a state highway.

The MSPA recommended that a final land use plan not be adopted until further studies identified the needs of the area and the appropriate methods to address those needs. As a result, the Regional Land Use Element of the County General Plan was changed to designate the entire MSPA as a Special Study Area (SSA) in order to complete recommended studies. The MSPA provides for each property to be developed through individual specific plans to be consistent with the detailed studies. Upon adoption of this General Plan Amendment and Campus Park Specific Plan Amendment, the requirements of the MSPA will be met. The MSPA will then be amended to incorporate the Campus Park Specific Plan.

The amendment proposed to the Hewlett-Packard Campus Park Specific Plan has resulted in part from a change in land ownership, economic factors, and a County General Plan update. The amendment includes the 176-acre property located to the north. It also excludes the Campus Park West property located immediately southwest and south of the Project site, and excludes the Palomar College area to the west of the central portion of the Project. These areas of the original Hewlett-Packard Campus Park Specific Plan area are now under separate ownership and are expected to be addressed as separate projects.

On July 17, 2003, the County of San Diego DPLU determined, in accordance with Board policy I-63, General Plan and Zoning Guidelines, that Passerelle, LLC's application for a General Plan Amendment Authorization, PAA-03-010, was complete. On July 23, 2004, the County Planning Commission granted a Resource Protection Ordinance (RPO) exemption for the Campus Park development because the proposed development met the conditions of the RPO, which exempts all or any portion of a Specific Plan area that has at least one Tentative Map or Tentative Parcel Map approved prior to August 10, 1988, subject to findings made by the Planning Commission or Board of Supervisors. Tentative Parcel Map TPM 13703 was recorded on February 28, 1985

## 5. POLICY FRAMEWORK

The San Diego County General Plan, the Fallbrook Community Plan, and the Interstate 15/Highway 76 Master Specific Plan, provide an overall policy framework for Campus Park. Section V of this Specific Plan and General Plan Amendment provides detailed analysis regarding consistency of the Project with the goals and policies contained in these documents.

Figure 1 Regional Location Map

Figure 2 Vicinity Map and Surrounding Land Uses

Figure 3 Existing Topography and Steep Slopes

Figure 4 Existing Regional Land Use

# II. General Plan Amendment Proposal

Campus Park Specific Plan Amendment and General Plan Amendment Report

# II. GENERAL PLAN AMENDMENT PROPOSAL

## A. REGIONAL CATEGORIES

### 1. EXISTING

The County of San Diego's General Plan Regional Land Use Element designates the existing Campus Park Specific Plan area as Special Study Area (SSA) (Figure 4 Existing Regional Land Use). SSA is applied on an interim basis to areas subject to detailed review, study or annexation to the County Water Authority. The area located to the north is designated as Estate Development Area (EDA) in the County General Plan. The EDA designation permits agricultural and low density residential uses on parcel sizes of two to twenty acres.

### 2. PROPOSED

The General Plan Amendment proposes the Current Urban Development Area (CUDA) designation on the Campus Park Specific Plan Amendment area (Figure 6 Proposed General Plan and Regional Land Use). CUDA is applied to County lands to which near term urban development should be directed.

## B. LAND USE DESIGNATIONS

### 1. EXISTING

The Fallbrook Community Plan Land Use designation for the existing Campus Park area is (21) Specific Plan Area (SPA) with a residential density of 2.8 dwelling units per acre (Figure 5 Existing General Plan). The area to the north is designated (17) Estate Residential, 1 dwelling unit per 2 and 4 acres.

### 2. PROPOSED

The Campus Park Amendment proposes to change the Land Use designation of the entire SPA area to (21) Specific Plan Area with a density of 1.9 residential units per acre with a maximum of 751 residential units permitted (Figure 6 Proposed General Plan and Regional Land Use).

As part of this amendment, changes are proposed to the Fallbrook Community Plan text detailing policies and objectives regarding development of the Campus Park Specific Plan. These changes are included as Appendix A to this report.

# C. ZONING

## 1. EXISTING

The existing Campus Park Specific Plan area is zoned S90 Holding Area (Figure 7, Existing Zoning). The S90 Use Regulations are intended to prevent isolated or premature land uses from occurring on lands for which adequate public services are unavailable. The zone is applied in areas for which the determination of appropriate zoning regulations is precluded by contemplated or adopted planning proposals or by lack of economic, demographic, or other data. When these aforementioned conditions no longer exist, the Holding Area Use Regulations are replaced with appropriate zoning. The area to the north is zoned A70 Limited Agricultural. The A70 Use Regulation is intended to create and preserve areas intended primarily for agricultural crop production.

## 2. PROPOSED

Proposed zoning for the Campus Park development is S88 Specific Planning Area (Figure 8, Proposed Zoning). The S88 Use Regulations are intended to accommodate specific plan areas and can create an unlimited variety of land uses in conformance with the County of San Diego General Plan. Proposed land uses within the Campus Park S88 Use Regulations include single family and multi-family residential, professional office, Town Center, public and private parks and open spaces. Complete zoning for each land use is contained in section III.B.4 of this document. Development regulations for each proposed land use are contained in section III.F. Design and development regulations pertaining to single-family residential uses will be implemented by the master developer and subsequently enforced through Covenants, Conditions, and Restrictions (CC&Rs) and Home Owner Associations (HOAs). Development regulations for all other land uses will be implemented and enforced by the County of San Diego through the regulatory processes of the Department of Planning and Land Use.

## D. MERITS OF PROPOSAL

The rationale supporting the proposed General Plan and Community Plan Amendments and the benefits provided by the proposed Project are listed below:

- The overall vision, goals and policies for creating the Campus Park community are maintained and enhanced through coordinated land use, site planning and open space preservation.
- The land plan relieves commuter traffic by providing a well-planned, livable, mixed-use community with places to work, live, shop and play, with walking and transit (bus) opportunities.
- The proposed amendment allows for implementation of the plan in a manner that respects the existing topography and circulation patterns in the area and promotes orderly growth for the region.
- The Project ensures that public services, roadways and utility infrastructure are provided in a timely manner and are financed by the parties creating the demand for, and benefiting from, the improvements.
- The amendments effectively manage resources by concentrating development into less sensitive areas of Campus Park while preserving large contiguous open space areas and minimizing impacts to sensitive biological, cultural, paleontological, floodplain and visual resources.
- The amendments create development patterns that promote orderly growth in relation to the surrounding community and prevent urban sprawl.
- The Project provides for a variety of recreational uses, including parks and a comprehensive network of developed on-site trails to link the office professional area, Town Center, residential areas, parks and offsite trails.
- The Project accommodates current and forecasted housing demand by providing much needed housing in the region with a variety of lot sizes and high-quality housing types, while retaining an overall rural theme, consistent with the Fallbrook community.
- The Project provides convenient, community-serving commercial uses within a centralized Town Center.
- The land plan and design guidelines establish private and common areas to create a community with a strong sense of presence and identity, drawing on the surrounding views and resources.

Figure 5 Existing General Plan

Figure 6 Proposed General Plan and Regional Land Use

Figure 7 Existing Zoning

Figure 8 Proposed Zoning

# III. Specific Plan Amendment

*Campus Park Specific Plan Amendment and General Plan Amendment Report*

# III. SPECIFIC PLAN AMENDMENT

## A. INTRODUCTION

### 1. PURPOSE AND SCOPE

The County of San Diego General Plan and the Fallbrook Community Plan establish the goals and policies for the Campus Park Specific Plan area. A Specific Plan is required to provide the entitlement bridge linking the General Plan and Community Plan with subsequent project-level approvals. The specific plan amendment addresses existing and planned land uses, public facilities, design criteria, circulation, parks and open space for the Campus Park community. Objectives of this plan are to:

- Assure consistency with all existing state laws and local ordinances.
- Implement the goals, objectives and policies of the County of San Diego General Plan, Fallbrook Community Plan and the I-15 Corridor Subregional Plan.
- Ensure that public facilities are provided in a timely manner and financed by parties creating the demand for, and receiving the benefit from, the improvements.
- Provide development patterns that promote orderly growth in relation to the surrounding community and prevent urban sprawl.
- Provide a variety of high quality housing to help meet current and future demands.

### 2. REGIONAL CONTEXT

The Campus Park Specific Plan Amendment is guided by two principles affecting the overall region - Resource Preservation and Comprehensive Community Planning. Together these principles reflect a commitment to protect natural resources, to provide a variety of housing opportunities, and to ensure the provision of facilities, improvements and amenities in a setting that benefits the entire Fallbrook Community.

#### *A. Natural Resources*

Approximately 57% (236.4 gross acres) of the Campus Park community is set aside as nature preserve or community open space. Through this Specific Plan Amendment a significant increase in the amount of sensitive wetlands and other natural resource areas is set aside in the open space system compared to that provided in the original Campus Park/Hewlett-Packard Specific Plan.

### *B. Housing*

The Campus Park Specific Plan Amendment provides 137.8 acres of residential land for a maximum 751 homes. A range of housing choices is provided, from larger-lot single family neighborhoods at densities ranging from 3.8 to 5.8 homes per acre, to multi-family at densities up to 11.2 units per acre.

### *C. Facilities and Amenities*

The Campus Park Specific Plan Amendment includes a centrally located, 8.1-acre Town Center to provide local serving and recreation oriented neighborhood shops and restaurants. The plan also provides for 11.5 acres of professional office uses. Campus Park is a "pedestrian friendly" community served by a network of equestrian and pedestrian trails. The Town Center is within a 1/2 mile of a majority of residential homes and the professional office areas. Recreational amenities include 7 private parks, an 8.5-acre active sports facility and a .8 acre trail staging area. The Project will also have access to future recreational facilities proposed by Palomar College.

## B. LAND USE ELEMENT

### 1. EXISTING CONDITIONS AND DESIGN INFLUENCES

The existing Campus Park Specific Plan (Figure 9, Existing Campus Park Specific Plan Land Use) placed business park and office buildings in the central and northern portions of the property and a single-family detached residential neighborhood in the southern portion, on the Campus Park West Specific Plan Area (not a part of this Specific Plan Amendment). Recreational amenities for residents and employees included a recreation center, sports field and trails. A great deal of land area was devoted to surface parking to support the business park and office uses.

In contrast, this Campus Park Specific Plan Amendment incorporates the principles of resource preservation and comprehensive community planning to create a community that balances resource preservation with development. The natural topography, sensitive environmental resources, and surrounding land uses establish the framework for locating land uses in the Campus Park community. The rural setting at the intersection of two prominent transportation corridors provides a unique opportunity to create an employment node supported by a variety of housing and commercial uses. Riparian areas in the south and hillsides in the north define development areas and create dramatic open space and scenic corridors. Contiguous natural open space areas provide viable wildlife corridors.

### 2. LAND USE GOALS AND POLICIES

#### *A. Overall Goal*

- Create a well planned, beautiful community with places to work, live, shop and play, with ample walking opportunities.

### *B. Policies*

***TOWN CENTER***

- 1: The Town Center character shall be guided by the following qualities:
  - ~ Location near center of overall Specific Plan.
  - ~ A concentration of commercial activity to serve surrounding land uses.
  - ~ Compatibility with proposed adjacent land uses.
  - ~ Views to surrounding hills.
  - ~ Opportunity for office and retail uses.
- 2: Access to the Town Center will be provided by a 4 lane roadway, connecting with a pedestrian oriented grid system of residential streets and community trails.
- 3: Allowable uses in the Town Center may include neighborhood-serving commercial retail shops, services and restaurants; and public/semi-public uses such as a post office, and day care facilities.

***RESIDENTIAL***

- 1: The overall residential density in the Campus Park Specific Plan Amendment shall not exceed 21.9 dwelling units per acre.
- 2: A maximum of 521 single family residential dwellings are permitted on 113.8 acres. A maximum 230 multi-family residential dwelling units are permitted on 24.3 acres.
- 3: A variety of lot sizes and housing types, including single family and multiple family homes, shall be provided to accommodate the existing and forecasted population increase while retaining the charm of the present living environment.
- 4: A maximum building height of 35 feet (two stories) is allowed in the single family detached portions of the project. A maximum building height of 35 feet (two stories above parking) is allowed in the multi-family residential portions of the Project.
- 5: The minimum residential lot size shall be 4,000 square feet.

***PARKS AND OPEN SPACE***

- 1: Development shall be consolidated on the flatter, less environmentally sensitive areas to preserve and protect sensitive habitats.
- 2: Areas of unique environmental and aesthetic value shall be conserved through dedication of open space easement(s) or other appropriate means.

- 3: Wherever feasible, natural vegetation shall be preserved and graded areas revegetated to stabilize soils and minimize erosion.
- 4: Residential uses shall not be allowed within the identified open space areas of the SPA.
- 5: A variety of public and private recreational opportunities shall be provided throughout the Campus Park community.
- 6: Recreational land uses in open space areas shall minimize grading and environmental impacts.
- 7: Edges of development shall be softened through the use of contour grading techniques and appropriate transitional landscaping.

***PROFESSIONAL OFFICE***

- 1: Office professional activities shall be located in configurations that conform to the Specific Plan Land Use Plan (Figure 10).
- 2: Building structures shall be limited to two stories with a maximum building height of 35-feet..
- 3: Professional office uses and buildings shall be linked and unified through a system of plazas, pathways, circulation corridors, and open spaces.
- 4: Pedestrian trails shall link the professional office area with the Town Center and residential areas.

## 3. LAND USE PATTERN

The Campus Park Specific Plan Amendment development pattern strives to integrate balanced land uses within the natural setting of the site. The community incorporates a number of "village" features, including a Town Center within walking distance to a variety of residential homes, a neighborhood park, and business uses. The pedestrian friendly design includes sidewalks and natural surfaced trails, separated from vehicular traffic and located along streets or within dedicated open space corridors. The community also includes open space areas. The Campus Park Specific Plan Amendment Land Use Plan is provided as Figure 10 and a Land Use Summary is provided as Figure 11. Boundaries shown on the Land Use Plan are intended to align with physical and legal features such as property boundaries, top or toe of slopes, and streets. Refinements to these boundaries are expected during detailed site planning and final engineering design phases and will not require an amendment providing the refinement meets the intent of this Specific Plan Amendment.

Figure 9 Existing Campus Park Specific Plan Land Use

Figure 10 Proposed Land Use Plan

Figure 11 Campus Park Land Use Summary

## 4. PLANNING AREAS – DESCRIPTION AND ZONE BOXES

The following section provides a description of land uses and zoning found in the Campus Park Specific Plan Amendment. Dimensions and standards noted are minimums. Minor variations may be permitted subject to DPLU Director review or Final Map approval, providing the minimums specified herein are maintained as average minimums. County zoning nomenclature is used. Refer to the County of San Diego Zoning Ordinance Summary found in Appendix F for explanation of the zone boxes described below.

### *A. Town Center*

At the heart of Campus Park is the town center, located along the community's central access, Horse Ranch Creek Road. The 8.1-acre Town Center provides a focal point for the community and opportunities for local serving and recreational oriented neighborhood shops and restaurants. A pedestrian oriented environment is encouraged through requirements to place onsite parking adjacent to or near buildings and to allow for sidewalk cafes and covered walkways, and through provisions for parking lot trees and bicycle parking. Berming and landscaping screens parking areas from Horse Ranch Creek Road and a focal point at the entry adds to the Town Center prominence. As described further in Section III.F. Community Design and Operation Element, and in Section V. Consistency with San Diego General Plan, the Town Center is consistent with the Fallbrook Design Guidelines. County zoning for the Town Center is shown below.

Table - 1 Town Center TC-1 Zoning Box

| | | |
|---|---|---|
| Use Regulation | | C36 |
| Animal Regulation | | -- |
| Development Regulations | Density | -- |
| | Lot Size | -- |
| | Building Type | W |
| | Maximum Floor Area | -- |
| | Floor Area Ratio | -- |
| | Height | J |
| | Lot Coverage | -- |
| | Setback[1] | V (see Figure 55 of this Specific Plan) |
| | Open Space | -- |
| Special Area Regulation | | B |

[1] Minimum Setbacks: Determined during Site Plan review. Architectural features are permitted to encroach up to two (2) feet into required yards.

### *B. Residential Areas*

A variety of housing options, including town homes, condominiums as well as traditional single-family residential homes surround the Town Center. Residential densities decrease towards the perimeter of the development where the Project transitions to surrounding natural open space. The largest residential lots and lowest densities occur in Project's northern valley and areas that lie adjacent the sites northern hillsides. . Higher density multiple family residential areas are located along Horse Ranch Creek Road in the south-central portion of the community. These multi-story residences incorporate views, of the riparian area to the southwest, and, of the rocky hillsides to the north. Accessory Structures are permitted in accordance with the Zoning Ordinance, Section 6156 for permitted uses, and Section 4835 for setback regulations.

***PLANNING AREA R-1:***

Referred to as the Callington Collection, Planning Area (PA) R-1 is a single-family residential neighborhood consisting of 136 homes constructed on 23.4 acres (see Figure 42) with a density of 5.8 dwelling units per acre. The planning area is located south of Baltimore Oriole Road (currently called Pala Mesa Drive), immediately east of the sports complex and professional office site. Two neighborhood parks (P2 & P-5), totaling 0.7-acres are located within R-1. These parks are intended to be passive in character, with open lawn areas, walkways and benches for nearby residents. Permitted uses for R-1 are identified in Section 2102a of the County Zoning Ordinance; the following "zone box" applies:

Table - 2 Planning Area R-1 Callington Zoning Box

| | | |
|---|---|---|
| Use Regulation | | RS-6 |
| Animal Regulation | | S |
| Development Regulations | Density | 6.0 |
| | Lot Size | 4,000 |
| | Building Type | C |
| | Maximum Floor Area | -- |
| | Floor Area Ratio | -- |
| | Height | G |
| | Lot Coverage | -- |
| | Setback[2] | V (see Figure 42 of this Specific Plan) |
| | Open Space | -- |
| Special Area Regulation | | B |

[2] Minimum Setbacks: Front Yard – 15', Garage – 20'; Interior site Yard – 5'; Exterior Side Yard – 10'; Rear Yard – 15'. Architectural features are permitted to encroach up to two (2) feet into required yards.

***PLANNING AREA R-2:***

Planning Area R-2 is a single-family residential neighborhood located off of Longspur Road, south of Baltimore Oriole Road, southeast of R-1 and northeast of the multi-family site MF-3 (see Figure 44). Referred to as the Wakefield Collection, these 75 homes will be constructed on 14.7 acres with a density of 5.1 dwelling units per acre. A 0.3-acre neighborhood park (P-7) is located within R-2. This park is intended to be passive in character, with an open lawn area, walkways and benches for nearby residents. Permitted uses are identified in Section 2102a of the County Zoning Ordinance. The following "zone box" applies to Planning Area R-2:

Table - 3 Planning Area R-2 Wakefield Zoning Box

| | | |
|---|---|---|
| Use Regulation | | RS-6 |
| Animal Regulation | | S |
| Development Regulations | Density | 6.0 |
| | Lot Size | 4,500 |
| | Building Type | C |
| | Maximum Floor Area | -- |
| | Floor Area Ratio | -- |
| | Height | G |
| | Lot Coverage | -- |
| | Setback[3] | V (see Figure 44 of this Specific Plan) |
| | Open Space | -- |
| Special Area Regulation | | B |

[3] Minimum Setbacks: Front Yard – 15', Garage – 20'; Interior site Yard – 5'; Exterior Side Yard – 10'; Rear Yard – 15'. Architectural features are permitted to encroach up to two (2) feet into required yards.

***PLANNING AREA R-3:***

Planning Area R-3 is a single-family residential neighborhood located off Longspur Road, south of Baltimore Oriole Road, and east of Planning Area R-1 (see Figure 47). Referred to as the Nottingham Collection, Planning Area R-3 will include 64 homes constructed on 16.4 acres with a density of 3.9 dwelling units per acre. A 0.3-acre neighborhood park (P-8) is located within R-2. This park is intended to be passive in character, with an open lawn area, walkways and benches for nearby residents. Permitted uses are identified in Section 2102a of the County Zoning Ordinance. The following "zone box" applies to Planning Area R-3:

Table - 4 Planning Area R-3 Nottingham Zoning Box

| Use Regulation | | RS-4 |
|---|---|---|
| Animal Regulation | | S |
| Development Regulations | Density | 4.0 |
| | Lot Size | 5,000 |
| | Building Type | C |
| | Maximum Floor Area | -- |
| | Floor Area Ratio | -- |
| | Height | G |
| | Lot Coverage | -- |
| | Setback[4] | V (see Figure 47 of this Specific Plan) |
| | Open Space | -- |
| Special Area Regulation | | B |

[4] Minimum Setbacks: Front Yard – 15', Garage – 20'; Interior site Yard – 5'; Exterior Side Yard – 10'; Rear Yard – 15'. Architectural features are permitted to encroach up to two (2) feet into required yards.

***PLANNING AREA R-4:***

This Planning Area is located in the northern portion of the Project, south and west of Planning Area R-5. In this area the topography is varied and residential lots will have manufactures slopes to achieve a level building pad (see Figure 45). Located north of Baltimore Oriole Road and northwesterly of Planning Area R-1, Planning Area R-4 is a single-family residential neighborhood, referred to as the Wakefield Collection (similar to Planning Area R-2). The area will contain 122 homes on 31.8 acres with a density of 3.8 dwelling units per acre. A passive, 0.3-acre neighborhood park (P-8) is located in this neighborhood. The northwestern portion of this Planning Area fronts onto open space. Permitted uses are identified in Section 2102a of the County Zoning Ordinance. The following "zone box" applies to Planning Area R-4:

Table - 5 Planning Area R-4 Wakefield Zoning Box

| | | |
|---|---|---|
| Use Regulation | | RS-4 |
| Animal Regulation | | S |
| Development Regulations | Density | 4.0 |
| | Lot Size | 4,500 |
| | Building Type | C |
| | Maximum Floor Area | -- |
| | Floor Area Ratio | -- |
| | Height | G |
| | Lot Coverage | -- |
| | Setback[5] | V (see Figure 45 of this Specific Plan) |
| | Open Space | -- |
| Special Area Regulation | | B |

[5] Minimum Setbacks: Front Yard – 15', Garage – 20'; Interior site Yard – 5'; Exterior Side Yard – 10'; Rear Yard – 15'. Architectural features are permitted to encroach up to two (2) feet into required yards.

***PLANNING AREA R-5:***

Planning Area R-5 is a single-family residential neighborhood located north and east of Planning Area R-4, north of Baltimore Oriole Road (see Figure 48). In this planning area, 124 homes will be constructed on 27.2 acres with a density of 4.6 dwelling units per acre. As with Planning Area R-3, Planning Area R-5 will include homes referred to as the Nottingham Collection. Residential homes along the northern and eastern sides of the planning area back onto open space. A 0.3-acre neighborhood park is located within R-5. The park is intended to be passive in character, with an open lawn area, walkways and benches for nearby residents. Permitted uses are identified in Section 2102a of the County Zoning Ordinance. The following "zone box" applies to Planning Area R-5:

Table - 6 Planning Area R-5 Nottingham Zoning Box

| | | |
|---|---|---|
| Use Regulation | | RS-4 |
| Animal Regulation | | S |
| Development Regulations | Density | 5.0 |
| | Lot Size | 5,000 |
| | Building Type | C |
| | Maximum Floor Area | -- |
| | Floor Area Ratio | -- |
| | Height | G |
| | Lot Coverage | -- |
| | Setback[6] | V (see Figure 48 of this Specific Plan) |
| | Open Space | -- |
| Special Area Regulation | | B |

[6] Minimum Setbacks: Front Yard – 15', Garage – 20'; Interior site Yard – 5'; Exterior Side Yard – 10'; Rear Yard – 15'. Architectural features are permitted to encroach up to two (2) feet into required yards.

***PLANNING AREA MF-1:***

Planning Area MF-1 is a multi-family residential neighborhood located north of MF-2 and east of the Town Center, on the north side of Harvest Glen Lane, south of Longspur Road (see Figure 50). Referred to as the Canterbury Collection, a total of 189 homes are planned on 19.0 acres, at a density of 9.9 dwelling units per acre. Permitted uses are identified in Section 2102a of the County Zoning Ordinance. The following "zone box" applies to Planning Area MF-1:

Table - 7 Planning Area MF-1 Canterbury Zoning Box

| | | |
|---|---|---|
| Use Regulation | | RM-10 |
| Animal Regulation | | S |
| Development Regulations | Density | 10 |
| | Lot Size | -- |
| | Building Type | K |
| | Maximum Floor Area | -- |
| | Floor Area Ratio | -- |
| | Height | H |
| | Lot Coverage | -- |
| | Setback[7] | V(see Figure 50 of this Specific Plan) |
| | Open Space | F |
| Special Area Regulation | | B |

[7] Minimum Setbacks: Determined during Site Plan review. Architectural features are permitted to encroach up to two (2) feet into required yards.

***PLANNING AREA MF-2:***

Planning Area MF-2 is a multi-family residential neighborhood located on the northeasterly side of Horse Ranch Creek Road, south of the Campus Park Town Center (see Figure 51). Referred to as the Canterbury Collection, Planning Area MF-2 will accommodate 41 homes on 5.3 acres, at a density of 7.7 dwelling units per acre. Permitted uses are identified in Section 2102a of the County Zoning Ordinance. The following "zone box" applies to Planning Area MF-2:

Table - 8 Planning Area MF-2 Canterbury Zoning Box

| | | |
|---|---|---|
| Use Regulation | | RM-10 |
| Animal Regulation | | S |
| Development Regulations | Density | 8 |
| | Lot Size | -- |
| | Building Type | K |
| | Maximum Floor Area | -- |
| | Floor Area Ratio | -- |
| | Height | H |
| | Lot Coverage | -- |
| | Setback[8] | V (see Figure 51 of this Specific Plan) |
| | Open Space | F |
| Special Area Regulation | | B |

[8] Minimum Setbacks: Determined during Site Plan review. Architectural features are permitted to encroach up to two (2) feet into required yards.

### *C. Parks and Recreation Facilities*

A public active sports complex is located within the central portion of the community, along Horse Ranch Creek Road (Figure 37). This sports complex abuts the Town Center to the south, single family residences to the east and professional office uses to the north. While the proposed population requires approximately six acres of parkland to meet State requirements of three acres of parkland for every 1,000 persons, the 8.5-acre sports complex serves the Campus Park community as well as the surrounding areas. The sports complex concept includes baseball fields and active play areas. The facility will be implemented by Campus Park developers and maintained as a County public recreational facility.

A total of seven (7) local private (HOA) recreation facilities will be provided within the residential planning areas. These facilities may include pocket parks, tot lots, swimming pools and passive recreation areas. These facilities will be owned and maintained by a Home Owner's Association. Concepts for parks are illustrated in Figures 33 through 36. The largest of these, the P-3 park, is located north of Baltimore Oriole Road in the northern portion of the Project. This recreational facility contains a lap pool, children's pool, group seating, and one-story recreation building with restrooms, showers, and exercise area. A concept plan for this facility is provided as Figure 34.

In the southern end of the Project, on the east side of Pankey Road, south of Pankey Place, is located a .8-acre trail staging area. This facility, shown as P-4 on the Land Use Plan, will include parking and access to local trails. A concept plan for this area is provided as Figure 35.

In addition to the on-site recreational facilities, Campus Park residents will have access to sports facilities located at Palomar College.

The following "zone boxes" apply to the 8.5-acre active sports complex, the local parks, and trail staging area.

| Table - 9 SC-1 Sports Complex Zoning Box | | |
|---|---|---|
| Use Regulation | | S88[9] |
| Animal Regulation | | -- |
| Development Regulations | Density | -- |
| | Lot Size | -- |
| | Building Type | W |
| | Maximum Floor Area | -- |
| | Floor Area Ratio | -- |
| | Height | C |
| | Lot Coverage | -- |
| | Setback[10] | V (see Figure 37 of this Specific Plan) |
| | Open Space | -- |
| Special Area Regulation | | B |

| Table - 10 Park Areas P-1, P-2, P-5, P-6, P7, P-8, and P-4 Zoning Box | | |
|---|---|---|
| Use Regulation | | S88 |
| Animal Regulation | | -- |
| Development Regulations | Density | -- |
| | Lot Size | -- |
| | Building Type | W |
| | Maximum Floor Area | -- |
| | Floor Area Ratio | -- |
| | Height | A, B[11] |
| | Lot Coverage | -- |
| | Setback[12] | V (see Figures 33 & 36 of this Specific Plan) |
| | Open Space | -- |
| Special Area Regulation | | B, Por F[13]. |

[9] Site plan review and approval is necessary, prior to installation of this Sports Complex.
[10] Minimum Setbacks: Determined during Site Plan review. Architectural features are permitted to encroach up to two (2) feet into required yards.
[11] A "B" Height Designator shall apply to HOA Park P-4 – Trail Staging Area.
[12] Minimum Setbacks: Determined during Site Plan review. Architectural features are permitted to encroach up to two (2) feet into required yards.

| Table - 11 Park Area P-3 HOA Community Recreation Center Zoning Box | | |
|---|---|---|
| Use Regulation | | S88 |
| Animal Regulation | | -- |
| Development Regulations | Density | -- |
| | Lot Size | -- |
| | Building Type | W |
| | Maximum Floor Area | -- |
| | Floor Area Ratio | -- |
| | Height | G |
| | Lot Coverage | -- |
| | Setback[14] | V (see Figure 34 of this Specific Plan) |
| | Open Space | -- |
| Special Area Regulation | | B |

[13] P-4 subject to Special Area Regulation F.
[14] Minimum Setbacks: Determined during Site Plan review. Architectural features are permitted to encroach up to two (2) feet into required yards.

### *D. Open Space and Trails (OS)*

The Campus Park Amendment includes 224.0 acres of open space (54% of the Project); including 197.0 acres of open space preserve and 27.0 acres of community open space. The open space preserve includes biological resources such as the wetlands located in the southern portion of the Project, and coastal sage scrub and oak woodlands located in the northern portion of the property. Several soft surface trails are included within the open space preserve areas as shown on the Open Space, Parks & Trails Plan, Figure 31.

Community open space consists of biological buffers, fuel modification area, manufactured slopes, water detention facilities, and soft surface trails. These areas are HOA or County maintained. Making an important contribution to the regional open space system, the Campus Park open space areas create an attractive rural setting for the community, an opportunity for nature study and passive recreation, and biological habitat.

The following "zone boxes" apply to the open space preserve and community open space planning areas respectively:

| Table - 12 Open Space Preserve OS-1, OS-2 and OS-3 Zoning Box | | |
|---|---|---|
| Use Regulation | | S80 |
| Animal Regulation | | -- |
| Development Regulations | Density | -- |
| | Lot Size | -- |
| | Building Type | -- |
| | Maximum Floor Area | -- |
| | Floor Area Ratio | -- |
| | Height | -- |
| | Lot Coverage | -- |
| | Setback | -- |
| | Open Space | -- |
| Special Area Regulation | | - |

| Table - 13 Open Space OS-4, OS-5, OS-6 and OS-7 Zoning Box | | |
|---|---|---|
| Use Regulation | | S80 |
| Animal Regulation | | -- |
| Development Regulations | Density | -- |
| | Lot Size | -- |
| | Building Type | - |
| | Maximum Floor Area | -- |
| | Floor Area Ratio | -- |
| | Height | -- |
| | Lot Coverage | -- |
| | Setback | -- |
| | Open Space | -- |
| Special Area Regulation | | - |

### *E. Professional Office*

The professional office use areas consisting of 11.5 acres are located at the intersection of Horse Ranch Creek Road and Baltimore Oriole Road, in the northern portion of the Project site. This location, with easy access and proximity to Interstate 15, provides opportunities for regional and corporate identity. The office/professional land use also creates a buffer between the freeway and residential development. In PO-1, on the north side of Baltimore Oriole Road, a maximum 2-story building is permitted. In PO-2, on the south side of Baltimore Oriole Road, a maximum of two-stories is allowed. The following "zone boxes" apply to the Campus Park professional office planning areas:

Table - 14 Professional Office PO-1 Zoning Box

| | | |
|---|---|---|
| Use Regulation | | C30 |
| Animal Regulation | | -- |
| Development Regulations | Density | -- |
| | Lot Size | -- |
| | Building Type | W |
| | Maximum Floor Area | -- |
| | Floor Area Ratio | -- |
| | Height | G |
| | Lot Coverage | -- |
| | Setback[15] | V (see Figure 57 of this Specific Plan) |
| | Open Space | -- |
| Special Area Regulation | | B |

[15] Minimum Setbacks: Determined during Site Plan review. Architectural features are permitted to encroach up to two (2) feet into required yards.

| Table - 15 Professional Office PO-2 Zoning Box | | |
|---|---|---|
| Use Regulation | | C30 |
| Animal Regulation | | -- |
| Development Regulations | Density | -- |
| | Lot Size | -- |
| | Building Type | W |
| | Maximum Floor Area | -- |
| | Floor Area Ratio | -- |
| | Height | G |
| | Lot Coverage | -- |
| | Setback[16] | V (see Figure 57 of this Specific Plan) |
| | Open Space | -- |
| Special Area Regulation | | B |

### *F. Institutional*

A 0.2-acre, on-site sewer pump station site is located north of State Route 76, east of Pankey Road. The following "zone box" applies to the institutional site:

| Table - 16 Institutional – I-1 Zoning Box | | |
|---|---|---|
| Use Regulation | | S80 |
| Animal Regulation | | -- |
| Development Regulations | Density | -- |
| | Lot Size | -- |
| | Building Type | W |
| | Maximum Floor Area | -- |
| | Floor Area Ratio | -- |
| | Height | B |
| | Lot Coverage | -- |
| | Setback[18] | V |
| | Open Space | -- |
| Special Area Regulation | | B |

[16] Minimum Setbacks: Determined during Site Plan review. Architectural features are permitted to encroach up to two (2) feet into required yards.

## 5. GRADING AND DRAINAGE

Campus Park has been designed to preserve sensitive natural habitats and unique landforms. Most development is located within the gently sloping, central area of the property, minimizing impacts to slopes that exceed 25 percent gradient. Larger residential lot neighborhoods are located in the northern portion of the property to minimize grading and visual impacts in the higher elevations. The grading concept provides for an onsite, balanced 1.6 million cubic yards of cut and fill. Landform grading techniques will be implemented in accordance with County policies. The maximum height of a manufactured slope will be about 65 feet and slope gradients are a maximum ratio of 1.5:1 for cut slopes and a maximum of 2:1 for fill slopes. While blasting is anticipated at higher elevations, prominent rock outcroppings are preserved. The grading concept is illustrated in Figure 12.

The property drains naturally from higher elevations in the north to the wooded area in the southwest. A comprehensive drainage plan (Figure 13) has been prepared to control runoff. The plan includes a series of basins for retention and water quality control in conformance with County policies and the requirements of the Regional Water Quality Control Board.

Figure 12 Grading Concept

Figure 13 Conceptual Drainage Plan

# C. CIRCULATION ELEMENT

## 1. EXISTING CONDITIONS

Regional access to Campus Park is via Interstate 15 (I-15) and State Route 76 (SR 76). The County General Plan designates SR 76, west of I-15, a Prime Arterial. East of I-15, SR 76 is designated a Major Road. Highway 395, a frontage road on the west side of I-15, is classified a Collector Road. Highway 395 provides access to Pala Mesa Drive and Stewart Canyon Road, both of which provide local access to Campus Park. Several dirt roads are located within the property, most notably Pala Mesa Heights Drive which divides the northern and southern portions of the Project site. Figure 14 illustrates existing Circulation Element roadways.

## 2. CIRCULATION GOAL AND POLICIES

### *A. Overall Circulation Goal*

Provide a safe and efficient circulation system that supports the planned development, links to regional transportation elements and minimizes impacts on residential neighborhoods and environmentally sensitive areas.

### *B. Circulation Policies*

- 1: Organize land uses to provide convenient and safe vehicular and pedestrian circulation throughout the Specific Plan area.
- 2: Create an integrated circulation system that serves residential needs, provides access between areas and to community features and facilities, and discourages non-local traffic from intruding into residential neighborhoods.
- 3: Integrate road development in the Campus Park Specific Plan Amendment area with existing and planned land uses in the surrounding areas and with the regional transportation network.
- 4: Design, finance and construct circulation improvements to support planned development concurrent with need.
- 5: Complete traffic signal warrants and contribute the cost for offsite intersection improvements, or construct street improvements, based on the Specific Plan Amendment's contribution of traffic.
- 6: Include alternative modes of circulation, such as transit, bikeways and pedestrian paths and trails, in the Campus Park Specific Plan Amendment.
- 7: Connect a trail network to existing and proposed regionally designated trails in the surrounding area.
- 8: Align trails on existing paths, trails, roads, utility easements and other disturbed habitat areas to the extent feasible to minimize environmental impacts.

## 3. CIRCULATION PLAN

### *A. Trip Generation*

As described in the Transportation Analysis for Campus Park, (LOS Engineering, Inc. 2009 & Technical Memo, August 30, 2010), the Project is expected to generate 17,341 average daily trips, including 1,215 AM peak hour trips and 1,835 PM peak hour trips.

### *B. Streets*

A comprehensive circulation plan, designed in conjunction with adjoining Specific Plan projects, provides access to the Campus Park community and improves vehicular circulation in the Fallbrook area (Figure 15, Proposed Circulation Element). Proposed amendments to the Circulation Element Plan include the following:

1. Relocate SC 2602 to Horse Creek Ranch Road.
2. Reclassify Horse Creek Ranch Road (SC 2602) to GP Update Boulevard Standard.
3. Relocate SC 160
4. Reclassify Pala Mesa Drive between SR 76 and Pankey Road to Light Collector
5. Create connection for SC160 between Pala Mesa Drive and Horse Ranch Creek Road, as a Light Collector

Within Campus Park, local residential streets define land uses and neighborhoods and provide multiple access routes (Figure 16, Internal Circulation). Horse Creek Ranch Road is designed to comply with County GP 2020 standards for public streets in non-urban development areas. For other streets, special standards are established by this specific plan to reflect the traditional character and rural theme of the Project. Parking is permitted on all streets except Horse Ranch Creek Road, Panky Road, Pankey Place, Longspur Road, Baltimore Oriole Road, Harvest Glen Lane, and all streets include landscaped parkways, sidewalks and/or rural trails. A description of each street type along with illustrative cross sections (Figures 17 through 20) follows below.

Pankey Road: Two disjoined segments of Pankey Road provide access to the site. The southern extension is a north-south Light Collector that starts south of SR 76, where it intersects with Shearer Crossing and extends north into the Project site. The northern extension of Pankey Road provides access from the north and would be renamed Horse Ranch Creek Road.

Pala Mesa Drive: Pala Mesa Drive connects Highway 395 to the existing southerly portion of Pankey Road. Pala Mesa Drive is currently classified as a Light Collector.

Pala Road (SR-76): Expansion and realignment of Pala Road (SR 76) between I-15 and Rice Canyon Road began in the first quarter of 2009 and has recently been completed. Within the Campus Park Specific Plan boundary, Pala Road will include an eight-foot wide trail made of decomposed granite on the north side of the roadway. An equestrian rail fence will be installed between the pathway and roadway where required for safety. Planting would occur within a 20-foot wide recovery zone (into which future roadway expansion is possible) for erosion control purposes and visual buffering of adjacent trail staging area. Improvements within the Caltrans right-of-way are subject to County of San Diego and Caltrans review and approval. Maintenance will be the responsibility of the HOA.

Horse Ranch Creek Road: Horse Ranch Creek Road is the major roadway within the Project site, traversing the property from north to south. The southernmost portion is located offsite, to the east, in the Meadowood Specific plan area, where it intersects with Pala Road (SR 76). The northern portion merges into the existing northern segment of Pankey Road. As the primary southern entry into the Campus Park and Meadowood Specific Plan areas, Horse Ranch Creek Road serves as a formal gateway, introducing the village identity and character. Designed as a Village Entry Street, it includes travel and turn lanes, bike lanes on both sides of the street, a landscaped median, a Village Multi-Purpose Trail on the west side, a meandering 5' concrete Village Pathway on the east side, street trees, and pedestrian scale lighting.

Pankey Place: Pankey Place extends from Pankey Road east to Horse Ranch Creek Road. It forms the northern boundary of Planning Area P-4 and provides fire and emergency access to the Project. Designated a Light Collector, Pankey Place includes two travel lanes, two bike lanes and landscape easements. An eight-foot wide, Village Multi-Purpose Trail is located on the south side of the roadway and a five-foot wide concrete sidewalk is located on the north.

Baltimore Oriole Road: Baltimore Oriole Road is the primary collector road for much of the single-family residential area in the central/northern portion of the Specific Plan area. Baltimore Oriole Road extends east-west in the current location of Pala Mesa Heights Drive and intersects with Horse Ranch Creek Road on the west. As a Village Promenade, the roadway includes a 40-foot curb-to-curb width within a 60-foot right-of-way. Landscape easements extend beyond the right-of-way on both sides of the roadway. Within the right-of-way and easement area is an eight-foot wide Village Multi-Purpose Trail located on the north side of the roadway and a five-foot wide meandering Village Pathway on the south side.

Longspur Road: Longspur Road extends east from Horse Creek Ranch Road, then north to Baltimore Oriole Drive, providing access to residential development in planning areas R-1, R-2, R-3, and MF-1. As a Village Promenade, Longspur Road includes a paved width of 40 feet in 60 feet of right-of-way. Ten-foot wide landscape easements extend beyond the right-of-way on both sides of the road. Within the southern and eastern right-of-way and

easement areas is located a five-foot wide, meandering Village Pathway. Within the northern and western right-of-way and easement areas is located an eight-foot wide, meandering Village Promenade.

Harvest Glen Lane: Harvest Glen Lane extends to the east from Horse Ranch Creek Road to the eastern property boundary, providing additional access to planning areas MF-1 and MF-2 as well as access to the off-site Meadowood Project. The roadway, road edges and landscape easements for Harvest Glen Lane are the same as those for Longspur Road. An eight-foot wide meandering, decomposed granite, multi-purpose trail is located on the south side; and a five-foot wide meandering Village Pathway is located on the north side.

Residential Neighborhood Streets: All neighborhood streets in Campus Park are public roadways that provide access to single-family and multi-family homes. All roads but Song Sparrow Drive (discussed below) range between 36 and 40 feet in pavement width within 56- to 60-foot wide rights-of-way, respectively. Five foot wide concrete sidewalks parallel the roads on both sides.

Song Sparrow Drive: Song Sparrow Drive, the easternmost road, in the single-family area, would have 32 feet of pavement in a 52-foot right-of-way to the north of Baltimore Oriole Road. The road would narrow to 28 feet of pavement within 60 feet of right-of-way south of Baltimore Oriole Road. This road provides secondary access to Planning Area R-2.

### *C. Transit*

Public transportation is an important planning consideration for reducing traffic congestion and improving air quality. Campus Park's mix of residential, commercial, professional office and recreational land uses optimizes the potential for successful public transportation. North County Transit District (NCTD) bus turnouts are provided on both sides of Horse Ranch Creek Road north of Harvest Glen Lane. NCTD turnouts are also provided off-site on the west side of Horse Ranch Creek Road to the south of Pankey Place, and also on the north side of SR 76 between Horse Ranch Creek Road and the Project site. North County Transit District currently provides service either to downtown Fallbrook or northern Escondido. As demand increases, NCTD will adjust routes and services to meet the needs of the Project; this could include perhaps a dedicated shuttle to Escondido. Refer to Bus stop locations shown on the Vesting Tentative Map/Vesting Site Plans.

Further, this area of the County has been designated, by SANDAG, as a location that should include a Transit Node. This Transit Node should include parking for buses, bus stops, parking for private vehicles, transfer station, etc. The exact location for a Transit Node has not been identified, at this time. However, it is most likely to fall within the I-15/SR 76 Interchange area.

Resolutions prepared for the Campus Park Project will include a condition that requires the project proponent to participate, along with the other projects

located in and around this Interchange, by contributing appropriate funds for the acquisition, design and construction of this Transit Node.

### *D. Trails*

Campus Park is designed as a pedestrian-friendly community consisting of a network of pathways and trails that meander along streets and within open space areas. Several trail types occur within the community and are described in the paragraphs that follow.

A Village Multi-Purpose Trail extends along the west side of Horse Ranch Creek Road from SR 76 to Baltimore Oriole Road. This multi-purpose trail also extends east along the north side of Baltimore Oriole Road, south side of Harvest Glen Lane, south side of Pankey Place, north side of Pala Mesa Drive, and east side of Pankey Road. Within the Project it is designed as an eight-foot, trail of decomposed granite within an expanded landscaped parkway. It is set back from the street and lined with an equestrian themed fence where required for safety. Multi-Purpose Trails allow pedestrian, bicycle, and equestrian travel. A Village Multi-Purpose Trail is also located along the north side Highway 76, south of MF-4. This trail provides a link to the off-site Highway 76 Pathway.

Village Promenades are 8-foot wide decomposed granite trails located along the north and west sides of Longspur Road. These trails allow pedestrian, and bicycle travel.

Village Pathways are 5-foot meandering concrete walkways that extend along the east side of Horse Ranch Creek Road, the south side of Baltimore Oriole Road, along the south and east sides of Longspur Road, and along the north side of Harvest Glen Lane.

Nature Trails are located within the open space preserve area of the community (OS-3). These trails connect to the off-site Monserate Mountain Trail located to the north and east of the Project. These soft surface trails are 4- to 8-feet wide and located within a 20-foot right of way. Rail fence is used where required for safety.

Trail locations are graphically depicted on the Open Space, Parks & Trails Plan, provided as Figure 31. Trail cross sections are depicted on Figure 32. All trails will be owned and maintained by a homeowner's association or landscape maintenance district (see Community Maintenance, Figure 60).

Figure 14 Existing Circulation Element

Figure 15 Proposed Circulation Element

Figure 16 Internal Circulation

Figure 17 Street Sections

Figure 18 Street Sections

Figure 19 Street Sections

Figure 20 Street Sections

# D. OPEN SPACE/CONSERVATION ELEMENT

## 1. EXISTING CONDITIONS

Campus Park, located along the I-15 corridor, contains onsite vegetation including lush riparian areas, oak woodlands, coastal sage scrub habitats and dramatic rock outcroppings. The site has been used historically for farming and is currently used for grazing. Containment and drainage channels were constructed to allow for crop irrigation. Drainage from the property into the San Luis Rey River was altered due to road and interstate construction and for farming purposes. Projects developed to the north have increased upstream irrigation, resulting in a year round flow of the creek. Surrounding offsite land uses are highly varied. Fruit tree groves are located along the southeastern portion of the Project site and coastal sage scrub along the northeastern portion. Interstate 15 and a proposed Palomar College site are located along the majority of the western boundary. Riparian woodlands and agricultural uses are found along the southwestern boundary. Detailed descriptions and the distribution of habitat types are contained in the Campus Park Biological Technical Report prepared by REC Consulting Inc.

The County is in the process of expanding the North County Multiple Species Conservation Program (MSCP) for this area of the County. The proposed MSCP boundary for Campus Park is depicted on Figure 21, Open Space Preserve. Significant resources in the general area include various types of wetland vegetation, stands of coastal sage scrub and chaparral and populations of California gnatcatcher. Resources within the Campus Park Specific Plan Amendment Area are part of a regional network of resources extending along the San Luis Rey River and its tributaries are addressed in this plan.

The Campus Park Specific Plan area was surveyed by Heritage Resources and found to contain no cultural resources.

Campus Park is subject to the I-15 Corridor Scenic Preservation Guidelines. The property is visible from I-15 and from adjacent homes and businesses.

## 2. OPEN SPACE/CONSERVATION GOALS, OBJECTIVES AND POLICIES

### *A. Overall Open Space/Conservation Goal*

- Preserve sensitive and significant biological, cultural, paleontological, flood plain, visual and agricultural resources.

### *B. Open Space/Conservation Policies*

- 1: Identify environmentally sensitive areas within the Campus Park planning area requiring protection and/or management.
- 2: Preserve environmentally sensitive areas in onsite open space lots and easements. Construction, grading or other activities, including fuel modification and slopes for roads and pads as shown on an approved

tentative map, shall be located within designated Specific Plan development areas and outside of designated Open Space Preserve areas.

- 3: Limit disturbance and development to only those areas shown on this Specific Plan Amendment.
- 4: Provide buffers to separate developed and preserved areas and to limit adverse edge effects on environmentally sensitive areas.
- 5: Establish functional connections for onsite resources to integrate into a larger regional system where possible.
- 6: Develop offsite mitigation, preferably within the North County MSCP, along the San Luis Rey River, and/or onsite restoration programs to address onsite development impacts.
- 7: Maintain and/or convey urban runoff to avoid adverse impacts to open space areas.

### 3. OPEN SPACE/CONSERVATION PLAN

The Campus Park Specific Plan Amendment preserves 224.0[17] acres of open space (54% of the Project) that includes 197.0 acres of environmentally sensitive land (Figure 21, Open Space Preserve). The County, California Department of Fish and Game (CDFG) and U.S. Fish and Wildlife Service (USFWS) have been actively consulted to address habitat conservation issues. Sensitive open space areas including wetlands, oak woodlands and coastal sage scrub habitats that connect to offsite resource areas will be retained in open space preserves. Preserve open spaces will be owned and maintained by the county, other appropriate public agency, or public interest organization. Recreational opportunities within preserve open spaces include multi-use trails and nature study.

Although no cultural resources were found onsite, monitoring will occur during grading activities.

A total of 27.0-acres[18] of Community open space areas occur within community association ownership and include manufactured slopes and fuel modification areas. In addition, 12.4 acres of active and passive recreational open space is provided. In total, open space preserve areas, community open space and park areas amount to 236.4 acres or 57 percent of the total Project area (see Figure 31, Open Space, Parks & Trails Plan and Figure 11, Campus Park Land Use Summary).

The Campus Park community is designed to include buffers between development and open space preserve areas, and buffers between development and the Interstate 15 and Pala Road corridors. In addition, the Design Element, section III.F of this Specific Plan Amendment, contains further buffering

[17] Excludes 12.4 acres of parks located within Project.
[18] Excludes HOA open space located within Planning Area boundaries

requirements. Visual characteristics of the property were considered and incorporated into the design of the Campus Park Specific Plan Amendment. More intense uses are located on flatter portions of the site, and enhanced plantings are proposed for slopes visible from the Interstate 15 corridor. Views for higher elevations are enhanced where single family home sites follow existing topography.

As part of the zoning applied with this Specific Plan Amendment, development of areas visible from the I-15 corridor is subject to site plan review and approval. The Design Element, Section III.F. of this Specific Plan Amendment, discusses further submittal and review requirements for these areas.

Figure 21 Open Space Preserve

# E. SERVICES AND FACILITIES ELEMENT

## 1. EXISTING CONDITIONS

### *A. Water and Sewer*

The Rainbow Municipal Water District (RMWD) provides water and sewer service in the Campus Park Specific Plan Amendment area. Campus Park is included within District boundaries and the District has indicated that water capacity exists for the Project. An existing agreement with the RMWD provides for 850 sewer equivalent dwelling units (EDUs).

### *B. Fire Protection and Emergency Medical Services*

The NCFPD, in conjunction with the California Department of Forestry, provides fire protection services to the Campus Park development. The NCFPD is composed of the Rainbow Volunteer Fire Department and the Fallbrook Fire Department and serves the Fallbrook, Bonsall, and Rainbow areas. The closest station to the Project site, Fire Station No. 4, is located at 4375 Pala Mesa Drive on Old Highway 395. The station is currently about two miles by roadway from the southern portion of the Project site and two miles from the northern portion of the Project site by existing roads. The station is staffed 24 hours per day by one captain, one engineer, two firefighter/paramedics, and one reserve firefighter/emergency medical technician (EMT).

### *C. Law Enforcement*

Law enforcement services are provided by the San Diego County Sheriff, operating out of the Fallbrook Substation on East Alvarado Street in Fallbrook, approximately 10 miles northwest of Campus Park. Services include general patrol, traffic enforcement, criminal investigation, crime prevention, juvenile services, communications dispatch, and various management support services.

### *D. Schools*

The Project is proposing residential homes within the Fallbrook Union Elementary School District (FUESD) that serves grades K through 8. The FUESD has two elementary schools, Fallbrook Street School and Live Oak Elementary, and one junior high school, Potter Junior High, located within 10 miles of the Project site.

The residential portions of the Project will also be served by The Fallbrook Union High School District, which includes Fallbrook High School, located approximately 10 miles from the Project site.

## 2. SERVICES AND FACILITIES GOALS AND POLICIES

### *A. Overall Services and Facilities Goal*

- Provide public services and facilities in the Campus Park Specific Plan Amendment area, in a timely and efficient manner, concurrent with need.

### *B. Services and Facilities Policies*

- 1: Permit patterns of development that will allow growth to proceed in rational increments.
- 2: Phase construction with the provision of necessary water and sewer improvements.
- 3: Equitably finance necessary services and facilities.

## 3. SERVICES AND FACILITIES PLAN

### *A. Water*

The September 2010 *Water System Analysis for the Campus Park Project* by Dexter Wilson Engineering, Inc., discusses the Project's water demands, fire flows, system pressures, and proposed water service system. As shown in Figure 22, Conceptual Water Plan, Rainbow Water District's existing 1019 Zone 16-inch water main located in Stewart Canyon Road will be extended south in the future Horse Ranch Creek Road alignment. This extended main provides service to the proposed 660 Zone system in the upper portions of the Campus Park development. In the southwestern area of Campus Park, the existing 897 Zone 16-inch water line will be extended from its current terminus at the Pala Mesa Drive bridge at Interstate 15 east to the future Horse Ranch Creek Road. Pressure reducing stations are included in the water service system. The onsite water system is located within the Campus Park street system and sized appropriately for the land uses. On and offsite water improvements will be constructed by the Campus Park developer concurrent with need.

### *B. Sewer*

The September 2010 *Sewer Service Analysis for the Campus Park Project* by Dexter Wilson Engineering, Inc. describes the Project's sewer demands and proposed sewer service system. As shown in Figure 24, Conceptual Sewer Plan, Rainbow Water District's existing facilities include a 12" sewer main, called the Plant B Collector Sewer, located adjacent to the Campus Park property. This main routes sewage to the District's Plant B Pump Station located near the Rainbow Municipal Water District Office located on Old Highway 395. The onsite sewer system proposed for the Campus Park Project consists of new gravity sewer mains generally flowing south and west. A new sewer lift station will connect the Plant B collector line and Campus Park sewage and pump sewage flows west across the Interstate 15 Freeway through an existing force main located within the SR-76 / Interstate 15 bridge.

The Campus Park Project has rights for 850 EDUs of sewage conveyance, treatment and disposal capacity within the Rainbow Municipal Water District. The Rainbow Municipal Water District owns treatment and disposal capacity in the City of Oceanside's system, the Campus Park development will not require additional capacity in Oceanside in order to take sewage to the RMWD facility.

### *C. Reclaimed Water*

Campus Park will provide dual distribution piping for both potable and reclaimed water for irrigation (see Figure 23, Reclaimed Water Plan) used in common use areas. Reclaimed water will not be allowed in areas where food is served or consumed. Currently it is the Policy of the RMWD to not provide treated water. Future reclaimed water may become available from SLRMWD, Valley Center Municipal Water District (VCMWD), or Rainbow Municipal Water District, if a future treatment plant were constructedFire Protection and Emergency Medical Services

Fire Protection and Emergency Medical Services will be provided by the North County Fire Protection District. Improvement of Pala Mesa Drive, from Highway 395 to Horse Ranch Creek Road, will ensure fire apparatus response time to all portions of the Project. Brush clearing and thinning will be provided within a 100- to 200-foot fuel management zone from the edge of structures to open space preserve boundary. Required thinning and clearing will be done in accordance with an approved fire protection plan. Road widths, secondary access, water supply and fire hydrant spacing will also be in conformance with fire protection development standards established by the NCFPD and approved with this Specific Plan Amendment and associated tentative maps. An exhibit depicting the fire protection zones is provided as Figure 27.

### *D. Law Enforcement*

Law Enforcement services are provided by the San Diego County Sheriff's Department out of the Fallbrook Substation, approximately ten miles northwest of the Project site. A sheriff's station is tentatively planned for a location within the Campus Park West Project located to the west of Campus Park. If located there, such a civic use would provide to the overall safety of the community. Additionally, all Resolutions prepared for Campus Park will include a condition that requires the project proponent to contribute appropriate funds, along with the other projects located in and around this Interchange, to fund this Sheriff's station.

### *E. Schools*

Elementary school aged students from the Campus Park Specific Plan Amendment area will be served by Fallbrook Street School, Civic Oak Elementary and Potter Junior High (FUESD). Appropriate fees will be paid to all affected school districts as required by law.

The Fallbrook Union High School District will provide service at Fallbrook High School located approximately 10 miles from the Project.

Figure 22 Conceptual Water Plan

Figure 23 Reclaimed Water Plan

Figure 24 Conceptual Sewer Plan

Figure 25 School District Boundary

# F. COMMUNITY DESIGN AND OPERATION ELEMENT

## 1. EXISTING CONDITIONS

The Campus Park Specific Plan Amendment area is characterized by diverse topography including riparian areas in the west, flatter areas in the central portion, and steep hillsides in the north. The business park portions of the Project are in close proximity to and visible from Interstate 15.

## 2. COMMUNITY DESIGN AND OPERATION GOAL AND POLICIES

### *A. Overall Community Design and Operation Goal*

- Ensure the orderly and sensitive development of land uses within Campus Park to safeguard and enhance the appearance, quality and value of development in the Fallbrook Community Planning Area.

### *B. Community Design and Operation Policies*

- 1: Limit development to those uses permitted by and in accordance with development standards contained in the County of San Diego Zoning Ordinance, the County General Plan, the Fallbrook Community Plan, the Campus Park Specific Plan Amendment and future detailed approvals and permits for the property. (In cases where there are discrepancies or conflicts between the Specific Plan Amendment and County development regulations or zoning standards, the Campus Park Specific Plan Amendment shall prevail.)
- 2: Require site plan approval for specific areas (identified with a "B" Special Area Designator) to preserve and enhance the scenic qualities of and views from Interstate 15 as well as views into the Horse Ranch Creek Riparian area, and other open space areas within and adjacent to development in Campus Park.
- 3: Design and develop common areas to establish a Project theme providing consistency among various residential and non-residential neighborhoods or planning areas.
- 4: Maintain community elements such as Project entries, common area slopes, and parkway landscaping in a high quality manner.

## 3. COMMUNITY DESIGN AND OPERATION PLAN

### *A. Pedestrian/Transit Orientation*

Campus Park is a "pedestrian friendly" community served by a network of pedestrian and equestrian trails. A Town Center is located within ½ mile of the majority of residential homes and Professional Office uses and includes a planned transit stop.

The circulation system provides a variety of routes through the community including sidewalks separated from roadways by wide parkways containing trees, pedestrian-scaled lighting, and other pedestrian amenities. The pedestrian circulation system includes both hard and soft surface trials that connect to the County's regional trail system and provide links throughout the Project. These trails consist of Village Multi-Purpose Trails, Village Promenades, Village Pathways, and Nature Trails.

### *B. Community Theme*

Campus Park is inspired by the elegance of old world architecture and landscapes of southern Europe, in particular Tuscany and Andalusia. Its contemporary adaptation of these styles for the residential areas, Town Center, office professional, and community serving facilities, provides a consistent theme that threads through the Project and is compatible with its rural surroundings. Additional continuity will be provided through diligent attention to siting, site development and landscaping.

The use of building materials and plants that relate to locally occurring stone and plant species is required. These materials, combined with a European inspired landscape, will create a unifying, identifiable, design theme that is compatible with the existing rural and agricultural character.

Aside from the continuity this approach imparts, it is also important that inventive, functional, and dignified design be apparent in buildings proposed for the Town Center, and professional office planning areas. Buildings should be expressive but not clamor for attention other then where architectural focal points are specified.

Property owners are therefore required to work within the context of adjacent properties, the individual site, nature of their business, and design context of Campus Park in establishing an architectural expression for their buildings.

## 4. COMMUNITY DESIGN GUIDELINES

### *A. Landform Grading*

The design plan for Campus Park strives to minimize grading and create visually pleasing landforms. The following are guidelines for grading and slope design.

- Create elevation changes within the property that strive for a balance of cut and fill grading.
- Use grade changes to optimize views and a sense of spaciousness.
- Use grade changes between different land uses where separation and buffering is desired.
- Avoid, where possible, creating slopes over 25 feet in height to minimize a sense of enclosure, particularly in residential rear yards.

- Use landform grading techniques, where appropriate, in slopes over 25 feet in height.
- Use varied-height trees, shrubs and groundcovers to undulate the surface of slopes.
- Minimize surface runoff and erosion potential by planting slopes with low water consumptive and drought tolerant plants.
- Use state-of-the-art erosion control, irrigation and water management practices to protect slopes.

### *B. Landscape Concept and Guidelines*

The existing environmental setting of Campus Park includes agricultural pastures and groves, dense riparian corridors, oak woodlands, and steep hillsides in the northern portion of the Project. This setting, along with Tuscan and Andalusian inspired architecture, provides the inspiration for a Mediterranean landscape theme that proposes the preservation and integration of the Project with these open space resources. Groves and pasture-like plantings are planned along major streetscapes and adjoining slopes. Accent plantings of Oaks and Sycamores will occur at channel crossings and drainages. Traditional materials such as stone and wood, that compliment the natural and rural landscape, will be used.

Along Horse Ranch Creek Road, Baltimore Oriole Road and Longspur Road, parkways will consist of pedestrian scaled plantings along with accent plantings of Olives, Sycamores and Oaks. Equestrian themed fencing and informal pedestrian trails will complement the streetscapes and reinforce the rural character intended for these corridors. A combination of walls & landscaped berms will be used for noise attenuation and visual screening of vehicular use and service areas. At Project entries and public use areas the landscape will transition to a more village-like theme with accent plantings, decorative stone walls, vine arbors, and sensitively designed signs. Drought tolerant and native plant materials will be used where feasible. Low scale plantings will be used adjacent to driveway entrances and street corners to maintain visibility for safety. Common area landscapes and recreational areas will be linked by a network of trails and pathways, serving both pedestrian and equestrian users. Plant materials will be selected and located to prevent the rapid spread of brush fires in accordance with the Fire Protection Plan prepared by Hunt Research Corporation, 2009. This plan consists of Fuel Management Zones designed to create defensible spaces around structures to prevent the spread of fire. Perimeter Fuel Management Zones are depicted on Figure 27, Fire Protection Plan. A consistent landscape theme will thread throughout the community, serving as a cohesive link for the various Project land-uses. A series of low scaled entry monuments, fencing, lighting and pedestrian pathways, designed to reinforce the rural landscape theme, will provide further design continuity for the Project. These elements will be designed to reflect the community enhancements while referencing the rural, agricultural themed setting.

Adjacent Highway 76, the landscape design will enhance and preserve the scenic qualities of this corridor and respect the roads adjacency to the San Luis Rey River corridor and associated riparian areas. Trees and shrubs will be planted in informal groupings to relate to the appearance of existing vegetation within the Project viewshed.

Manufactured slopes will be softened visually with trees and shrubs planted in informal groupings at graduated heights to give the effect of undulating slope ratios. These plantings are designed to relate in color, form, and texture to surrounding natural hillsides (see Figure 30, Landscape Concept Manufactured Slopes). Minimum distances will be maintained between mature tree canopies to prevent the rapid spread of fire.

The landscaping as proposed is consistent with the objectives of the Fallbrook Design Guidelines and I-15 Scenic Preservation Guidelines. The Specific Plan provides a framework, through these guidelines, to ensure consistency with relevant portions of these documents. For example significant visual resources within the I-15 Corridor are preserved and enhanced to the greatest extent possible by:

- Preserving visually dominant ridgelines, rock outcroppings, and scenic high quality open space resources
- Incorporating "best practice" guidelines to site design, lighting, landscaping, and architecture. This will minimize visual impacts and improve visual compatibility with the surrounding area. Architecture is designed to vary massing, encourage shadow patterns, and relate in color to elements in the natural surroundings. Project landscaping utilizes native and low water plant materials that are similar in color and texture to the surrounding natural hillsides, and manufactured slopes will contain masses of plant materials of varying heights to relate in texture and pattern with those visible on the steep natural slopes surrounding the Project. Additionally, trees will be planted on slopes, along streets, and within HOA open space areas to visually buffer the Project from view. Native trees & shrubs such as sycamores, oaks, and Toyon will be planted along parkways. Natural materials, equestrian styled fencing, and grove-like plantings of trees will be utilized throughout the Project to relate to and enhance the rural visual setting consistent with the Fallbrook and I-15 Scenic Preservation Guidelines.

The Landscape Concept Plan, Figure 26, depicts the generalized locations of landscape zones and features described below. The guidelines presented in this element are to be considered in the review of discretionary permits for development projects within the Campus Park Specific Plan Amendment area.

Project landscaping shall comply with the requirements of the Fallbrook Design Guidelines for commercial and multi-family planting areas. All proposed planting and improvements within the public right-of-way, for streets within the

Project, are subject to approval by the County of San Diego's Department of Public Works.

### *C. Water Conservation*

Project landscaping shall conform to the requirements of the County's Water Conservation and Landscape Design Manual. Measures within this Manual will ensure that water use within the Project's landscape is well managed. The Project shall provide for a dual distribution system for all landscaped areas. Should reclaimed water become available within the basin containing the Project site it should be used except in the vicinity of any location where food is served or consumed. In this situation a potable system shall be used.

A Water Management Plan shall be submitted pursuant to Section 6715. This Plan shall be submitted along with landscape and irrigation improvement plans for the Project.

The Project landscape shall be designed for efficient use and conservation of water resources. Plantings shall be grouped in hydrozones. Bark mulches, bubblers, and drip irrigation shall be used where appropriate, and modern equipment such as low precipitation heads, automatic controllers, and rain sensing equipment shall be used. Regular inspections of Project landscape and irrigation shall occur so that field adjustments can be made to watering schedules to minimize plant stress. These inspections will assure that irrigation equipment is properly functioning and evenly distributing water. Repairs of malfunctioning equipment and crooked heads should be made immediately. These practices, along with regular water audits will assure continued water application efficiency and a healthy landscape.

If mandatory water restrictions are imposed by the State, the County Water Authority, and/or the Rainbow Municipal Water District, the Project landscape shall be evaluated and revised, with the assistance of the Water Management Plan, to reduce water consumption. The following measures can be incorporated into the Project should further water reductions be mandated;

- Turf areas can be replaced with synthetic turf.
- Groundcover can be replaced with mulch and/or river rock.
- Bubblers and/or drip heads can be used to replace low volume spray heads.
- Water schedules can be reduced
- Planting areas using shrubs requiring moderate water levels can be replaced with low water consuming plant material.

***NATURALIZED / TRANSITIONAL LANDSCAPE ZONE***

***Description:***

Significant areas of open space are adjacent to portions of the Project's perimeter, offering opportunities to create blended transitions between the developed, ornamental portions of Project and the surrounding natural open space. Primarily native and naturalizing drought tolerant plant species will be used in these areas. Fuel modification/brush management may also occur within this zone.

***Acceptable Species:***

| *Botanical Name* | *Common Name* | *Specifications* |
|---|---|---|
| ***Primary Tree*** | | |
| (Randomly spaced as single specimens or in clusters of no more than five) | | |
| Quercus agrifolia | Coast Live Oak | 60'H x 60'W |
| ***Accent Tree*** | | |
| (Only at creek and/or channel crossings) | | |
| Platanus racemosa | California Sycamore | 75'H x 40'W |
| ***Brush Management Zones 2 & 3: Slope/ Erosion Control Trees:*** | | |
| Geijera parviflora | Australian Willow | 25'H x 20'W |
| Metrosideros exelsus (un-cut leader) | New Zealand Christmas Tree | 30'H x 30'W |
| Quercus agrifolia (un-cut leader) | Coast Live | 60'H x 60'W |
| ***Brush Management Zone 1: Shrubs. Groundcover & Vines:*** | | |
| Carex pansa | California Meadow Sedge | 4"H x 8"W |
| Ceanothus 'Centernial' | Centernial Ceanothus | 12"H x 60"W |
| Ceanothus 'Joyce Coulter' | Wild Lilac | 5'H x 10'W |
| Ceanothus gloriosus 'Anchor Bay' | Anchor Bay Wild Lilac | 18"H x 8'W |
| Ceanothus gloriosus 'Point Reyes' | No Common name | 12"H x 72"W |
| Ceanothus griseus horizontalis 'Yankee Point' | Carmel Creeper | 2'H x 12'W |
| Cotoneaster dammeri 'Lowfast' | Bearberry Cotoneaster | 12"H x 10'W |
| Epilobium californicum | California Fushcia | 12"H x 48"W |
| ***Brush Management Zones 2 & 3 Shrubs & Groundcovers:*** | | |
| Carex buchananii | Red Clump Grass | 24"H x 24"W |
| Carex pansa | California Meadow Sedge | 4"H x 8"W |
| Ceanothus 'Centernial' | Centernial Ceanothus | 12"H x 60"W |
| Ceanothus 'Joyce Coulter' | Wild Lilac | 5'H x 10'W |
| Ceanothus gloriosus 'Anchor Bay' | Anchor Bay Wild Lilac | 18"H x 8'W |
| Ceanothus gloriosus 'Point Reyes' | No Common name | 12"H x 72"W |
| Ceanothus griseus horizontalis 'Yankee Point' | Carmel Creeper | 2'H x 12'W |
| Chlorogalum parviflorum | Smallflower Soap Plant | 20"H x 40"W |
| Cotoneaster dammeri 'Lowfast' | Bearberry Cotoneaster | 12"H x 10'W |
| Epilobium californicum | California Fushcia | 12"H x 48"W |
| Helianthemum scoprium | Sun Rose | 24"H x 36"W |
| Pennisetum spatheolatum | Rye Puffs | 18"H x 18"W |
| ***Cactus & Succulents:*** | | |
| (Applicable to all zones) | | |
| Agave attenuate | No Common Name | 3'H x 5'W |
| Agave shawii | Coastal Agave | 3'H x 5'W |
| Dudleya britonii | Britton's Chalk Dudleya | 12"H x 12"W |

| | | |
|---|---|---|
| Dudleya pulverulnta | Chalk Dudleya | 12″H x 12″W |
| Yucca schidigera | Mohave Yucca | 6′H x 5′W |
| Yucca whipplei | Foothill Yucca | 3′H x 3′W |

***Brush Management Zone Hydroseed Mix 'A':***

(All zones)

| | | |
|---|---|---|
| Baileya multiradiata | Desert Marigold | 18″H x 18″W |
| Eriophyllum confertiflorum | Golden Yarrow | 18″H x 18″W |
| Gilia tricolor | Bird's Eye | 12″H x 12″W |
| Lasthenia californica | Dwarf Goldfields | 12″H x 12″W |
| Layia platyglossa | Tiny Tips | 12″H x 24″W |
| Lotus scoparius scoparius | Deerweed | 18″H x 18″W |
| Mimulus aurantiacus puniceus | Sticky Monkey Flower | 24″H x 24″W |
| Nassella pulchra | Purple Needle Grass | 18″H x 12″W |
| Nemophila menziesii | Baby Blue Eyes | 12″H x 12″W |
| Phacelia campanularia | California Blue Bells | 12″H x 14″W |
| Verbena tennuisecta | Moss Verbena | 12″H x 36″W |
| Vulpia microstachys | Small Fescue | 6″H x 6″W |

***Hydroseed Mix 'B':***

(Within developed areas, not within preserve open space & brush management zones)

| | | |
|---|---|---|
| Baileya multiradiata | Desert Marigold | 18″H x 18″W |
| Camissonia cheiranthifolia | Beach Evening Primrose | 24″H x 36″W |
| Eschscholzia maritima | Coastal California Poppy | 18″H x 20″W |
| Gazania splendens | Gazania Splendens | 12″H x 12″W |
| Gilia tricolor | Bird's Eye | 12″H x 12″W |
| Lasthenia californica | Dwarf Goldfields | 12″H x 12″W |
| Layia platyglossa | Tiny Tips | 12″H x 24″W |
| Nemophila menziesii | Baby Blue Eyes | 12″H x 12″W |
| Oenothera speciosa | Showy Evening Primrose | 24″H x 24″W |
| Phacelia campanularia | California Blue Bells | 12″H x 14″W |
| Verbena tennuisecta | Moss Verbena | 12″H x 36″W |

***RIPARIAN TRANSITION ZONE***

***Description:***

The existing drainage courses throughout the site are host to significant sections of riparian habitat, characterized by specimen oak, sycamore, poplar, and willow. These areas will become a major visual amenity for the community. Manufactured slopes and development areas adjacent to these riparian areas will be planted with species intended to serve as transitional elements to the natural riparian landscape.

***Acceptable Species:***

| *Botanical Name* | *Common Name* | *Specifications* |
|---|---|---|
| ***Trees:*** | | |
| Alnus rhombifolia | White Alder | 30′H x 20′W |
| Laurus nobilis | Sweet Bay | 40′H x 32′W |
| Platanus racemosa | California Sycamore | 75′H x 40′W |
| Populus fremontii | Western Cottonwood | 40′H x 32′W |
| Quercus agrifolia | Coast Live Oak | 60′H x 60′W |
| Salix species | Willow | 30′H x 25′W |
| Sambucus mexicana | Blue Elderberry | 12′H x 12′W |

***Shrubs & Groundcovers:***

| | | |
|---|---|---|
| Carex buchananii | Red Clump Grass | 24″H x 24″W |
| Carex pansa | California Meadow Sedge | 4″H x 8″W |
| Ceanothus 'Centernial' | Centernial Ceanothus | 12″H x 60″W |
| Ceanothus 'Joyce Coulter' | Wild Lilac | 5′H x 10′W |
| Ceanothus gloriosus 'Anchor Bay' | Anchor Bay Wild Lilac | 18″H x 8′W |
| Ceanothus gloriosus 'Point Reyes' | No Common name | 12″H x 72″W |
| Ceanothus griseus horizontalis 'Yankee Point' | Carmel Creeper | 2′H x 12′W |
| Chlorogalum parviflorum | Smallflower Soap Plant | 20″H x 40″W |
| Cotoneaster dammeri 'Lowfast' | Bearberry Cotoneaster | 12″H x 10′W |
| Epilobium californicum | California Fushcia | 12″H x 48″W |
| Helianthemum scoprium | Sun Rose | 24″H x 36″W |
| Pennisetum spatheolatum | Rye Puffs | 18″H x 18″W |

***Hydroseed Mix 'A':***

| | | |
|---|---|---|
| Baileya multiradiata | Desert Marigold | 18″H x 18″W |
| Eriophyllum confertiflorum | Golden Yarrow | 18″H x 18″W |
| Gilia tricolor | Bird's Eye | 12″H x 12″W |
| Lasthenia californica | Dwarf Goldfields | 12″H x 12″W |
| Layia platyglossa | Tiny Tips | 12″H x 24″W |
| Lotus scoparius | Deerweed | 18″H x 18″W |
| Mimulus aurantiacus puniceus | Sticky Monkey Flower | 24″H x 24″W |
| Nassella pulchra | Purple Needle Grass | 18″H x 12″W |
| Nemophila menziesii | Baby Blue Eyes | 12″H x 12″W |
| Phacelia campanularia | California Blue Bells | 12″H x 14″W |
| Verbena tennuisecta | Moss Verbena | 12″H x 36″W |
| Vulpia microstachys | Small Fescue | 6″H x 6″W |

***COMMUNITY ENTRY ROAD LANDSCAPE ZONE (HORSE RANCH CREEK ROAD)***

***Description:***

The parkways and adjoining slopes of Horse Ranch Creek Road will reflect the rural agricultural history of the site and Mediterranean landscape theme of the Project. Formal groves of trees and pasture, with informal accent groupings of Oak and Sycamores, will form the primary landscapes of these roadways. Adjoining slopes will additionally be planted with native and drought tolerant species. Details such as equestrian themed rail fences, vine arbors, low stone walls, and decomposed granite trails will be used to further reinforce the design theme along this corridor.

***Acceptable Species:***

| *Botanical Name* | *Common Name* | *Specifications* |
|---|---|---|
| ***Primary Street Trees:*** | | |
| Olea europea 'Wilsoni' | Fruitless Olive Tree | 20′H x 20′W |
| Platanus racemosa | California Sycamore | 75′H x 40′W |
| Quercus agrifolia (un-cut leader) | Coast Live | 60′H x 60′W |
| Laurus nobilis | Sweet Bay | 40′H x 30′W |
| Calodendron capensus (accent areas) | Cape Chestnut | 70′H x 40′W |
| Pistachia chinensis (accent areas) | Chinese pistachio | 40′H x 20′W |
| Koelreutaria panniculata (accent areas) | Chinese Flame Tree | 40′H x 35′W |

***Slope & Erosion Control Trees:***

*(Randomly spaced as single specimens or in clusters of no more than three)*

| | | |
|---|---|---|
| Geijera parviflora | Australian Willow | 25'H x 20'W |
| Metrosideros exelsus (un-cut leader) | New Zealand Christmas Tree | 30'H x30'W |
| Olea europea 'Wilsoni' | Fruitless Olive Tree | 20'H x 20'W |
| Quercus agrifolia (un-cut leader) | Coast Live | 60'H x 60'W |
| Rhus lancea | African Sumac | 25'H x 30'W |

### *Parkway & Slope Shrubs & Groundcovers:*

*(Where adjacent to preserve open-space & brush management zones)*

| | | |
|---|---|---|
| Carex buchananii | Red Clump Grass | 24"H x 24"W |
| Ceanothus 'Centernial' | Centernial Ceanothus | 12"H x 60"W |
| Ceanothus 'Joyce Coulter' | Wild Lilac | 5'H x 10'W |
| Ceanothus gloriosus 'Anchor Bay' | Anchor Bay Wild Lilac | 18"H x 8'W |
| Ceanothus gloriosus 'Point Reyes' | No Common name | 12"H x 72"W |
| Ceanothus griseus horizontalis 'Yankee Point' | Carmel Creeper | 2'H x 12'W |
| Chlorogalum parviflorum | Smallflower Soap Plant | 20"H x 40"W |
| Cotoneaster dammeri 'Lowfast' | Bearberry Cotoneaster | 12"H x 10'W |
| Epilobium californicum | California Fushcia | 12"H x 48"W |
| Helianthemum scoprium | Sun Rose | 24"H x 36"W |
| Pennisetum spatheolatum | Rye Puffs | 18"H x 18"W |

### *Parkway & Slope Shrubs & Groundcovers:*

*(Within developed areas, outside of the preserve & brush management zones)*

| | | |
|---|---|---|
| Agapanthus 'Rancho White' | White Lily-of-the-Nile | 18"H x 24"W |
| Carex buchananii | Red Clump Grass | 24"H x 24"W |
| Carex pansa | California Meadow Sedge | 4"H x 8"W |
| Ceanothus 'Centernial' | Centernial Ceanothus | 12"H x 60"W |
| Ceanothus 'Joyce Coulter' | Wild Lilac | 5'H x 10'W |
| Ceanothus gloriosus 'Anchor Bay' | Anchor Bay Wild Lilac | 18"H x 8'W |
| Ceanothus gloriosus 'Point Reyes' | No Common name | 12"H x 72"W |
| Ceanothus griseus horizontalis 'Yankee Point' | Carmel Creeper | 2'H x 12'W |
| Cistus x 'Sunset' | Brillancy Rock Rose | 2'H x 6'W |
| Cotoneaster dammeri 'Lowfast' | Bearberry Cotoneaster | 12"H x 10'W |
| Echium fastuosum | Pride of Madeira | 5'H x 8'W |
| Heteromeles arbutifolia | Toyon | 10'H x 15'W |
| Lavandula angustifolia 'Compacta' | Dwarf English Lavender | 18"H x 18"W |
| Marathon 2e | Dwarf Tall Fescue | 3"H x 1"W |
| Myoporum 'Pacificum' | No Common Name | 2'H x 30'W |
| Myoporum parvifolium 'Putah Creek' | No Common Name | 12"H x 8'W |
| Phormium tenax | New Zealand Flax | 8'H x 12'W |
| Rhaphiolepis indica | India Hawthorn | 2'H x 4'W |
| Verbena x 'Luxena' | Light Blue Babylon Verbena | 6"H x 12"W |

### *Cactus & Succulents:*

*(Applicable to all areas)*

| | | |
|---|---|---|
| Agave attenuata | No Common Name | 3'H x 5'W |
| Agave shawii | Coastal Agave | 3'H x 5'W |
| Dudleya britonii | Britton's Chalk Dudleya | 12"H x 12"W |
| Dudleya pulverulnta | Chalk Dudleya | 12"H x 12"W |
| Yucca schidigera | Mohave Yucca | 6'H x 5'W |
| Yucca whipplei | Foothill Yucca | 3'H x 3'W |

### *Hydroseed Mix 'A':*

*(Where adjacent to preserve open-space & brush management zones)*

| | | |
|---|---|---|
| Baileya multiradiata | Desert Marigold | 18"H x 18"W |
| Eriophyllum confertiflorum | Golden Yarrow | 18"H x 18"W |
| Gilia tricolor | Bird's Eye | 12"H x 12"W |

| | | |
|---|---|---|
| Lasthenia californica | Dwarf Goldfields | 12″H x 12″W |
| Layia platyglossa | Tiny Tips | 12″H x 24″W |
| Lotus scoparius scoparius | Deerweed | 18″H x 18″W |
| Mimulus aurantiacus puniceus | Sticky Monkey Flower | 24″H x 24″W |
| Nassella pulchra | Purple Needle Grass | 18″H x 12″W |
| Nemophila menziesii | Baby Blue Eyes | 12″H x 12″W |
| Phacelia campanularia | California Blue Bells | 12″H x 14″W |
| Vulpia microstachys | Small Fescue | 6″H x 6″W |

***Hydroseed Mix 'B':***

*(Specifically within developed areas, outside of the preserve & brush management zones)*

| | | |
|---|---|---|
| Baileya multiradiata | Desert Marigold | 18″H x 18″W |
| Camissonia cheiranthifolia | Beach Evening Primrose | 24″H x 36″W |
| Eschscholzia maritima | Coastal California Poppy | 18″H x 20″W |
| Gazania splendens | Gazania Splendens | 12″H x 12″W |
| Gilia tricolor | Bird's Eye | 12″H x 12″W |
| Lasthenia californica | Dwarf Goldfields | 12″H x 12″W |
| Layia platyglossa | Tiny Tips | 12″H x 24″W |
| Nemophila menziesii | Baby Blue Eyes | 12″H x 12″W |
| Oenothera speciosa | Showy Evening Primrose | 24″H x 24″W |
| Phacelia campanularia | California Blue Bells | 12″H x 14″W |
| Verbena tennuisecta | Moss Verbena | 12″H x 36″W |

***COMMUNITY PROMENADE ROADS & INTERIOR SLOPES***

***Description:***

Baltimore Oriole Road and Larkspur Road are designed as Community Promenades and feature expanded landscaped parkways. These parkways contain a meandering 8' decomposed granite Village Multi-Purpose Trail on one side and a 5' meandering concrete Village Pathway on the other. The parkways and adjoining slopes are designed to reflect the rural agricultural history of the site and Mediterranean design theme established for the Project. Formal grove rows of trees and pasture, interrupted occasionally with informal accent tree groupings of Sycamores and Oaks will compose the primary landscapes of these roadways. Adjoining slopes will be planted with native and drought tolerant species. Details such as rail fences, vine arbors, low stone walls, and decomposed granite trails will further reinforce the rural Mediterranean theme of these corridors.

Interior slopes share similar characteristics with slopes adjacent to Promenade parkways. These slopes serve as a transition between streets and adjoining neighborhoods and provide opportunities for screening, buffering, and visual softening of manufactured slopes and neighborhoods.

***Acceptable Species:***

| *Botanical Name* | *Common Name* | *Specifications* |
|---|---|---|
| ***Primary Street Tree:*** | | |
| Koelreutaria panniculata (accent areas) | Chinese Flame Tree | 40'H x 35'W |
| Olea europea 'Wilsoni' | Fruitless Olive Tree | 20'H x 20'W |
| Platanus racemosa | California Sycamore | 75'H x 40'W |
| Quercus agrifolia (un-cut leader) | Coast Live | 60'H x 60'W |
| Rhus lancea | African Sumac | 25'H x 30'W |
| ***Background, Slope, & Accent Trees:*** | | |
| Arbutus unedo | Strawberry Tree | 25'H x 25'W |
| Geijera parviflora | Australian Willow | 25'H x 20'W |
| Parkinsonia aculeate | Mexican Palo Verde | 25'H x 20'W |
| Rhus lancea | African Sumac | 25'H x 30'W |
| Tristania conferta | Brisbane Box | 35'H x 25'W |
| ***Parkway, Slope Shrubs, & Groundcovers:*** | | |
| Agapanthus 'Rancho White' | White Lily-of-the-Nile | 18"H x 24"W |
| Carex buchananii | Red Clump Grass | 24"H x 24"W |
| Carex pansa | California Meadow Sedge | 4"H x 8"W |
| Ceanothus 'Centernial' | Centernial Ceanothus | 12"H x 60"W |
| Ceanothus 'Joyce Coulter' | Wild Lilac | 5'H x 10'W |
| Ceanothus gloriosus 'Anchor Bay' | Anchor Bay Wild Lilac | 18"H x 8'W |
| Ceanothus gloriosus 'Point Reyes' | No Common name | 12"H x 72"W |
| Ceanothus griseus horizontalis 'Yankee Point' | Carmel Creeper | 2'H x 12'W |
| Cistus x 'Sunset' | Brillancy Rock Rose | 2'H x 6'W |
| Cotoneaster dammeri 'Lowfast' | Bearberry Cotoneaster | 12"H x 10'W |
| Echium fastuosum | Pride of Madeira | 5'H x 8'W |
| Heteromeles arbutifolia | Toyon | 10'H x 15'W |
| Lavandula angustifolia 'Compacta' | Dwarf English Lavender | 18"H x 18"W |
| Marathon 2e | Dwarf Tall Fescue | 3"H x 1"W |
| Myoporum 'Pacificum' | No Common Name | 2'H x 30'W |
| Myoporum parvifolium 'Putah Creek' | No Common Name | 12"H x 8'W |
| Phormium tenax | New Zealand Flax | 8'H x 12'W |
| Rhaphiolepis indica | India Hawthorn | 2'H x 4'W |
| Rhus integrefolia | Lemonade Berry | 6'H x 15'W |
| Rosa banksiae 'White Banksiae' | White Lady Banks Rose | 5'H x 12'W |
| Trachelospermum jasminoides | Star Jasmine | 2'H x 8'W |
| Verbena x 'Luxena' | Light Blue Babylon Verbena | 6"H x 12"W |
| ***Cactus & Succulents:*** | | |
| *(Applicable to all areas)* | | |
| Agave attenuata | No Common Name | 3'H x 5'W |
| Agave shawii | Coastal Agave | 3'H x 5'W |
| Dudleya britonii | Britton's Chalk Dudleya | 12"H x 12"W |
| Dudleya pulverulnta | Chalk Dudleya | 12"H x 12"W |
| Yucca schidigera | Mohave Yucca | 6'H x 5'W |
| Yucca whipplei | Foothill Yucca | 3'H x 3'W |
| ***Hydroseed Mix 'B':*** | | |
| *(Specifically within developed areas, outside of brush management zones)* | | |
| Camissonia cheiranthifolia | Beach Evening Primrose | 24"H x 36"W |
| Eschscholzia maritima | Coastal California Poppy | 18"H x 20"W |
| Gazania splendens | Gazania Splendens | 12"H x 12"W |

| | | |
|---|---|---|
| Gilia tricolor | Bird's Eye | 12″H x 12″W |
| Lasthenia californica | Dwarf Goldfields | 12″H x 12″W |
| Layia platyglossa | Tiny Tips | 12″H x 24″W |
| Nemophila menziesii | Baby Blue Eyes | 12″H x 12″W |
| Oenothera speciosa | Showy Evening Primrose | 24″H x 24″W |
| Phacelia campanularia | California Blue Bells | 12″H x 14″W |
| Verbena tenuisecta | Moss Verbena | 12″H x 36″W |

***SINGLE FAMILY RESIDENTIAL AREAS:***

### *Street Trees:*

| *Botanical name* | *Common Name* | *Specifications* |
|---|---|---|
| Albizia julibrissin 'Rosea' | Silk Tree | 30'H x 30'W |
| Brachychiton acerifolius | Australian Flame Tree | 40'H x 30'W |
| Calodendrum capense | Cape Chestnut | 30'H x 30'W |
| Koelreuteria bipinnata | Chinese Flame Tree | 30'H x 30'W |
| Laurus nobils | Sweet Bay | 40'H x 30'W |
| Metrosideros exelsus | New Zealand Christmas Tree | 30'H x 30'W |
| Rhus lancea | African Sumac | 25'H x 30'W |
| Stenocarpus sinuatus | Firewheel Tree | 30'H x 15'W |
| Geijera parviflora | Australian Willow | 25'H x 20'W |
| Tristania conferta | Brisbane box | 40'H x 25'W |

***MULTI-FAMILY RESIDENTIAL AREAS:***

### *Street Trees:*

| *Botanical name* | *Common Name* | *Specifications* |
|---|---|---|
| Albizia julibrissin 'Rosea' | Silk Tree | 30'H x 30'W |
| Brachychiton acerifolius | Australian Flame Tree | 40'H x 30'W |
| Calodendrum capense | Cape Chestnut | 30'H x 30'W |
| Koelreuteria bipinnata | Chinese Flame Tree | 30'H x 30'W |
| Laurus nobils | Sweet Bay | 40'H x 30'W |
| Metrosideros exelsus | New Zealand Christmas Tree | 30'H x 30'W |
| Rhus lancea | African Sumac | 25'H x 30'W |
| Stenocarpus sinuatus | Firewheel Tree | 30'H x 15'W |
| Geijera parviflora | Australian Willow | 25'H x 20'W |
| Tristania conferta | Brisbane box | 40'H x 25'W |

### *Accent Trees:*

*(To be used in limited amounts & not within brush management zones)*

| *Botanical name* | *Common Name* | *Specifications* |
|---|---|---|
| Koelreutaria panniculata | Golden Rain Tree | 30'H x 30'W |
| Pistachia chinensis | Chinese Pistachio | 30'H x 25'W |
| Lagerstroemia indica | Crape Myrtle | 30'H x 25'W |

### *Interior Courtyard Trees:*

*(To be used in limited amounts & not within brush management zones)*

| *Botanical name* | *Common Name* | *Specifications* |
|---|---|---|
| Albizia julibrissin 'Rosea' | Silk Tree | 30'H x 30'W |
| Brachychiton acerifolius | Australian Flame Tree | 40'H x 30'W |
| Calodendrum capense | Cape Chestnut | 30'H x 30'W |
| Koelreuteria bipinnata | Chinese Flame Tree | 30'H x 30'W |
| Laurus nobils | Sweet Bay | 40'H x 30'W |
| Metrosideros exelsus | New Zealand Christmas Tree | 30'H x 30'W |
| Rhus lancea | African Sumac | 25'H x 30'W |
| Stenocarpus sinuatus | Firewheel Tree | 30'H x 15'W |

***Vines:***

| Botanical name | Common Name | Specifications |
|---|---|---|
| Vitis species | Grape | 3'H x 6'W |

***Shrubs & Groundcovers:***

*(Not permitted within the preserve or brush management zones)*

| | | |
|---|---|---|
| Agapanthus 'Rancho White' | White Lily-of-the-Nile | 18"H x 24"W |
| Calliandra haematocephala | Pink Powder Puff | 8'H x 8'W |
| Carex buchananii | Red Clump Grass | 24"H x 24"W |
| Carex pansa | California Meadow Sedge | 4"H x 8"W |
| Carissa macrocarpa 'Green Carpet' | Prostrate Natal Plum | 18"H x 3'W |
| Ceanothus 'Joyce Coulter' | Wild Lilac | 5'H x 10'W |
| Ceanothus gloriosus 'Anchor Bay' | Anchor Bay Wild Lilac | 18"H x 8'W |
| Ceanothus griseus horizontalis | Carmel Creeper | 2'H x 12'W |
| Cistus x 'Sunset' | Brillancy Rock Rose | 2'H x 6'W |
| Cotoneaster lacteus | Parny's Red Clusterberry | 8'H x 10'W |
| Dietes vegeta | Fortnight Lily | 3'H x 5'W |
| Echium fastuosum | Pride of Madeira | 5'H x 8'W |
| Hemerocallis hybrids | Day Lily | 18"H x 18'W |
| Lantana montevidensis | Lantana | 2'H x 4'W |
| Lavandula angustifolia 'Compacta' | Dwarf English Lavender | 18"H x 18"W |
| Ligustrum japonicum 'Texanum' | Japanese Privet | 8'H x 6'W |
| Marathon 2e | Dwarf Tall Fescue | 3"H x 1"W |
| Muhlenbergia caillaris | Pink Wisp Grass | 18"H x 18"W |
| Myoporum 'Pacificum' | No Common Name | 2'H x 30'W |
| Myoporum parvifolium 'Putah Creek' | No Common Name | 12"H x 8'W |
| Phormium tenax 'Bronze Baby' | Dwarf Flax | 3'H x 3'W |
| Phormium tenax 'Jack Spratt' | Dwarf New Zealand Flax | 18"H x 18"W |
| Phormium tenax | New Zealand Flax | 8'H x 12'W |
| Rhaphiolepis indica | India Hawthorn | 2'H x 4'W |
| Rosa banksiae 'White Banksiae' | White Lady Banks Rose | 5'H x 12'W |

***COMMUNITY ENTRIES***

***Description:***

Community entries serve as gateways to the community and consist of olive groves, planting accents, stone walls, vine arbors, and decorative details used throughout the Project to reinforce the Mediterranean themed landscape. They establish Project identity and serve as focal elements for the community.

***Grove Tree:***

*(Equally spaced trees at 30' on center)*

| *Botanical Name* | *Common Name* | *Specifications* |
|---|---|---|
| Olea europea 'Wilsoni' | Fruitless Olive Tree | 20'H x 20'W |
| Rhus lancea | African Sumac | 25'H x 30'W |

***Background & Accent Trees:***

| | | |
|---|---|---|
| Koelreutaria panniculata | Golden Rain Tree | 30'H x 30'W |
| Pistachia chinensis | Chinese Pistachio | 30'H x 25'W |
| Rhus lancea | African Sumac | 25'H x 30'W |

***Shrubs & Groundcovers:***

| | | |
|---|---|---|
| Agapanthus 'Rancho White' | White Lily-of-the-Nile | 18"H x 24"W |
| Carex buchananii | Red Clump Grass | 24"H x 24"W |

| | | |
|---|---|---|
| Carex pansa | California Meadow Sedge | 4″H x 8″W |
| Lavandula angustifolia 'Compacta' | Dwarf English Lavender | 18″H x 18″W |
| Marathon 2e | Dwarf Tall Fescue | 3″H x 1″W |
| Muhlenbergia caillaris | Pink Wisp Grass | 18″H x 18″W |
| Myoporum 'Pacificum' | No Common Name | 2′H x 30′W |
| Phormium tenax | New Zealand Flax | 8′H x 12′W |
| Rhaphiolepis indica | India Hawthorn | 2′H x 4′W |
| Rosa banksiae 'White Banksiae' | White Lady Banks Rose | 5′H x 12′W |

***Vines:***

| | | |
|---|---|---|
| Grape species | Grape | 3′H x 6′W |

***Hydroseed Mix 'C':***

*(Specifically for the Olive grove under-story)*

| | | |
|---|---|---|
| Gilia tricolor | Bird's Eye | 12″H x 12″W |
| Lasthenia californica | Dwarf Goldfields | 12″H x 12″W |
| Layia platyglossa | Tiny Tips | 12″H x 24″W |
| Nemophila menziesii | Baby Blue Eyes | 12″H x 12″W |
| Phacelia campanularia | California Blue Bells | 12″H x 14″W |

***SPECIAL USE LANDSCAPE ZONE(TOWN CENTER, PROFESSIONAL OFFICE, PARKS)***

***Description:***

The Special Use Zone includes the Town Center, Professional Office sites, Parks and Active Sport Park. These planning areas are visually prominent locations within the community. Landscape and architecture shall be sensitive to their prominence and shall be reflective of the village design theme, and adjacent natural open space areas.

***Grove Trees:***

*(Not to be used within brush management zones)*

| *Botanical name* | *Common Name* | *Specifications* |
|---|---|---|
| Olea europea 'Wilsoni' | Fruitless Olive Tree | 20′H x 20′W |
| Rhus lancea | African Sumac | 25′H x 30′W |

***Accent Trees:***

*(To be used in limited amounts & not within brush management zones)*

| *Botanical name* | *Common Name* | *Specifications* |
|---|---|---|
| Koelreutaria panniculata | Golden Rain Tree | 30′H x 30′W |
| Pistachia chinensis | Chinese Pistachio | 30′H x 25′W |
| Lagerstroemia indica | Crape Myrtle | 30′H x 25′W |

***Courtyard & Plaza Trees:***

*(To be used in limited amounts & not within brush management zones)*

| *Botanical name* | *Common Name* | *Specifications* |
|---|---|---|
| Albizia julibrissin 'Rosea' | Silk Tree | 30′H x 30′W |
| Brachychiton acerifolius | Australian Flame Tree | 40′H x 30′W |
| Calodendrum capense | Cape Chestnut | 30′H x 30′W |
| Koelreuteria bipinnata | Chinese Flame Tree | 30′H x 30′W |
| Laurus nobilis | Sweet Bay | 40′H x 30′W |
| Metrosideros exelsus | New Zealand Christmas Tree | 30′H x 30′W |
| Stenocarpus sinuatus | Firewheel Tree | 30′H x 15′W |

***Vines:***

| Botanical name | Common Name | Specifications |
|---|---|---|
| Vitis species | Grape | 3'H x 6'W |

***Shrubs & Groundcovers:***

*(Not permitted within the preserve or brush management zones)*

| | | |
|---|---|---|
| Agapanthus 'Rancho White' | White Lily-of-the-Nile | 18"H x 24"W |
| Calliandra haematocephala | Pink Powder Puff | 8'H x 8'W |
| Carex buchananii | Red Clump Grass | 24"H x 24"W |
| Carex pansa | California Meadow Sedge | 4"H x 8"W |
| Carissa macrocarpa 'Green Carpet' | Prostrate Natal Plum | 18"H x 3'W |
| Ceanothus 'Joyce Coulter' | Wild Lilac | 5'H x 10'W |
| Ceanothus gloriosus 'Anchor Bay' | Anchor Bay Wild Lilac | 18"H x 8'W |
| Ceanothus griseus horizontalis | Carmel Creeper | 2'H x 12'W |
| Cistus x 'Sunset' | Brillancy Rock Rose | 2'H x 6'W |
| Cotoneaster lacteus | Parny's Red Clusterberry | 8'H x 10'W |
| Dietes vegeta | Fortnight Lily | 3'H x 5'W |
| Echium fastuosum | Pride of Madeira | 5'H x 8'W |
| Hemerocallis hybrids | Day Lily | 18"H x 18'W |
| Lantana montevidensis | Lantana | 2'H x 4'W |
| Lavandula angustifolia 'Compacta' | Dwarf English Lavender | 18"H x 18"W |
| Ligustrum japonicum 'Texanum' | Japanese Privet | 8'H x 6'W |
| Marathon 2e | Dwarf Tall Fescue | 3"H x 1"W |
| Muhlenbergia caillaris | Pink Wisp Grass | 18"H x 18"W |
| Myoporum 'Pacificum' | No Common Name | 2'H x 30'W |
| Myoporum parvifolium 'Putah Creek' | No Common Name | 12"H x 8'W |
| Phormium tenax 'Bronze Baby' | Dwarf Flax | 3'H x 3'W |
| Phormium tenax 'Jack Spratt' | Dwarf New Zealand Flax | 18"H x 18"W |
| Phormium tenax | New Zealand Flax | 8'H x 12'W |
| Rhaphiolepis indica | India Hawthorn | 2'H x 4'W |
| Rosa banksiae 'White Banksiae' | White Lady Banks Rose | 5'H x 12'W |
| Trachelospermum jasminoides | Star Jasmine | 2'H x 8'W |
| Verbena x 'Luxena' | Light Blue Babylon Verbena | 6"H x 12"W |

***PALA ROAD/SR 76 LANDSCAPE ZONE***

***Description:***

The Pala Road/SR 76 Landscape Zone includes the parkways adjacent SR 76. This area is visually prominent and is intended to reflect the adjacent natural open space areas.

***Primary Street Tree:***

*(informal spacing)*

| | | |
|---|---|---|
| Quercus agrifolia (un-cut leader) | Coast Live | 60'H x 60'W |

***Accent Trees:***

*(To be used in limited amounts, at primary intersections and project boundaries & not within brush management zones)*

| | | |
|---|---|---|
| Platanus racemosa | California Sycamore | 75'H x 40'W |

***Parkway/Slope Planting:***

| *Botanical name* | *Common Name* | *Specifications* |
|---|---|---|
| Nassella pulchera | Nodding needlegrass | 18″H x 12″W |
| Lessingia filaginifolia | California aster | 2′H x 18″W |
| Malosma laurina | Laurel sumac | 18′H x 18′W |
| Santolina virens | Santolina | 18′H x 18′W |
| Sisyrinchium bellum | Blue-eyed grass | 18′H x 18′W |
| Hemizonia fasciculata | Tarplant | 3′H x 18″W |
| Heteromeles arbutifolia | Toyon | 10′H x 15′W |
| Calochorttus weedii | Gazania daisy | 2′H x 12″W |
| Lantana montevidensis | Trailing Lantana | 2′H x 4′W |
| Ceanothus spp. | Wild Lilac | 2′H x 12′W |

## *D. Entryways/Identity Concept*

Entry landscape features and monument signs identify the village and contribute to the establishment of the village design theme. A hierarchy of entries has been established to help direct visitors to community, village and neighborhood areas of the village (Figure 26, Landscape Concept Plan). Descriptions of these entries follow below.

***PRIMARY CAMPUS PARK ENTRY (SHARED)***

***Location:***

This entry occurs at the intersection of Horse Ranch Creek and Pala Roads within the Meadowood SPA. It provides an identifiable gateway to Campus Park and Meadowood and introduces the design theme established for the Projects.

***Description:***

The entry is located near groves, pasture, riparian habitat, and boulder-strewn hillsides. Elements from these landscapes will be incorporated into this shared entry. An informal grove of Sycamores will relate to the riparian landscape, foreground groves of Olives and vine arbors will reflect the areas agricultural past, and stone walls will reflect the boulder speckled hillsides. Theme walls, signage, and accent plantings, will reinforce the village design theme and will be consistent with other Village entries. Details of this entry are provided in Figure 29, Primary Campus Park Entry (shared) and the Meadowood Specific Plan.

***PRIMARY PROJECT ENTRY (NON-SHARED)***

***Location:***

Two Primary Project Entries, exclusive to Campus Park, are planned for the Project. The first is located at the southern end of Planning Area MF-2 and the second is located just north of the Baltimore Oriole Road/ Horse Ranch Creek intersection (see Figure 28, Entry Monuments).

***Description:***

These entries serve as gateways unique to the Campus Park Project. While they will share elements common to the other entries they are smaller in scale and more subtle in design.

***PROJECT FOCAL POINT***

***Location:***

Focal elements are planned for the Town Center, Active Sports Park, and Professional Office planning areas.

***Description:***

Focal Points may consist of special architectural design features such as clock towers and/or landscape architectural features. These elements provide design interest in the landscape and assist in orienting people within the community. These elements shall be located out of the public right-of-way and designed so as to not interfere with required sight lines.

***PLANNING AREA ENTRY / GATEWAY***

***Location:***

Project Gateway/Entry elements occur at primary Project ingress/egress points.

***Description:***

This element consists of special architectural and/or landscape architectural features and provides orientation and identity for the neighborhoods. These accent features shall subordinate to the primary and secondary entries in terms of size and focus but shall incorporate materials common to these primary Project entries (see Figure 28, Entry Monuments).

***ACCENT PLANTINGS / MONUMENT***

***Location:***

Project accent features occur at primary intersections and nodes within the Project.

***Description:***

This element consists of special architectural and/or landscape architectural elements.

Figure 26 Landscape Concept Plan

Figure 27 Fire Protection Plan

Figure 28 Entry Monuments

Figure 29 Primary Campus Park Entry (shared)

Figure 30 Landscape Concept Manufactured Slopes

### *E. Pedestrian Design Concepts*

Campus Park is designed as a "pedestrian-friendly" community whereby a central commercial core and activity centers are located within a half mile radius (20 minute walk) of the residential use areas. Primary streetscapes are designed to be pedestrian-orientated and contain tree-shaded walkways, pedestrian-scaled lighting, and shortened or enhanced crosswalks. The Open Space, Parks, & Trails Plan, Figure 31, and associated cross sections (Figure 32) show the locations and composition of the Campus Park trail network. The Campus Park trail network is further described below.

#### *VILLAGE MULTI-PURPOSE TRAIL / HIGHWAY 76 PATHWAY*

***Description:***

The Village Multi-Purpose Trail is located on the north side of Baltimore Oriole Road and on the west side of Horse Ranch Creek Road until a point north of Baltimore Oriole Road where it crosses to the east to link with Project Nature Trails and the Pankey Road Trail. Village Multi-Purpose Trails are also located on the south side of Harvest Glen Lane, north side of Pala Mesa Drive, on the east side of Pankey Road, and south of Pankey Place. A Village Multi-Purpose Trail is also located along Highway 76. Village Multi-Purpose Trails are 6-8-foot wide, decomposed granite stabilized trails, lined with equestrian themed rail fencing where needed for safety. These trails allow equestrian travel and provide links to the County's regional trails.

#### *VILLAGE PROMENADE TRAIL*

***Description:***

The Village Promenade provides connections between Campus Park neighborhoods, Town Center, and Sports Park. The design of the Village Promenade is an eight-foot wide decomposed granite stabilized walkway, enhanced with shade trees, pedestrian-scaled lighting within a widened landscaped parkway. A Village Promenade Trail is located along the north and west sides of Longspur Road. This trail allows pedestrian and bicycle use but does not allow equestrian travel.

#### *VILLAGE PATHWAY*

***Description:***

Village Pathways provide connections between Campus Park neighborhoods, community facilities and adjacent Projects. The Village Pathway is a meandering or straight five-foot concrete sidewalk buffered from adjacent roadways and neighborhoods by landscaped parkways. Village Pathways occur on the south side of Baltimore Oriole Road, east side of Horse Ranch Creek Road, south and east side of Longspur Road, and north side of Harvest Glen Lane.

***NATURE TRAILS***

***Description:***

Nature Trails are 4 to 8-foot wide soft paved surfaced paths that provide connections between village streets and County's regional trail network. Nature Trails are located in the northern open space area of the Project and provide links to the existing Monserate Mountain Trail located to the north and east.

### *F. Village Park Concepts*

The Project's park system is designed to provide both active and passive recreational opportunities for Campus Park residents (Figure 31, Open Space, Parks, & Trails Plan). HOA and public parks will be designed in conformance with County requirements. The following describes the Campus Park recreational facilities.

***LOCAL PARK SITE (PLANNING AREA P-1)***

***Description:***

This local HOA park site is located in the northern portion of the Project, within Planning Area R-4. Park amenities may include open turf area, tot lot, and picnic areas. Synthetic turf may be used as an alternative to regular turf to conserve potable water if reclaimed water is not available. A conceptual layout for this park is provided as Figure 33.

***LOCAL PARK SITE (PLANNING AREA P-2)***

***Description:***

This local HOA park site is located within Planning Area R-1, in the central portion of the Project adjacent to Longspur Road. Amenities proposed for this site include open turf areas, walkway, and picnic pavilion containing a picnic shelter, benches and barbeque area. Synthetic turf may be used as an alternative to regular turf to conserve potable water if reclaimed water is not available. A concept layout for this park is provided as Figure 33.

***LOCAL PARK SITE (PLANNING AREA P-3)***

***Description:***

This local HOA park site is located in the northwestern portion of the Project adjacent to Planning Area R-4. Amenities proposed for this site include a pools, community building, parking, barbeque area, and outdoor seating areas. Synthetic turf may be used as an alternative to regular turf to conserve potable water if reclaimed water is not available. A concept layout for this park is provided as Figure 34.

***TRAIL STAGING SITE (PLANNING AREA P-4)***

***Description:***

The trail staging site is located at the southern entrance to the Project, on the east side of Pankey Road south of Pankey Place, and will include parking and access to local trails. A concept layout for this park is provided as Figure 35.

***LOCAL PARK SITE (PLANNING AREA P-5)***

***Description:***

This local HOA park site is located in the central portion of the Project, within Planning Area R-1, and serves as a connection to the Active Sports Park. Park amenities may include open turf area, tot lot, and picnic areas. Synthetic turf may be used as an alternative to regular turf to conserve potable water if reclaimed water is not available. A conceptual layout for this park is provided as Figure 36.

***HOA PARK SITE (PLANNING AREA P-6)***

***Description:***

This local HOA park site is located in the northern portion of the Project, within Planning Area R-5. Park amenities may include open turf area, tot lot, and picnic areas. Synthetic turf may be used as an alternative to regular turf to conserve potable water if reclaimed water is not available. A conceptual layout for this park is provided as Figure 36.

***HOA PARK SITE (PLANNING AREA P-7)***

***Description:***

This local HOA park site is located in the central portion of the Project, within Planning Area R-2. Park amenities may include open turf area, tot lot, and picnic areas. Synthetic turf may be used as an alternative to regular turf to conserve potable water if reclaimed water is not available. A conceptual layout for this park is provided as Figure 36.

***HOA PARK SITE (PLANNING AREA P-8)***

***Description:***

This local HOA park site is located in the central portion of the Project, within Planning Area R-3. Park amenities may include open turf area, tot lot, and picnic areas. Synthetic turf may be used as an alternative to regular turf to conserve potable water if reclaimed water is not available. A conceptual layout for this park is provided as Figure 36.

***ACTIVE SPORTS FACILITY (PLANNING AREA SC-1)***

***Description:***

This active sports facility is located within Planning Area SC-1, in the central portion of the Project adjacent to Horse Ranch Creek Road. Amenities proposed for this site include two baseball fields, multi-use sports field, pathways, parking area, and restroom / maintenance facility. Synthetic turf may be used as an alternative to regular turf to conserve potable water if reclaimed water is not available. A concept layout for the active sports facility is provided as Figure 37.

Figure 31 Open Space, Parks & Trails Plan

Figure 32 Trails Cross Sections

Figure 33 Local Parks (P-1 & P-2) Concept

Figure 34 HOA Park (P-3) Concept

Figure 35 Trails Staging Area (P-4) Concept

Figure 36 Local Parks (P-5, P-6, p-7, p-8) Concept

Figure 37 Active Sports Facility (SC-1) Concept

### *G. Wall and Fence Concepts*

A comprehensive system of walls and fences is planned for Campus Park as illustrated in Figure 38, Walls and Fencing Plan. These walls and fences are designed using traditional materials, such as stone and wood that compliment the natural and rural landscape while reflecting the community enhancements and Mediterranean themed landscape.

Community theme walls and sound walls will provide screening, sound attenuation, security and Project identity. They will be constructed of masonry with decorative pilasters. Sound walls are limited to a maximum height of 10-feet and may incorporate clear panels to take advantage of view opportunities. Open View Community Walls are designed to relate to the design of the community theme walls while offering wrought iron or clear non-glare panels to take advantage of view opportunities. An equestrian style theme fence is proposed alongside the Horse Ranch Creek Road and Baltimore Oriole Road Village Multi-Purpose Trails. This fence will reinforce the rural agricultural design component of the Project. Wall and fence concepts are illustrated as Figures 39 & 40.

Figure 38 Walls & Fencing Plan

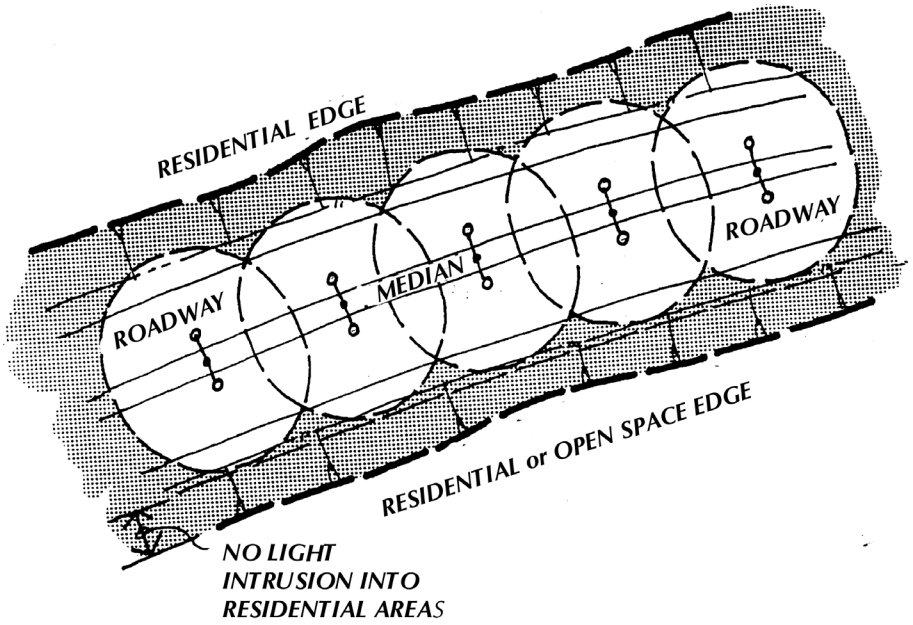
Figure 39 Community Sound Walls/Barriers

Figure 40 Community Wall & Fence Concepts

### *H. Lighting Concepts*

The village lighting design concept focuses on the quality of light along specific corridors and areas. Light standards must have a distinctive character to relate to the corridors they serve. Lighting along pedestrian corridors must be more human in scale, closer spaced and lower than is typically found on an urban street. Light standards shall be manufactured of high-quality materials that are visually pleasing. The base, pole and light fixture must be attractive and suitable to the design theme of the village.

Village lighting will be designed to provide adequate illumination for safety, security, and architectural accents without over-lighting. Light fixtures will direct light to use areas and avoid light intrusion into adjacent land use areas as illustrated below. Light shields will be used where necessary to avoid nuisance lighting, particularly in residential neighborhoods and adjacent to preserved natural open space. Lighting, including all landscape low voltage decorative lighting, shall comply with the County's Light Pollution Code..




VILLAGE ENTRY STREET LIGHTING – no scale

***VILLAGE ENTRY ROAD STREET LIGHTING (HORSE RANCH CREEK & PALA MESA DRIVE)***

***Description:***

Street lighting will be provided from twin davit pole lights located in the street median (as illustrated below) or single davit pole lights located at the Village Entry Street edge. Pathway lighting will be located at the Village Multi-Purpose edges and will be a lower, pedestrian scale and character

***Pole:***

Custom color concrete or steel, approximately 28 feet tall for street lights and painted metal theme character 12 feet tall for pathway lights.

***Fixture Type:***

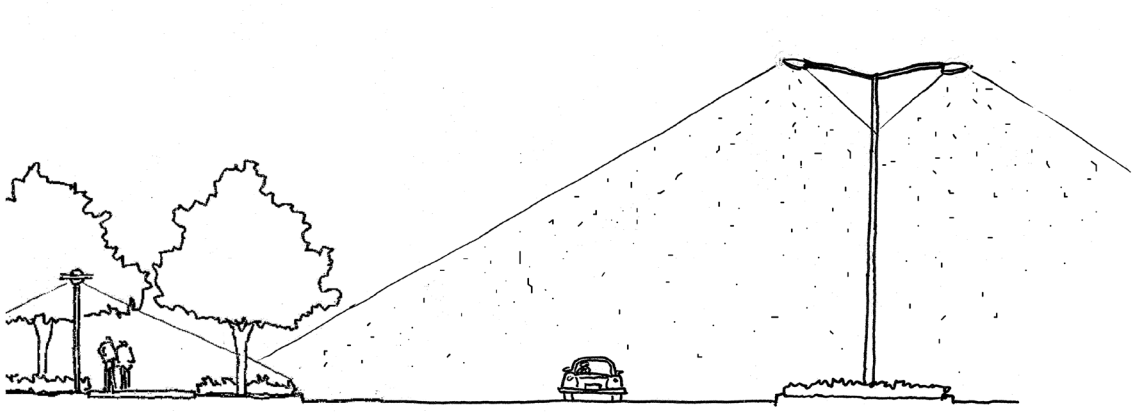
Cut-off feature for glare control for both lights.

Standard "Cobra Style" with cut off shield for street lights.

Theme fixture for pedestrian path lights with shield.

***Lamp Type:***

Low Pressure Sodium



VILLAGE ENTRY STREET LIGHTING – no scale

***PROMENADE STREET LIGHTING (LONGSPUR ROAD, BALTIMORE ORIOLE ROAD, HARVEST GLEN LANE)***

***Description:***

Promenade Streets serve automobile, pedestrian and/or bicycle traffic. Street lighting will be located on the opposite side of the street from the promenade walk as depicted in the figure below. Pedestrian scale lighting will be located next to the Village Promenade.

***Pole:***

Custom color concrete or steel, approximately 22 feet tall for street lights and painted metal theme character 12 feet tall for pathway lights.

***Fixture Type:***

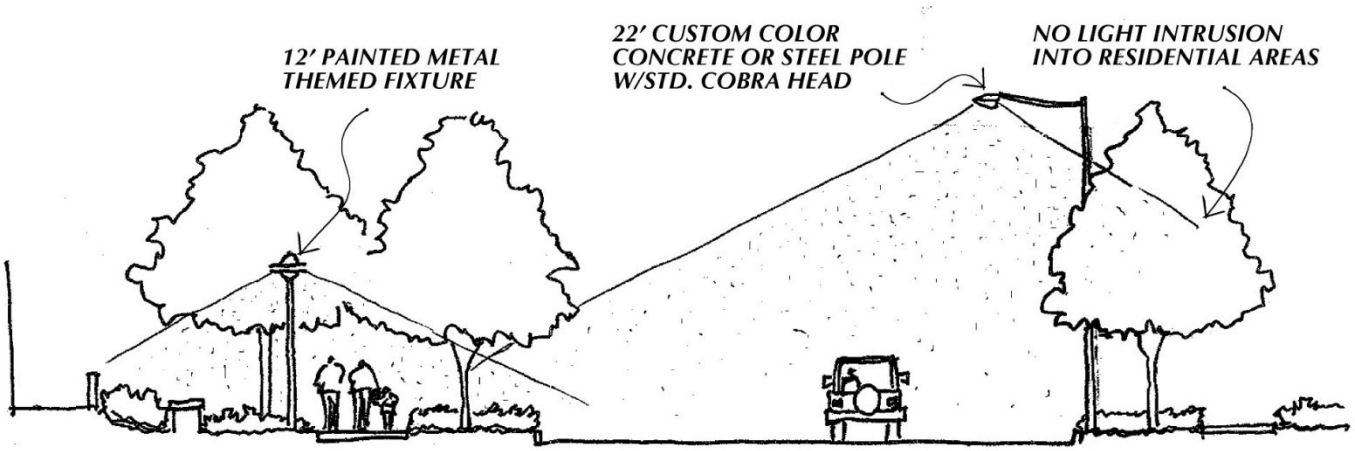
Cut-off feature for glare control for both lights.

Standard "Cobra Style" with cut off shield for street lights.

Theme fixture for pedestrian path lights with shield.

***Lamp Type:***

Low Pressure Sodium




PROMENADE STREET LIGHTING – no scale

***RESIDENTIAL STREET LIGHTING***

***Description:***

Residential streets are semi-rural roads with a pedestrian scale as depicted below. The streets have homes on one or both sides, with pedestrian walks and on-street parallel parking.

***Pole:***

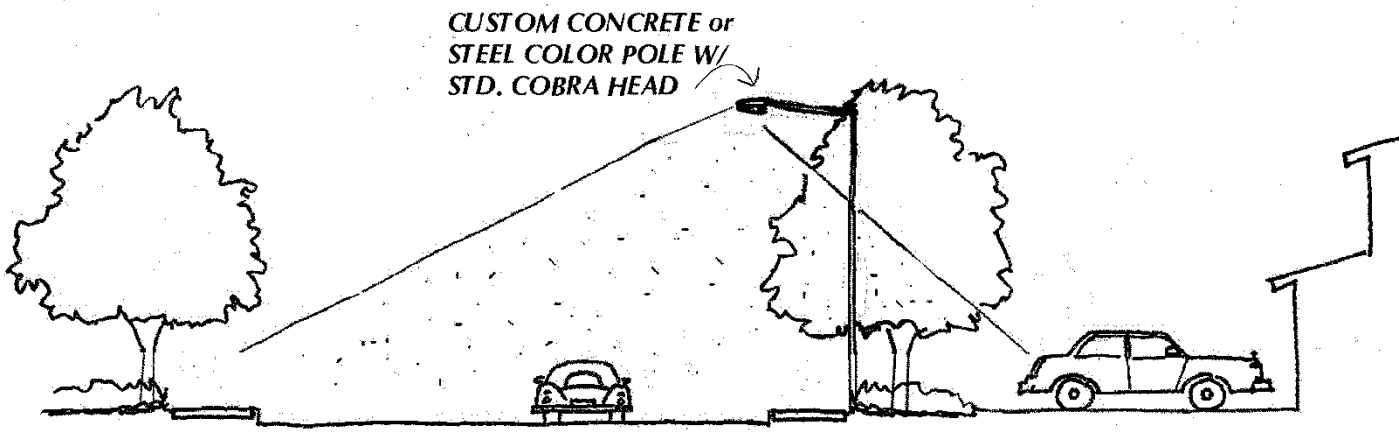
Pre-cast custom color concrete or steel, approximately 22 feet tall.

***Fixture Type:***

Standard "Cobra Style" with cut off shield for street lights.

***Lamp Type:***

Low Pressure Sodium.




RESIDENTIAL STREET LIGHTING – no scale

***PARKING LOT LIGHTING***

***Description:***

Parking lot lighting is consistent throughout the village, in terms of fixture height, spacing, light source and performance characteristics. Fixture style may differ between Projects if necessary. Parking lots should be adequately lighted with pole mounted fixtures. Parking lot lighting adjacent to residential uses should be located to minimize light intrusion and be adequately shielded. Fixtures spacing should be triangulated to reduce the number of fixtures required, as depicted below.

***Pole:***

Painted metal, 20 feet tall, triangularly spaced (commercial areas)

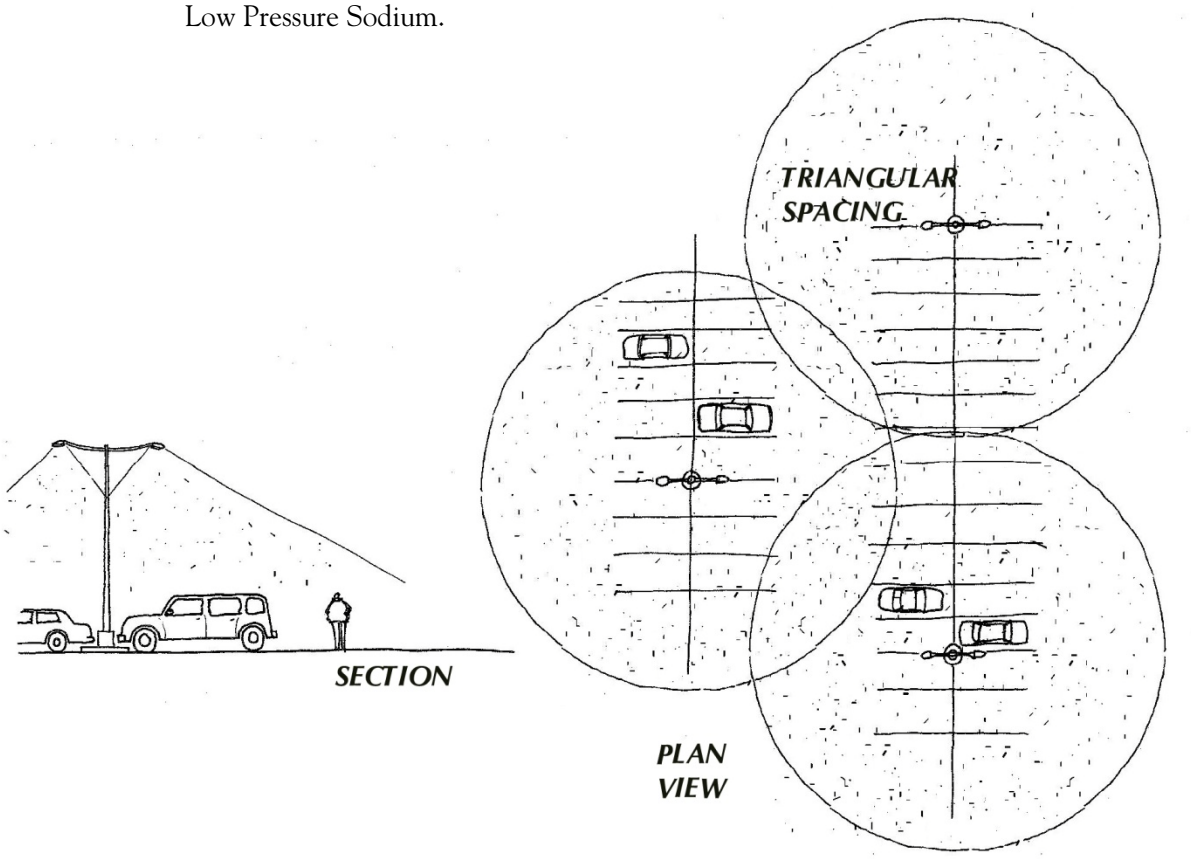
Painted metal, 15 feet tall, triangularly spaced (residential areas)

***Fixture Type:***

Single or double mount, full cut-off fixtures.

***Lamp Type:***

Low Pressure Sodium.




PARKING LOT LIGHTING – no scale

## 5. SINGLE FAMILY RESIDENTIAL DESIGN GUIDELINES

### *A. General*

These guidelines address the design elements that contribute to the Campus Park planning concepts for pedestrian-oriented design. Guidelines are provided for architectural styles, facade elements, garage location and design and landscape themes. Conceptual site plans and architecture for the single family residential areas of Campus Park are illustrated at the end of this subsection.

### *B. Architecture*

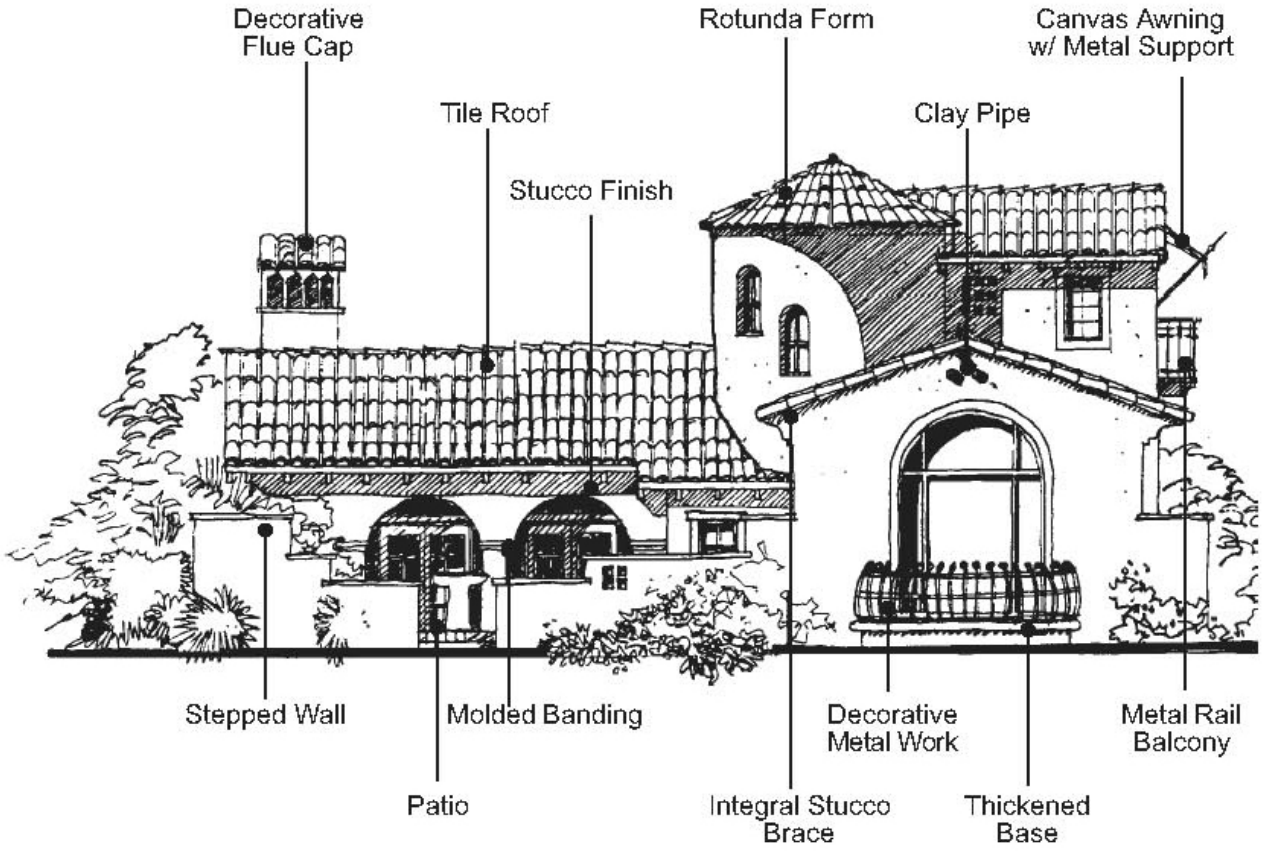
Specific building architectural styles are not mandated but should be complementary to the Campus Park theme established for the common use and commercial areas of the Project. Some residential architectural styles, Spanish Colonial, Spanish Mission, Monterey, Craftsman and Prairie, have been selected as examples of styles that complement the Project theme. These styles are attractive, compatible with one another, and they can be easily integrated into the individual style and scale of each neighborhood. It is important to note that these styles are intended for modern adaptation, not recreation of historic homes. The architecture is expected to be somewhat simplified, yet still maintain the unique characteristics that exemplify the style however warm, earthtone colors for roofing and exterior wall surfaces are to be used. A brief description of these architectural styles is provided in this section with pedestrian-oriented elements appropriate to each style. Conceptual architecture for each Planning Area is provided in the subsections that follow.

***SPANISH COLONIAL***

This style uses decorative details from the entire history of Spanish Architecture and includes extensive Moorish influences. The building is often organized around a central court or patio. The layout of the building is informal and adaptable to varied topography. Typical features of this style of architecture are depicted in the illustration below.

Pedestrian oriented features of the Spanish Colonial style may include:

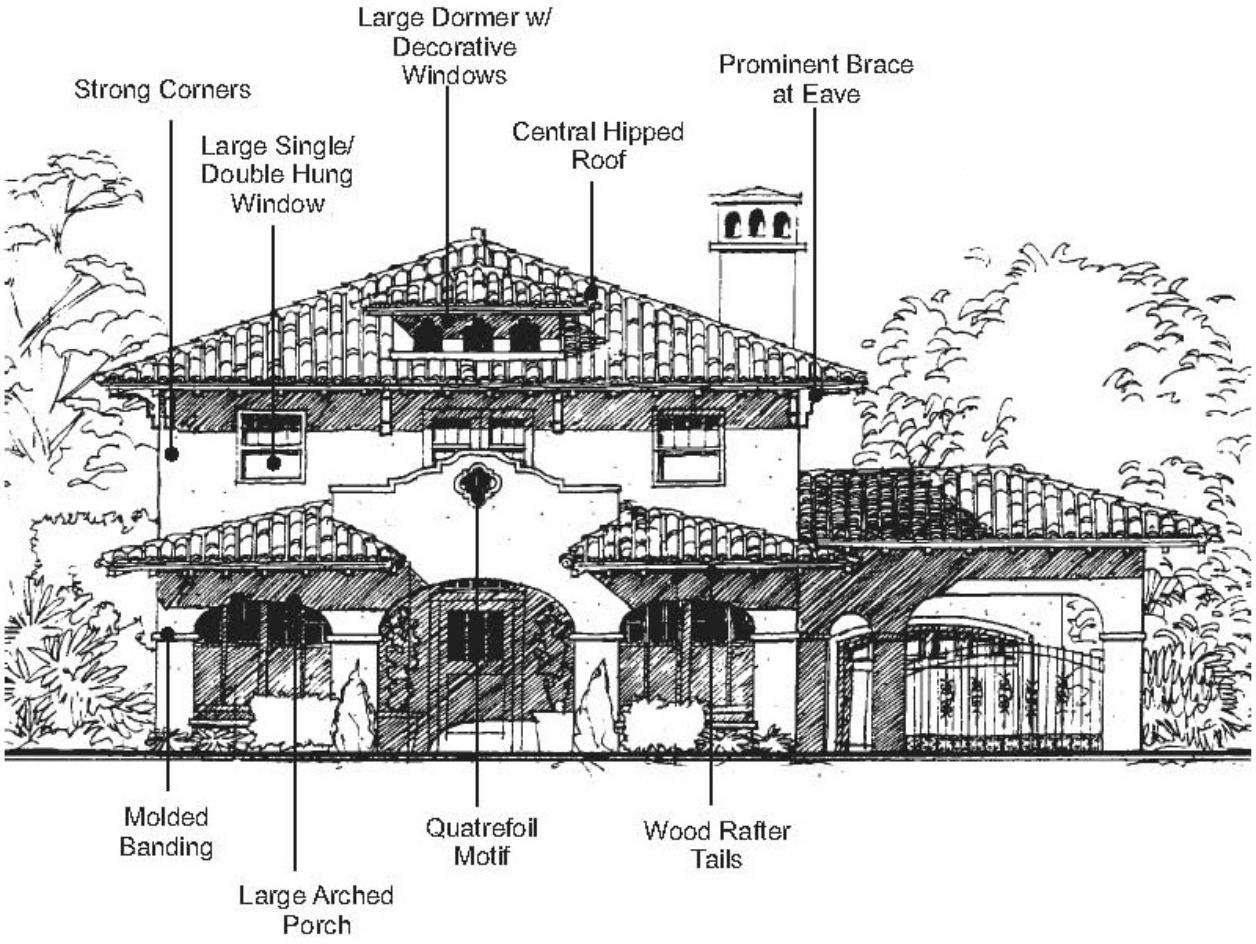
- Courtyard patio entries.
- Porches supported by arched forms.
- Front facing windows, often one large
- Arched window



***SPANISH MISSION***

The Spanish Mission style is inspired by the adobe architecture of 18th century Spanish missions. The style is characterized by the appearance of thick, stucco walls, clean lines, arch forms, minimal ornamentation and barrel tile roofs. The style incorporates interior courtyards and arcades. Typical features of this style of architecture are depicted in the illustration below. Pedestrian oriented features of the Spanish Mission style may include:

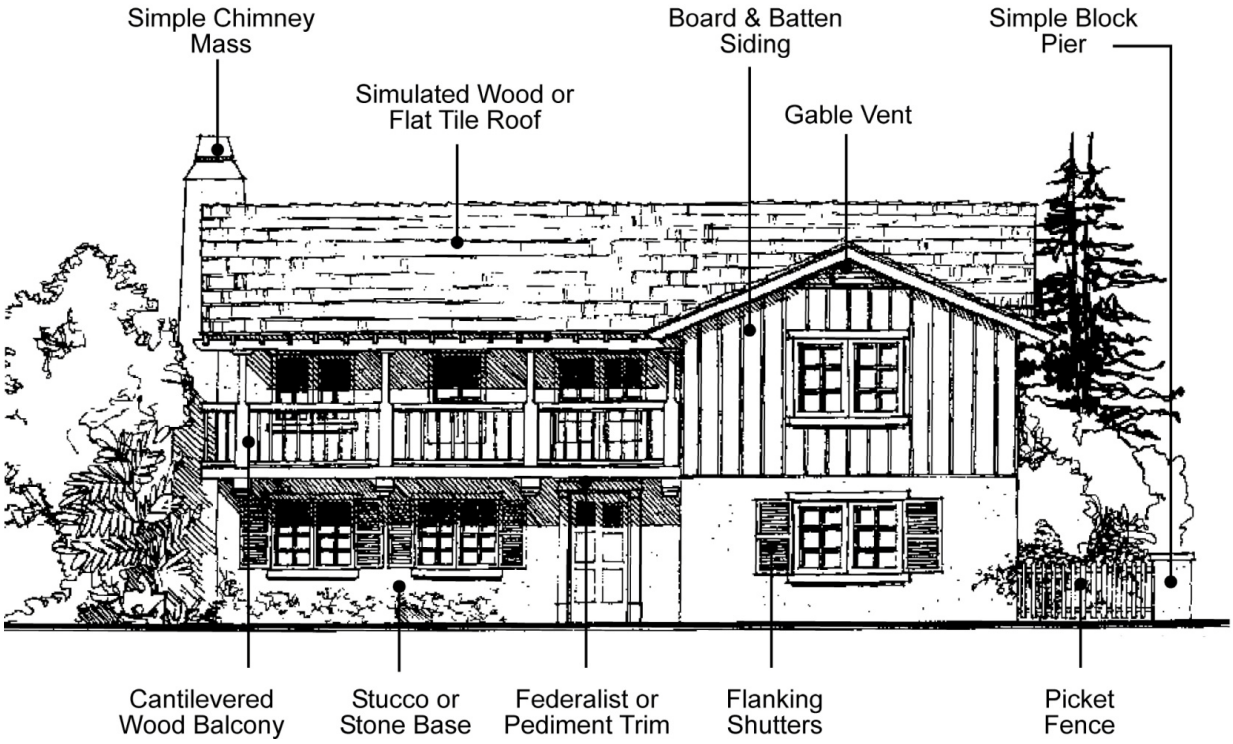
- Courtyard patio entries.
- Porches supported by arched forms.
- Front facing windows, often one large arched window.



***MONTEREY***

Monterey style is derived from the early California ranchos. House plans are typically a simple, two-story rectangular form, characterized by a large second story balcony or porch and shingle or mission s-tile roofs. Ornamentation is limited to shutters and porch posts, corbels and railings. Typical features of this style of architecture are depicted in the illustration below. Pedestrian oriented features of the Monterey style may include:

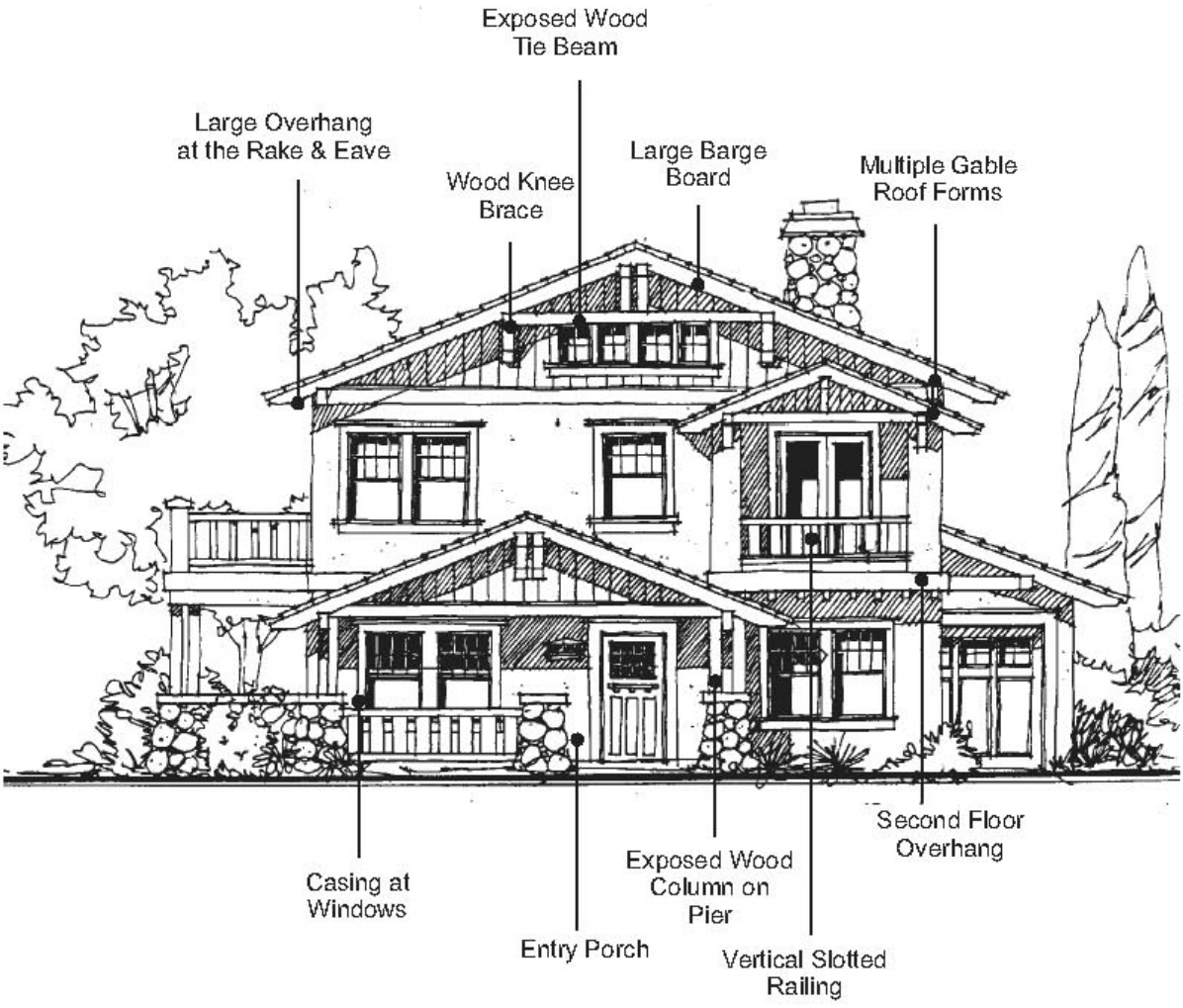
- Second story balcony or porch.
- Front facing windows.



***CRAFTSMAN***

The Craftsman style emphasizes harmony with the environment. The horizontal lines of the buildings and indigenous materials, such as wood and stone, are intended to blend into the landscape. In Southern California, the climate provides opportunities for the style to integrate indoor and outdoor living. Craftsman houses typically include living spaces oriented towards patios or courtyards. Typical features of this style of architecture are depicted in the illustration below. Pedestrian-oriented features of the Craftsman style may include:

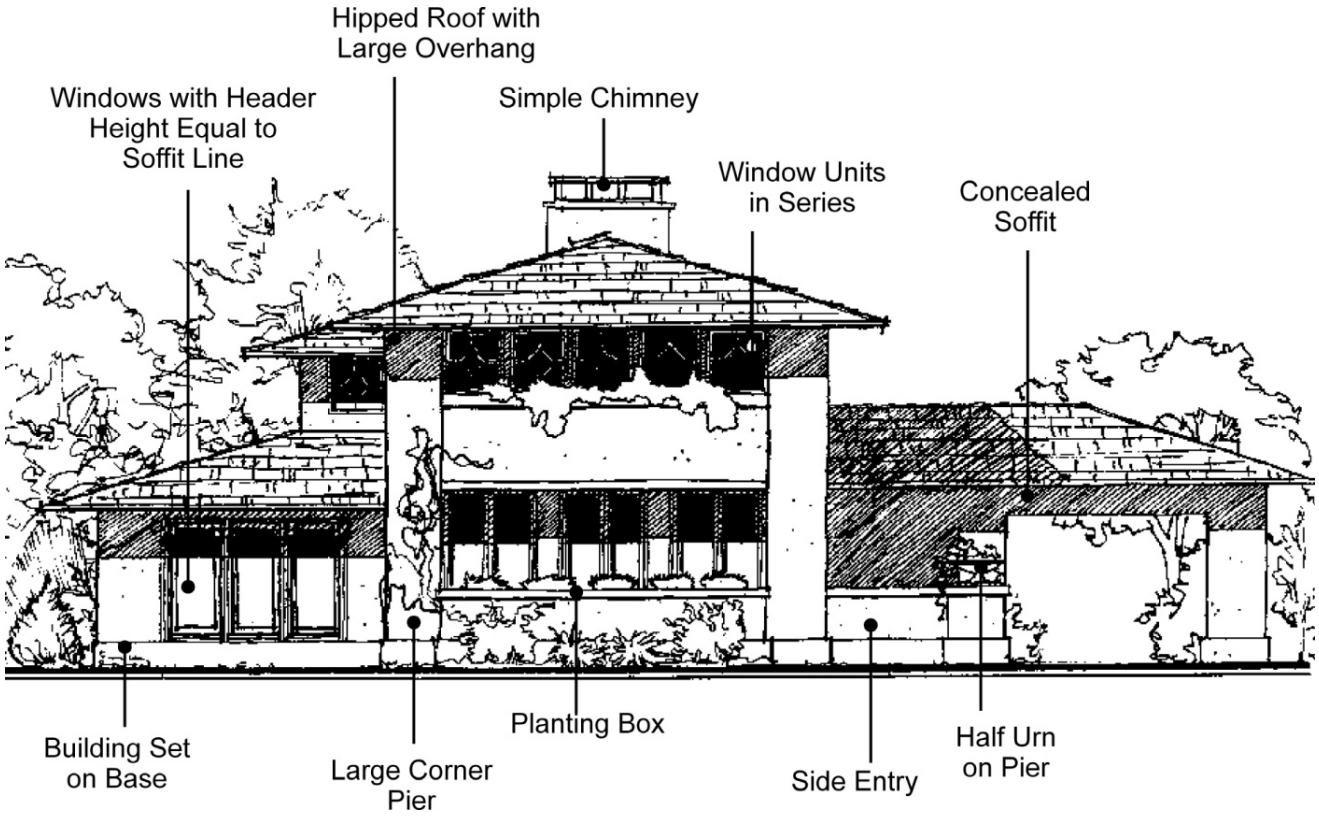
- Street-facing porches or entry patios.
- Street-facing windows and doors.
- Pergolas or porte-cocheres.



***PRAIRIE***

The style is noted for horizontal, rectilinear forms, multiple and low-pitched roofs, broad eave overhangs, banded windows, broad chimneys, contrasting dark linear bands against lighter broad surfaces and minimal ornamentation. Pedestrian-oriented features of the Prairie style may include:

- Porches with flat or arched entry and heavy columns.
- Terraced patio entries.
- Street-facing windows and doors.
- Porte-cochere.



### *C. Pedestrian-Oriented Design*

Pedestrian-oriented neighborhood design emphasizes a cohesiveness of the community through aesthetically pleasing site planning and architecture. Essential elements include attractive architecture, inviting entries and a minimization of utilitarian areas facing the street. The structure of a neighborhood must be understood to better promote its pedestrian-orientation. The area between the street and residence contains a hierarchy of public to private spaces. The street, sidewalk and parkway are perceived as public, common neighborhood use areas. Residential front yards provide a transition space between the public spaces of the sidewalk and street, and the private spaces of the home. The residential entry is the final demarcation area between public and private spaces. The design of residential neighborhoods can complement that orientation by borrowing elements from traditional neighborhoods, such as porches, and minimizing the influence of the automobile. The following sections describe three primary areas of design that will facilitate the creation of pedestrian-oriented neighborhoods: site planning, facade elements and garage/driveway design.

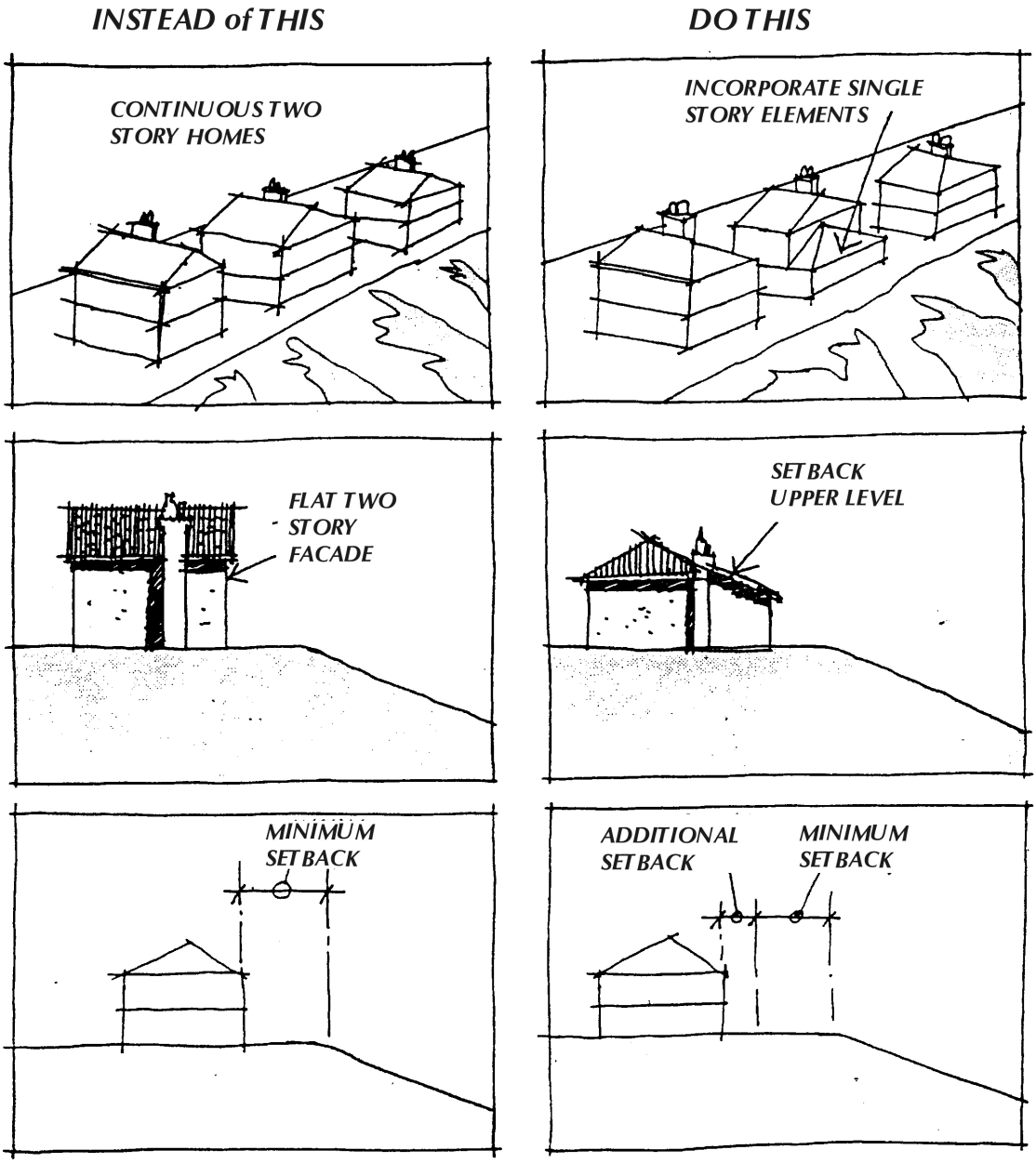
### *D. Site Planning*

Appropriate site planning and building plotting are fundamental to creating a pedestrian-oriented neighborhood. Variety is the key to creating a vibrant neighborhood and promoting individual residential identity. Site planning and building plotting in single-family residential neighborhoods should be based upon the following criteria:

- Single-family detached residential lots and setbacks shall encourage variety in the design, orientation and placement of homes, wherever practical.
- Front yard building setbacks shall be varied, where possible, to avoid a monotonous pattern of houses.
- Where slopes in side yards allow for varied side yard setbacks, provide more useful private open space in side yards and avoid a monotonous pattern of houses.
- Multiple housing plans shall be provided for compatibility with different lot configurations (interior and corner lots) and variety of designs for entry and garage designs.
- Side entry floor plans may be used on both interior and corner lots, provided that the entry is clearly defined and the front elevation includes front-facing windows, porches or other pedestrian-oriented design features.

- Housing plans used on corner lots shall provide for architectural features, such as porches or entry trellises to wrap around the street-facing corner.
- Production wall fencing shall be integrated into the design of corner lots to provide for reduced wall length and other enhancements to side yards.
- Where the rear of a lot abuts a street, the design shall provide for a privacy wall and landscaping consistent with the Campus Park streetscape theme.
- Grade differentials within neighborhoods shall be used to add variety and enhance the availability of open space between residences.

The following illustration graphically depicts some of the design criteria described above:

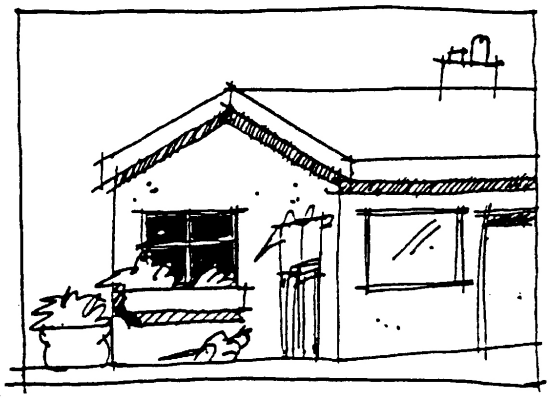

INSTEAD of THIS
DO THIS
CONTINUOUS TWO STORY HOMES
INCORPORATE SINGLE STORY ELEMENTS
FLAT TWO STORY FACADE
SETBACK UPPER LEVEL
MINIMUM SETBACK
ADDITIONAL SETBACK
MINIMUM SETBACK

### *E. Facade Elements*

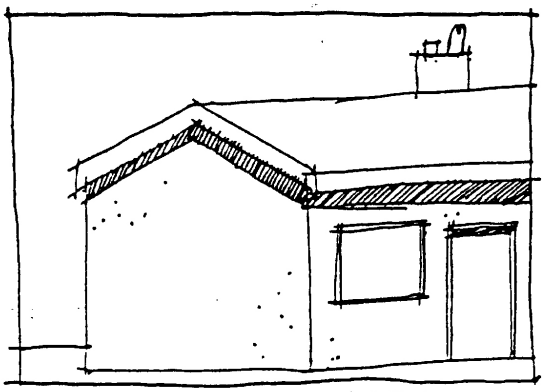
Residential building facades should be attractively designed with varied features for individual identity and neighborhood interest. Façade features should be pedestrian-oriented in that they provide a connection between the public street and sidewalk and the private residence. Façade treatments may include:

- Undulating building mass and roof planes.
- Vertical and horizontal stepped massing.
- Visually minimized garages.
- Entry features such as doors, windows, porches, patios, courtyards and trellises oriented towards the street and appropriate to the architectural style.
- Facades that visible from public view areas (open spaces, streets, parks, etc.) shall be articulated to avoid monotony.

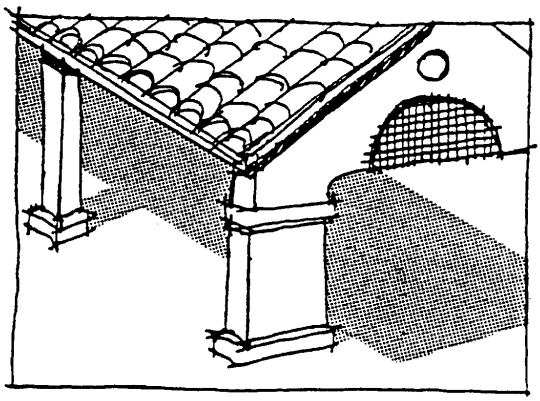
THIS NOT THIS



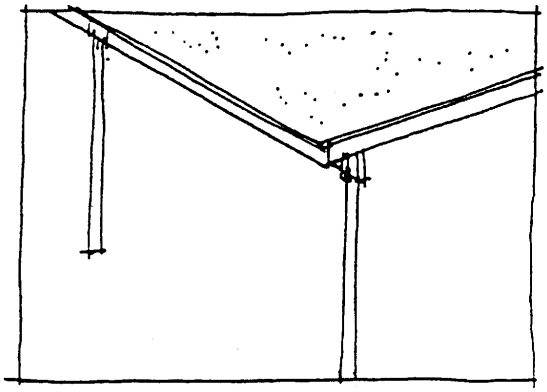
*DO*



*AVOID BLANK FACADES*

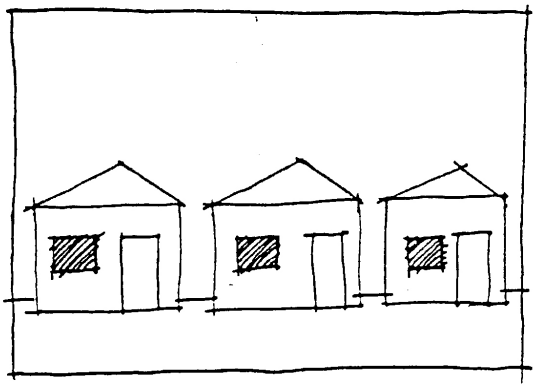


*MAKE CARPORT*
*match ARCHITECTURAL*
*STYLE*



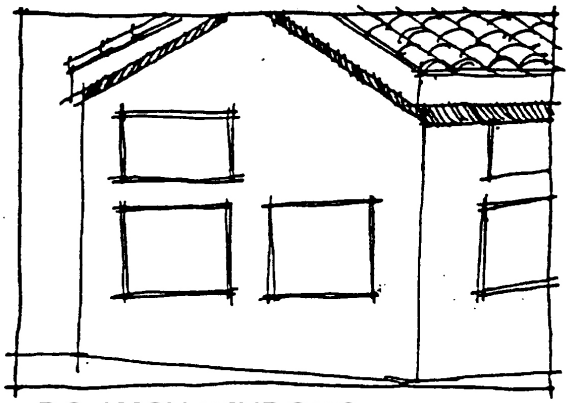
*DONT USE STEEL POLE*
*and BEAM CONSTRUCTION*
*as FINISHED PRODUCT*

*DO VARY ELEVATIONS*

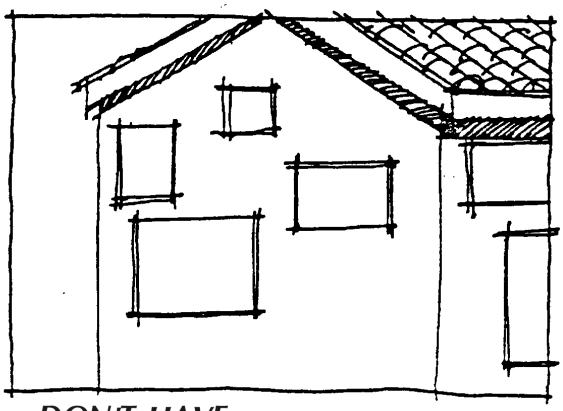


*DON'T LET ELEVATIONS*
*BECOME MONOTONUS*

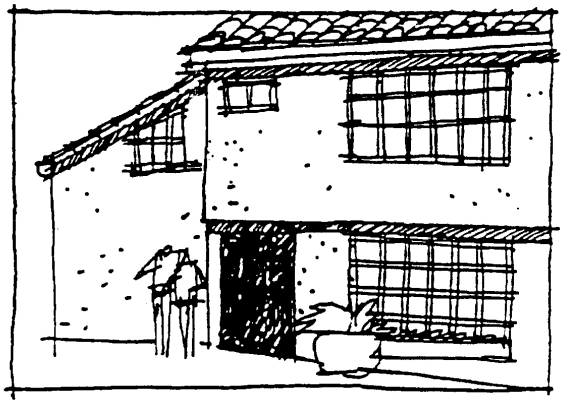
THIS NOT THIS



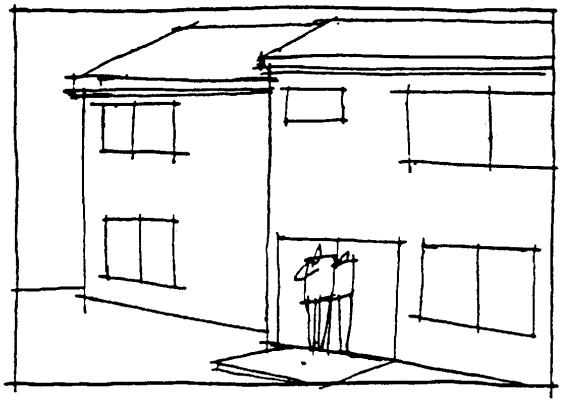
***DO ALIGN WINDOWS***



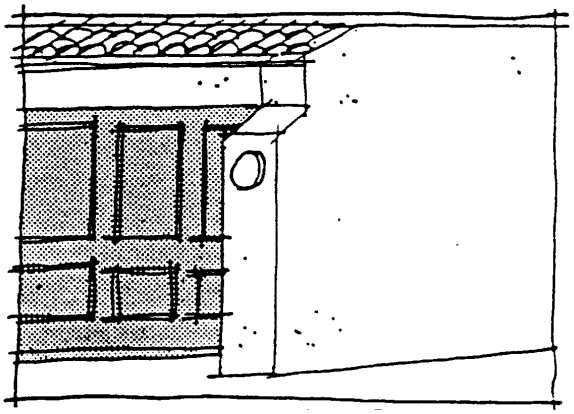
***DON'T HAVE RANDOMLY PLACED WINDOWS***



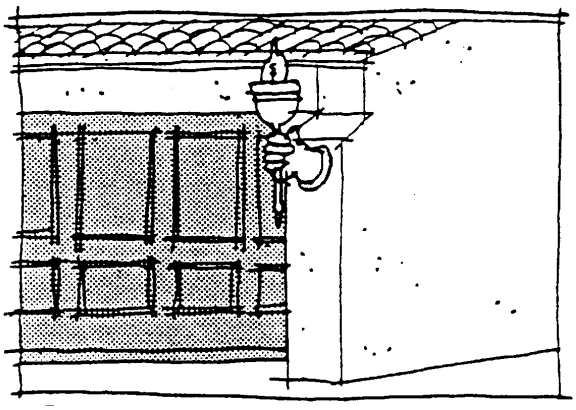
***DO ADD INTEREST to REAR ELEVATIONS***



***DON'T***



***DO MAKE LIGHT FIXTURES MATCH ARCHITECTURE***



***DON'T***

### *F. Garage/Driveway Design*

The pedestrian-orientation of a neighborhood places emphasis on the home and front yard rather than the garage. However, lot configurations in the Campus Park single-family residential areas will necessitate most garages facing the streets. This section describes building massing and plotting techniques, as well as specific solutions for garage placement and façade design. Designers are encouraged to explore additional methods to meet the objective of minimizing the visual dominance of garages in neighborhoods. Basic guidelines for garage design are:

- Minimize the impact of garages facing the street by techniques such as varying garage door patterns and utilizing deep recessed doors, varying colors, splitting one large door into two single doors, and integrating door window and coach lights.
- Vary the garage setbacks; the preferred design is for the garage wall to be set back farther than the front wall of the home
- Provide variety through the use of alternative garage configurations such as split, swing-in, and mid to deep recess garage.
- Provide for a variety of driveway designs such as colored concrete, pavers, edge banding, and/or other surface enhancements to break up large expanses of concrete.

Typical single-family residential setbacks are illustrated in Figure 41, Typical Minimum Residential Lot Configuration. Concept site plans and architecture for the single-family neighborhoods of Campus Park are illustrated in Figures 42 through 49.

Figure 41 Typical Minimum Residential Lot Configuration

Figure 42 Concept Site Plan – Neighborhood R-1

Figure 43 Typical Architecture – Neighborhood R-1

Figure 44 Concept Site Plan – Neighborhood R-2

Figure 45 Concept Site Plan – Neighborhood R-4

Figure 46 Typical Architecture – Neighborhoods R-2 & R-4

Figure 47 Concept Site Plan – Neighborhood R-3

Figure 48 Concept Site Plan – Neighborhood R-5

Figure 49 Typical Architecture - Neighborhoods R-3 & R-5

## 6. MULTI-FAMILY RESIDENTIAL GUIDELINES

Multi-family residential in Campus Park may include medium to high-density townhouses and flats. These guidelines address the design elements that contribute to the Village planning concepts: pedestrian-oriented design, façade elements, parking and garage location and design and landscape themes. Specific building architectural styles are not mandated but should be complementary to the Campus Park design theme.

The pedestrian-oriented Village concept is enhanced by the multi-family development in the vicinity of the Town Center located in proximity to public transit, shopping, and community facilities. It is anticipated that residents of multi-family developments will take advantage of the available opportunities to walk to parks and shopping areas. Pedestrian access and amenities are fundamental components of the Village. The siting, access, entries and architecture of multi-family development should complement the pedestrian orientation of the Village.

Multi-story attached developments, such as townhomes, and condominiums are the primary focus of the guidelines in this section. Concept site plans and architecture for the multi-family neighborhoods of Campus Park are illustrated in Figures 50 through 54.

### *A. Site Planning*

The site planning and plotting of multi-family residential buildings will contribute to the pedestrian-oriented Village concept. Site planning which focuses on the pedestrian includes design that orients entries towards Village streets and minimizes views to garages and parking areas. The guidelines stated below are provided for siting and building plotting of multi-family developments.

- Buildings should be oriented to create outdoor rooms, such as courtyards, connected by landscaped walkways.
- Building orientation should consider indoor and outdoor privacy, noise, solar access and overall aesthetic appearance.
- Where grade differentials occur between the street and a development, the differential may be used to create separation between the public street and private living space. Interesting entries incorporating steps, porches or landings may be integrated into the design.

### *B. Facade Elements*

Multi-family residential development should be designed to promote variety and enhance the human-scaled pedestrian activity of the Village. The following guidelines suggest methods for creating vital, interesting architecture:

- Developments should be unique, but share fundamental architectural characteristics consistent with the Village theme.
- Building elevations that are visible from public view areas (all Village streets, surrounding arterial streets and public open spaces) shall be articulated with elements such as wall offsets, balconies, and windows, appropriate to the architectural style.
- The architectural style along the same street or within an individual development shall be compatible through the use of similar building heights, materials, window or door style, detailing, porches, arcades, overhangs, roofing or color.
- Varied building elements, roof pitches, and setbacks should be employed to avoid monotony.
- Distinctive building elements shall be oriented towards the corners of prominent Village Core and entry street intersections.
- Street facing facades shall incorporate a range of scale-defining elements that relate larger building masses to the scale of the pedestrian. Elements may include trellises, columns, archways, doorways, porches or patios and upper floor balconies and windows.
- Individual residential unit entries shall be oriented towards the Village streets wherever possible.
- Internal residential units shall be connected to the Village streets by courtyards or landscaped walkways wherever possible.
- Stairs shall be sensitively designed and integrated into the overall building design.
- Utilitarian areas, including parking, loading, mechanical equipment and trash enclosures, shall be screened from public views to the best extent possible.
- Warm, earth-tone colors shall be used for exterior surfaces and roofing.

### *C. Parking, Carport and Garage Design*

Views of parking areas, carports and garages should be minimized to create the pedestrian-oriented Village. The following guidelines provide direction for location and design of multi-family parking facilities:

- Parking and vehicular access shall be located to within each development and be visually separated from the pedestrian-oriented street frontage.
- Site planning and architectural treatments, such as offsets, should be used to minimize the appearance of garage corridors.
- Carports and freestanding garages shall be architecturally treated and designed to match the architectural style of residential buildings.
- All surface and covered parking within multi-family areas shall be separated from Village streets, tops or toes of slopes, patios or courtyards with a landscaped buffer. The buffer shall include screening elements such as low walls or masses of shrubs to screen headlights and glare from reflective car surfaces as illustrated in the adjacent sketch.
- Rather than use pre-cast concrete bumper stops, extend planting area and use curbs as wheel stops as illustrated in the adjacent sketch.
- Six foot wide parallel parking spaces are permitted in the Multi-family planning areas.
- Up to 100 percent of the total required Guest Parking Spaces are allowed on the street.

### *D. Landscape*

Landscape in multi-family developments shall adhere to County of San Diego Standards. The front and side yard landscaping shall be complementary to the streetscape and Mediterranean themed landscape. The interiors of multi-family residential projects shall provide for common and private outdoor spaces that are functional and aesthetically pleasing. Interior landscapes are encouraged to maintain the tranquil, courtyard style landscapes established by the Campus Park design theme. The following guidelines are for multi-family landscapes:

- The landscape is to be comprised of trees, shrubs, vines, and ground covers that are consistent with the overall Campus Park theme.
- Tree plantings in the front yard areas shall be varied to provide interest in the landscape.
- Side and rear yard areas shall be landscaped to soften the architecture and provide privacy for residential units.

- All planting areas are to be permanently irrigated and use low water consumptive plant material wherever practical.
- Transformer and cable box locations are to be carefully planned and coordinated with the both the utility company and the landscape architect. Transformers and cable boxes should be located to be unobtrusive and screened from view with plantings where feasible.
- Mailboxes and mailbox structures are to be designed to complement the architectural style of the development for which they are intended. Grouped mailboxes are to be used with a maximum of 12 boxes per cluster. Only Postmaster approved boxes will be allowed.
- Trash enclosures shall be designed to complement the architectural style of the development for which they are intended. Provisions for trash and recycling shall be in conformance with the County Requirements.
- HVAC equipment shall be screened from view from common use areas, where feasible, and shall comply with County noise standards.
- Large expanses of asphalt paving shall be avoided and the appearance softened by creating breaks in these with areas with sections of permeable paving to intercept urban runoff and create visual relief. Landscaping shall be incorporated within these areas as well to provide visual relief and visual buffering, where feasible.

### *E. Lighting, & Signing*

- Architectural accent lighting is encouraged.
- Illumination of walkway/trail connections should be provided through the use of low intensity fixtures for safety and comfort. The lighting pattern and intensity should become more intense at path intersections and vehicular crossings.
- Within building groups, architectural and accent lighting should be indirect and subtle. Increased lighting levels should highlight pedestrian areas to clearly define the pedestrian path. Service area lighting should be contained within the service area boundaries/enclosure. Lighting should be designed to minimize glare and intrusion into neighboring land uses.
- Boulders visible in the hillsides surrounding the Campus Park Project are an important resource used in the development's identity program. To carry through the community theme, natural or cut stone will be used as the dominant monument sign material. Cast concrete, metal and polished stone may also be used. No volcanic rock products will be

permitted. Manufactured stone products will be permitted subject to "B" Special Area Designator Site Plan design review and approval.

- Project entry monuments should inform and direct but not dominate the visual character of the area.
- Signs shall comply with applicable County Standards.

Figure 50 Canberbury Collection Site Concept Plan (MF-1)

Figure 51 Canberbury Collection Site Concept Plan (MF-2)

Figure 52 Typical Multi-Family Streetscene

Figure 53 Typical Multi-Family Elevations

Figure 54 Typical Multi-Family Elevations

## 7. TOWN CENTER DESIGN GUIDELINES

### *A. Town Center Design Concept*

The primary feature of the village concept is the Town Center. The Town Center is composed of a variety of land uses that form the social, civic, and commercial focus for the village. The land uses that form the Town Center core are community purpose and commercial uses. The design objectives for creating the Village Core are:

- Create a sense of place with a highly identifiable character.
- Create a pedestrian friendly environment with activity, enclosure and comfort in specific areas.
- Maximize connections to the Town Center from secondary area residential development with pedestrian and bicycle routes.
- Balance parking and vehicle access needs of commercial uses with the pedestrian focus within the village.
- Encourage a unified architectural style within the commercial core that can accommodate pedestrian oriented urban design concepts consistent with the village character.
- Integrate a transit stop into the Town Center that is conveniently located, provides direct access to Town Center, and is consistent with the village character.

In order to achieve these objectives, a conceptual plan and architecture have been developed (see Figures 55 & 56, Town Center Concept Plan and Town Center Typical Architecture). The Figures address the arrangement and connection of uses in the Town Center and conceptually depict an architectural proposal for the area. The unique character intended within the Town Center precludes the use of fixed or mandated design solutions other than the use of materials that relate to locally occurring materials such as stone and native and/or locally occurring plant materials. Both are widely used in Village entries and other features of Campus Park as one of its unique, identifying design theme elements. The following items are required within the Town Center:

1. A minimum of twenty percent of the total vertical exterior building surface area shall be concrete, natural or cut stone or stone veneer. Quarried and eroded granite, sandstone, flagstone, or metamorphic stone, may be used to satisfy the requirements of these guidelines. Lava rock shall not be allowed however artificial stone products will be permitted subject to "B" Special Area Designator Site Plan review.

2. Landscape walls, terraces, or other features shall be designed as extensions of building walls to "tie" the structure into the landscape.

3. Architectural forms should be repeated to help ensure reinforcement of a unique identifying design theme.

4. Poured-in-place concrete is also an acceptable exterior surface material. Concrete panels may be sandblasted exposed aggregate, battered, or board- or earth –formed.

Other critical elements of the Town Center such as general character statements and identification of important design and site planning features follow to convey a qualitative description to further guide Project design and development.

A site plan will be required for the Town Center. The site plan will expand on the design concepts and themes of this document and provide more detailed guidelines for architecture, signage, lighting, street furnishings and landscape. Professional Office Design Guidelines

### *B. Town Center Design Features*

This section highlights important features of the Town Center Concept Plan and provides guidelines in four design areas: site planning and building orientation, pedestrian and vehicular access, urban character (landscape and /or hardscape) and lighting, signing and street furnishings.

### *C. Site Planning and Building Orientation*

- Parking, service and utilitarian uses should be located internally to the sites or where they can be screened from public view.
- Building entrances should be closely spaced to increase articulation and interest along the pedestrian edges as depicted in the adjacent illustration. Design emphasis on the entries improves the street scene and helps distinguish individual shops in multi-tenant buildings.
- Storefronts should incorporate display windows to create interest and encourage window shopping along the pedestrian walks.
- Shaded areas and a sense of enclosure will encourage visitors to linger and enjoy the defined areas within the Town Center. Features such as canopies, arcades and roof overhangs (see adjacent illustrations) can achieve these objectives and also provide weather protection when necessary.
- In general, the exterior building elevations should incorporate a range of scale defining elements that relate larger building masses to the pedestrian scale. Examples include columns, archways, doorways, upper floor windows and balconies.
- Buildings adjacent the Village Entry Street (Horse Ranch Creek Road) and Harvest Glen Lane should be

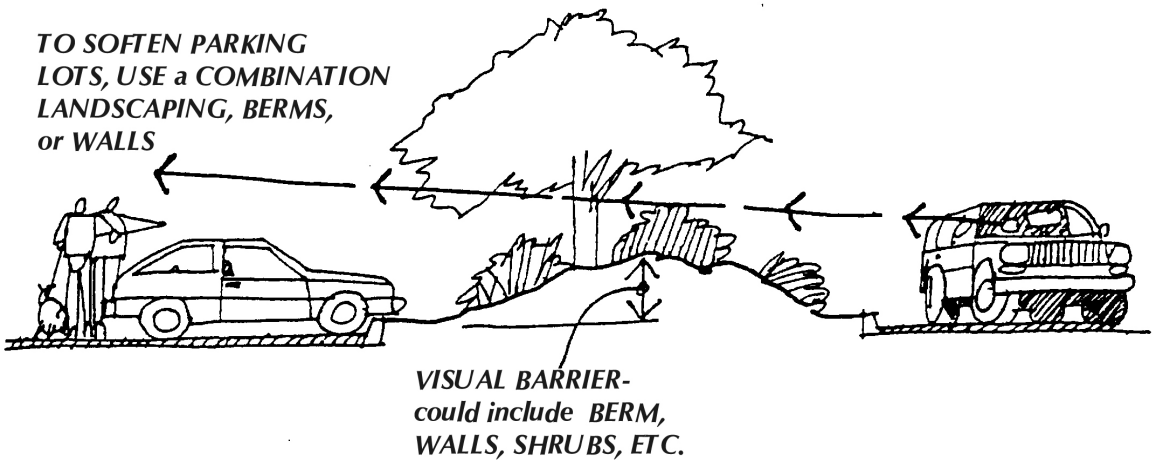
dual pedestrian oriented to both street and internal parking sides.

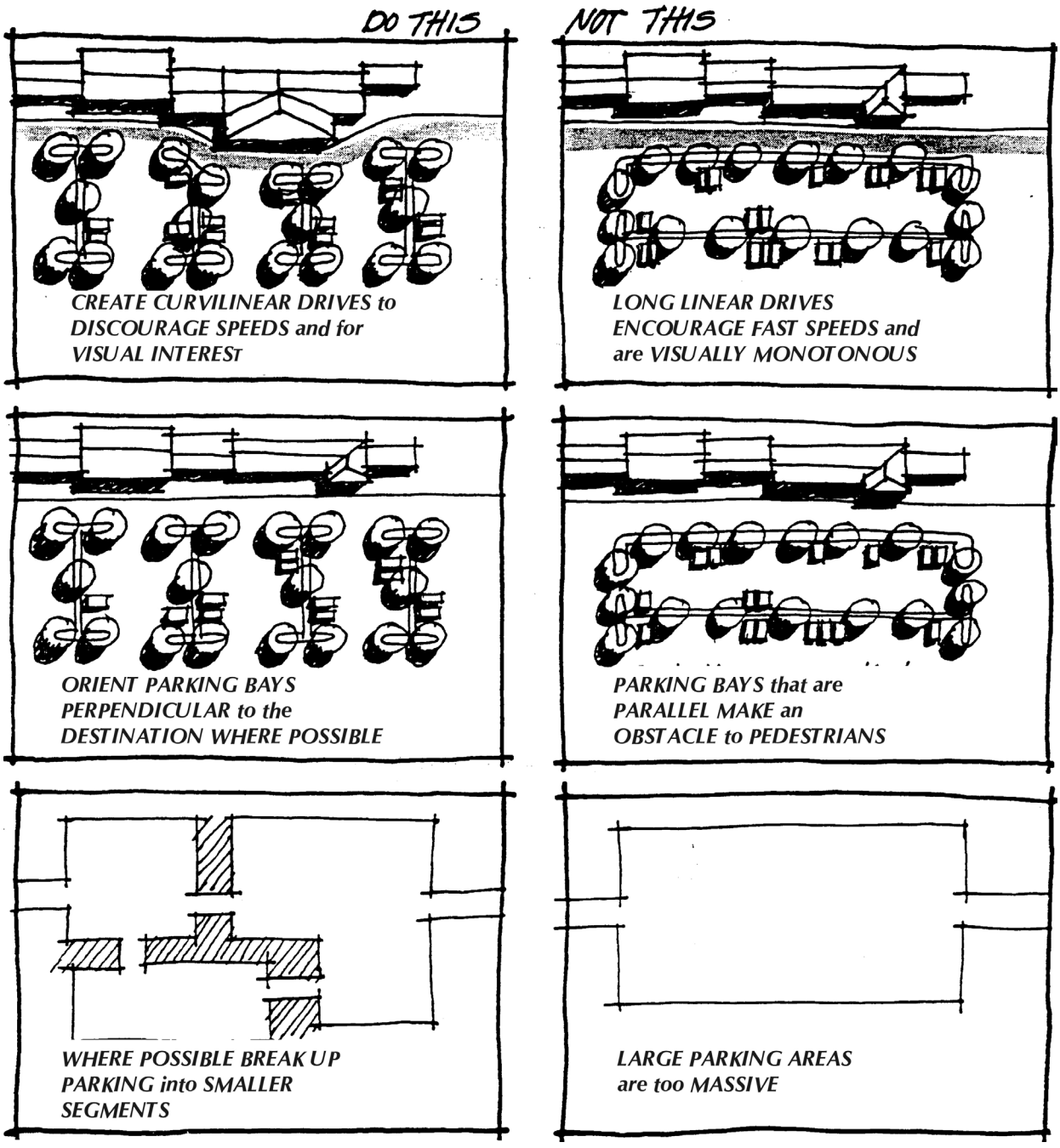
### *D. Pedestrian and Vehicular Access*

- Frequent opportunities to sit, relax and observe should be provided with the inclusion of benches, steps, planters and low walls within and adjacent to the pedestrian walk.
- Pedestrian, bicycle and cart access routes should be maximized and well marked.
- Vehicle access should be clearly subordinated to pedestrian access through street design that incorporates narrow travel lanes and minimal driveways and curb cuts.
- Parking lots should be located behind buildings which front onto pedestrian-oriented streets.

### *E. Urban Character (Landscape and /or Hardscape)*

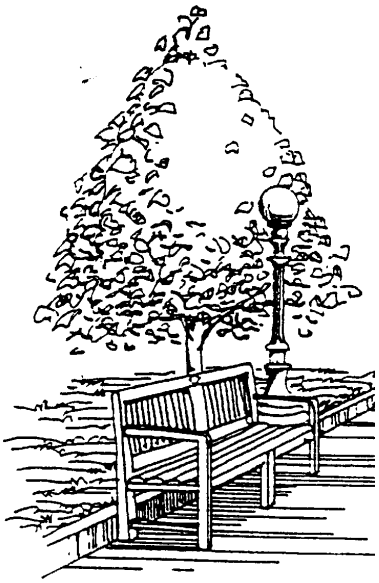
- The pedestrian ground plane should be well defined with a hard surface that is textured or accented to identify focal areas.
- Grade separations should use structures rather than landscape banks to emphasize the urban character of the village and to serve as seating areas.
- Landscaping shall reinforce the character of the area.
- Trees shall be incorporated into the pedestrian path, planted flush to ground level with overhead branches to create overhead canopies.
- Parking areas should be visually buffered from adjacent Village Pathway and Village Multi-Purpose Trail.
- Large expanses of asphalt paving shall be avoided and their appearance softened by creating breaks in these with areas with sections of permeable paving to intercept urban runoff and create visual relief. Landscaping shall be incorporated within these areas as well to provide visual relief and screening, where possible.
- Drive aisles should be curvilinear to reduce vehicular travel speeds and create visual interest as depicted in the following illustrations.
- Parking bays should be oriented perpendicular to destination areas and parking areas, where feasible, should be broken up into smaller pieces to avoid massive parking lots.




DO THIS
NOT THIS
CREATE CURVILINEAR DRIVES to DISCOURAGE SPEEDS and for VISUAL INTEREST
LONG LINEAR DRIVES ENCOURAGE FAST SPEEDS and are VISUALLY MONOTONOUS
ORIENT PARKING BAYS PERPENDICULAR to the DESTINATION WHERE POSSIBLE
PARKING BAYS that are PARALLEL MAKE an OBSTACLE to PEDESTRIANS
WHERE POSSIBLE BREAK UP PARKING into SMALLER SEGMENTS
LARGE PARKING AREAS are too MASSIVE

### *F. Lighting, Signing and Street Furnishings*

- Streets adjacent to the Town Center should be well lit to encourage evening use. Street lighting fixtures should relate to the pedestrian scale and architectural accent lighting is encouraged.
- Illumination of walkway/trail connections should be provided through the use of low intensity fixtures for safety and comfort. The lighting pattern and intensity should become more intense at path intersections and vehicular crossings.
- Within building groups, architectural and accent lighting should be indirect and subtle. Increased lighting levels should highlight pedestrian areas to clearly define the pedestrian path. Service area lighting should be contained within the service area boundaries/enclosure. Lighting should be designed to minimize glare and intrusion into neighboring land uses.
- Boulders visible in the hillsides surrounding the Campus Park Project are an important resource used in the development's identity program. To carry through the community theme, natural or cut stone will be used as the dominant monument sign material. Cast concrete, metal and polished stone may also be used. No volcanic stone products will be permitted. Artificial stone products will be permitted subject to "B" Special Area Designator Site Plan review.



- Signage should inform and direct but not dominate the visual character of the area.
- A Comprehensive Sign Program shall be developed for the Town Center, consistent with County guidelines, to ensure a unified design integrated with the Project architecture.
- Street furnishings shall be consistently designed and of materials appropriate for public use. The design of street furnishings shall be consistent with the design character of the Town Center.

Figure 55 Town Center Concept Plan (TC-1)

Figure 56 Town Center Typical Architecture (TC-1)

## 8. PROFESSIONAL OFFICE DESIGN GUIDELINES

### *A. Professional Office Design Concept*

A secondary feature of the Campus Park Project is the Professional Office planning area. Campus Park is interested in attracting high quality corporate users that will occupy offices (Figures 57 through 59).

The design objectives for creating the Professional Office area are:

- Create a pedestrian oriented environment with a highly identifiable character.
- Create a pedestrian friendly environment
- Maximize connections to the Town Center via pedestrian and bicycle routes.
- Minimize the visibility of parking and vehicular use areas.
- Encourage an architecturally diverse yet visually cohesive office park within the Campus Park Project setting.

The following guidelines are intended to direct the professional office project development. The objective of these guidelines is to create projects that contribute to the design continuity of the Professional Office area while maintaining project individuality. The unique character intended within this planning area precludes the use of fixed or mandated design solutions other than the use of locally occurring materials such as stone and native and/or locally occurring plant materials. Both are widely used in common use areas of the Project and serve as unique, identifying design theme elements. The following items are required within the Professional Office areas:

1. A minimum of twenty percent of the total vertical exterior building surface area shall be concrete, natural or cut stone or stone veneer. Quarried and eroded granite, sandstone, flagstone, or metamorphic stone, may be used to satisfy the requirements of these guidelines. Lava rock shall not be used. Artificial stone products will be permitted subject to "B" Special Area Designator Site Plan review.

2. Landscape walls, terraces, or other features shall be provided within the landscaping. Any such elements shall be designed as extensions of the building walls to "tie" structures into the landscape.

3. Repeat architectural forms to ensure reinforcement of identifying design theme.

3. Poured-in-place concrete is also an acceptable exterior surface material. Concrete panels may be sandblasted exposed aggregate, battered, or board- or earth –formed.

4. Cement plaster (stucco) is allowable as an exterior finish up to a maximum of 20% of the total exterior surface area. Color and texture are subject to approval however colors shall be warm, earth tones to minimize contrast with the existing visual setting.

Other critical elements of the Professional Office area such as general character statements and identification of important design and site planning features follow to convey a qualitative description to further guide Project design and development.

A site plan will be required for Professional Office projects. The site plan will expand on the design concepts and themes of this document and provide more detailed guidelines for architecture, signage, lighting, and landscaping.

### *B. Professional Office Design Features*

This section highlights important features of the Professional Office planning area and provides guidelines in four design areas:

1. Site planning and building orientation,

2. Pedestrian and vehicular access,

3. Urban character (landscape and /or hardscape),

4. And lighting, and signing

### *C. Site Planning and Building Orientation*

Section III of this document, contains development standards, including allowable lot areas, setbacks, building heights and parking requirements. The following guidelines are intended to address additional practical and aesthetic considerations of site design:

- Architectural and landscaping themes shall be consistent throughout the office park. No structure or landscaped area shall appear as a separate entity but shall be a harmonious part of the entire complex.
- Where possible, buildings shall be oriented at different angles and setbacks to create varied and interesting sight lines.
- In instances where more than one building is required, the buildings should be clustered or arranged to create common entry plazas or one large shared landscaped space.

- Consideration shall be made for adequate access and egress to all parcels and for an economic minimization of driveways and utility extensions.
- Entrance drives shall be recognizable to visitors through the use of signage and landscaping.
- Circulation within sites shall minimize conflicts between service vehicles, automobiles and pedestrians.
- Pedestrian circulation shall be accommodated by providing walkways and plaza connections between buildings, streets and parking areas.
- Building entries shall be oriented towards the public street and identifiable through the use of plazas or hardscape and landscaping.
- Sites intended for multiple occupants shall be designed for shared parking, loading, trash facilities and vehicular and pedestrian circulation.
- Loading, service, utility and trash facilities shall be located away from the public view.
- Parking shall be visually buffered from view from public streets though the use of berms with landscaping where feasible.
- Screen planting shall be utilized to visually buffer the office professional areas from the I-15 corridor.
- Screen planting shall be utilized to visually screen parking areas from the I-15 corridor.
- The scale of the Project should be given careful consideration, i.e., the scale of buildings shall be appropriate with regard to the remainder of the Project. Large scale buildings and long uninterrupted expanses of facade are to be avoided.
- Interconnection and overlapping of building forms and heights are desirable to break long expanses of blank walls.
- Large scale uninterrupted walls can be visually reduced to human scale by horizontal lines or textures, landscaping and mounding, and clustering of small scale elements, such as planter walls, around the major building form.
- All building sides should be considered. While greater architectural attention may be given to building entries and street facades, loading and service areas should be sensitively integrated with the building design.

- Special architectural attention shall be given to visible building elevations from public use open space areas and the I-15 corridor.
- All roof mounted equipment and/or ductwork shall be screened by an enclosure of equal or greater height and shall be consistent with the building architecture, materials and colors.
- No mechanical equipment or vent shall be placed on the exterior surface of any building wall that can be viewed from a public street.

***MATERIALS***

*The following materials are permitted:*

- Tilt-up concrete with textures and colors.
- Masonry Block with textured surface.
- Steel frame with glass or masonry and glass exterior (glass shall not exceed 80% of the exterior)
- Enameled metal panels, wood, glass and stucco may be used as decorative elements with tilt-up or masonry building system.
- Tile, brick and stone accents.
- Sloped roof materials may be ribbed metal, clay or concrete tile.

*The following materials are prohibited:*

- Sheet or corrugated metal, asbestos or similar materials used on exterior walls.

***COLORS***

- Colors shall be limited to a maximum number of three per site, exclusive of minor trim elements.
- Colors shall be coordinated with materials and finishes on all exterior building elevations to achieve a total continuity of design.
- The predominant building color shall be light neutral, earth tone or pastel colors such as off-white, warm gray or beige.
- Accent colors may be darker tones of the main building color. Limited use of bold, bright colors, black, white or metallic may be used for accents.
- Colors should be compatible with the surrounding business park.
- Vents, louvers, exposed flashing, tanks, stacks, ductwork, overhead, rolling and service doors are to be painted.
- All screens shall be painted a neutral color or a color consistent with the building color scheme.
- Lightning protection devices shall be painted a neutral color that blends into the skyline.

### *D. Pedestrian and Vehicular Access*

- The circulation system within a property should be clear, direct and simple. A clearly organized Project will be more easily understood and

therefore less confusing to the unfamiliar visitor. Vehicle access should be clearly defined and distinguished from pedestrian use areas.

### *E. Urban Character (Landscape and /or Hardscape)*

Landscape design will be one of the most important elements serving to unify the various planning areas within Campus Park. The use of materials relating to the locally occurring materials such as stone and native and/or locally occurring plant materials is required in keeping with the predominant Project theme. In addition:

- The pedestrian ground plane should be well defined with a hard surface that is textured or accented to identify focal areas.
- Grade separations should use structures rather than landscape banks to emphasize the urban character of the village and to serve as seating areas.
- Landscaping shall reinforce the character of the area.
- Trees should be incorporated into the pedestrian path, planted flush to ground level with overhead branches to create overhead canopies.
- Parking areas should be visually buffered from adjacent Village Pathway and Village Multi-Purpose Trail.
- Large expanses of asphalt paving shall be avoided and their appearance softened by creating breaks in these with areas with sections of permeable paving to intercept urban runoff and create visual relief. Landscaping shall be incorporated within these areas as well to provide visual relief and screening, where possible.

### *F. Lighting and Signing*

Parking lots should be adequately lighted with pole mounted fixtures. Parking lot lighting adjacent to residential and open space uses should be located to minimize light intrusion and be adequately shielded.

- Architectural accent lighting is encouraged.
- All site, landscape and building exterior lighting shall be of a configuration, style and finish color that compliments the architectural theme and materials established by the building architecture.
- Within building groups, architectural and accent lighting should be indirect and subtle. Increased lighting levels should highlight pedestrian areas to clearly define the pedestrian path. Service area lighting should be contained within the service area boundaries/enclosure. Lighting shall be designed to minimize glare and intrusion into neighboring land uses.

- Parking lot fixtures shall be pole mounted, twenty- (20) foot maximum height, and located above paved surfaces.
- Signage should inform and direct but not dominate the visual character of the area.
- Boulders visible in the hillsides surrounding the Campus Park Project are an important resource used in the development's identity program. To carry through the community theme, natural or cut stone will be used as the dominant monument sign material. Cast concrete, metal and polished stone may also be used. No volcanic stone products will be permitted. Artificial or colored stone products will be permitted subject to design review.
- A Comprehensive Sign Program shall be developed for all office professional developments consisting of four or more tenant spaces to ensure a unified design integrated with the Project architecture.

***MONUMENT SIGNAGE:***

- A permanent business identification sign may be located at each entrance to the area as well as at the two (2) locations shown on the Office Professional Concept Plan provided as Figure 57. A total of five (5) monument signs are allowed. The sign location shall be in conformance with all County requirements for sight lines and sidewalk clearance.
- The copy area of each sign shall not exceed fifteen (15) square feet.
- Street address numbers shall be incorporated into the face or structure of the monument sign.
- The materials and colors of the sign shall utilize the same style, materials and colors of the Project architecture.
- Text and logos must fit proportionally into the face of the sign.
- Signs may be externally illuminated by ground level lights.

***BUILDING WALL SIGNAGE:***

- One business identification sign twelve (12) square feet in size or less is allowed per building wall.
- Wall sign copy shall be limited to the identification of the business name or logo.
- The materials and colors of the sign shall be compatible with the style, materials and colors of the Project architecture.

- Address number signs shall be of an appropriate size and location to be clearly visible to visitors and emergency responders.
- Prohibited signs include roof mounted signs, flashing lights or signs, and animated signs or lights that convey the illusion of motion.

## 9. LANDSCAPING

### *GENERAL*

- These guidelines shall be used in conjunction with the appropriate Federal, State, and County codes.
- All landscape and irrigation plans shall be prepared by a licensed California landscape architect and shall be submitted to the County of San Diego and to the Master Developer for review and approval prior to the start of construction. All submissions shall demonstrate compliance with these guidelines.
- All areas not covered by structures, drives, parking or paving shall be appropriately and professionally landscaped.
- Landscape design shall be used to define areas by creating focus at entries, screening unsightly areas, softening expanses of pavement and large buildings, providing transitions and separations between Project developments and the surrounding community.
- Landscaping should be in scale with adjacent buildings and be of appropriate size at maturity to accomplish its intended goals. Larger specimen trees should be used at entries and at key locations within the development.
- Landscaping shall be maintained to allow trees and shrubs to achieve maturity and shall not be "hacked-back" within the development.
- Landscaping shall be in conformance with the County's requirements for sight lines and access.
- Areas around buildings shall incorporate a mixture of trees, shrubs, vines and groundcovers designed to complement the design theme of the Project.
- All landscaping shall comply with County of San Diego requirements for landscape and irrigation. Office Professional Concept Plan (PO-1 & PO-2)

Figure 57 Office Professional Concept Plan (PO-1 & PO-2)

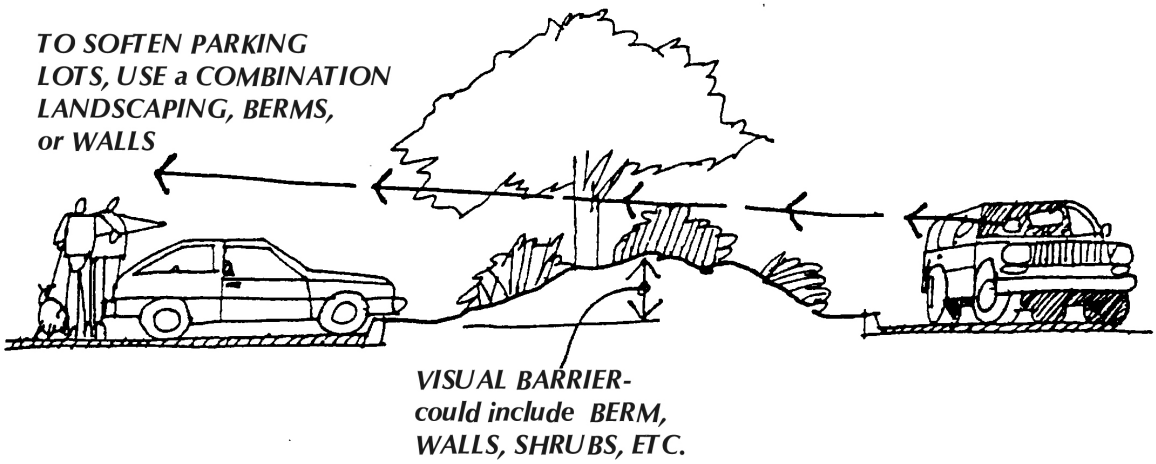
Figure 58 Office Professional Conceptual 1-Story Architecture

Figure 59 Office Professional Conceptual 2-Story Architecture

## 10. PARKING, LOADING, OUTDOOR STORAGE AREAS

The requirements for onsite parking throughout Campus Park shall be in conformance with County onsite parking requirements. Parking areas shall be screened from view from public roads where possible using a combination of berms, landscaping, or walls as illustrated below.

Except where otherwise approved on a site plan, outdoor storage and/or sales areas shall be entirely enclosed by solid walls not less than six feet in height to provide adequate screening. Stored materials shall not be visible above the required walls.




All ground-mounted mechanical equipment, including heating and air conditioning units, shall be completely screened from public view and surrounding properties by use of a wall or fence, or shall be enclosed within a building. No material or equipment so screened shall have a height greater than that of the enclosing wall, fence or building. All roof appurtenances including, but not limited to, air conditioning units and mechanical equipment, shall be shielded and architecturally screened from view from on-site parking areas, adjacent public streets and residential uses.

All multiple family, Town Center, and Professional Office developments shall provide areas for trash storage. These areas shall be fully surrounded with a minimum six-foot high masonry wall, or higher if deemed necessary in site plan approval, and solid gates, to adequately screen the trash area. The enclosure and surrounding area shall be designed to accommodate the trash containers used by the sanitary service operator contracted with the area. The following criteria apply:

- The number of containers shall be as required by the sanitary service operator for all uses on the site.
- Trash areas shall be kept neat and clean.

- The precise location of any trash area shall be approved on the site plan.
- The trash enclosure shall be permanently maintained.

### 11. SIGNS

An approved Sign Program is required, for the Town Center and Professional Office areas, prior to building permit issuance. Where the Planned Sign Program is silent on an issue, the County of San Diego Off-Premise Sign Regulations commencing at Section 6200 of the Zoning Ordinance and the On-Premise Sign Regulations commencing at section 6250 shall be implemented.

## G. GENERAL USE AND PERFORMANCE STANDARDS

### *A. General Use and Performance Standards*

- Land uses shall be as shown on the Campus Park Specific Plan Amendment Land Use Map and as detailed in this Specific Plan text. These include residential, recreational, commercial, office professional, and educational. Streets, utilities, infrastructure and trails are also permitted.
- Development of a total of 751 dwelling units consisting of single family and multi-family dwelling units within the Specific Plan area.
- The Open Space Preserve area will be dedicated to and maintained by the County of San Diego, or other appropriate public agency or private interest organization authorized by the County of San Diego (see Community Maintenance, Figure 60).
- The public Active Sports Complex site shall be implemented by the developer.
- The Active Sports Complex and Trail Staging Area shall be owned and maintained by the San Diego County Parks Department.
- Community elements such as Project entries and parkway landscaping shall be maintained by a Homeowner's Association (HOA). Such maintenance is to be of high quality in accordance with established horticultural practices. Landscaping shall be maintained to allow trees and shrubs to achieve maturity and shall not be "hacked-back" within the development.
- Automatic irrigation systems shall be routinely inspected and maintained in operating condition at all times. Landscape maintenance specifications shall address: a) watering; b) fertilization;

c) trimming, mowing and pruning; d) herbicide/pesticide programming; e) weeding/debris cleanup; and f) normal building maintenance.

- A Campus Park Homeowner's Association (HOA) will be established and charged with the unqualified right to assess individual lot owners for reasonable maintenance and management costs, which will be established and continuously maintained. The HOA may be responsible for private roads, signage, common area landscaping and irrigation, community entries and gates, private parks, HOA facilities, and other responsibilities, as deemed necessary.
- Horse Ranch Creek Road and local streets (curbs and asphalt) within Campus Park are developed as public streets and maintained by the County of San Diego. Landscaping within parkways will be maintained by private homeowners or the HOA. All other internal common area Project landscaping is maintained by the HOA. Right-of-way and typical roadway cross sections for all Project roads are set forth in this Campus Park Specific Plan text and on the Campus Park Tentative Map.
- Individual neighborhoods in Campus Park may adopt Conditions, Covenants and Restrictions (CC&Rs). Landscape maintenance standards may be established for each community for front yards, side yards adjacent to streets and rear yard areas adjacent to open spaces. Each homeowner will be responsible for maintaining their property in accordance with any established CC&Rs. The County of San Diego is not held responsible for enforcing private CC&Rs.
- Any noise attenuation measures and any light attenuation measures identified in the Campus Park Specific Plan Amendment shall be incorporated into the development through the Tentative Map and building plans.
- All appropriate utilities within the Campus Park Project shall be placed underground. All utility connections and apparatus shall be coordinated with the site's architectural elements so as not to be exposed except where required by the utility provider. Pad-mounted and/or meter box locations shall include appropriate screening as approved by each utility provider.
- All accessory uses permitted under Section 6156 of the County of San Diego Zoning Ordinance, subject to the restrictions and limitations specified therein and setback requirements found at Section 4835, shall be permitted except as listed below:

- ~ No silos, windmills, tank houses, coops, wind turbine systems or water vending by machines shall be permitted.
- ~ No retail sales of stable gear, wind turbine systems shall be permitted.
- ~ No roadside sales of agricultural products or horticultural sales shall be permitted.
- ~ No farm employee housing shall be permitted.
- ~ No poultry management or wild animal keeping shall be permitted.
- ~ No large family day care homes for children (seven or more children) shall be permitted.
- ~ No offices shall be permitted outside the office/professional and Town Center districts, except as temporary real estate offices and home offices, and except those which comply with the requirements for a "Home Occupation" as defined within Section 6156 of the County Zoning Ordinance.
- ~ No additional habitable units shall be permitted.
- ~ Bed and breakfast establishments are prohibited.

### *B. Town Center*

Community-serving commercial uses in Campus Park are concentrated in the Town Center core area which functions as the social, commercial and activity center for the community. Standards found in this section apply to all land and buildings within the Town Center. Where specific standards are silent on an issue, the DPLU Director is authorized to define a standard based on the goals of the Campus Park Specific Plan and/or in conformance with the County of San Diego Zoning Ordinance. The following use and performance standards apply to the Campus Park Town Center:

- Allowable uses within the Town Center include neighborhood serving commercial retail shops and services; restaurants; offices; public uses such as a post office and library; quasi-public uses such as a day care facility; transit node; and utilities necessary to serve the Specific Plan area.
- Development standards are defined in the zoning boxes contained in Section III.A.6 of this Specific Plan. Setbacks are established during Site Plan review.
- Walls, fencing and lighting shall comply with standards stated in Sections *III.F.4.G & H* above.

### *C. Residential Areas*

The standards found in this section apply to all land and buildings within the Residential Districts. Where specific standards are silent on an issue, the DPLU Director is authorized to define a standard based on the goals of the Campus Park Specific Plan and/or in conformance with the County of San Diego Zoning Ordinance. The following use and performance standards apply to residential uses in Campus Park:

- Allowable uses within Residential Districts include single family and multiple family dwellings; park, recreation and trail facilities; temporary real estate offices and model homes; and utilities necessary to serve the Specific Plan area.
- Dwelling units may be transferred within residential planning areas in Campus Park at the final map stage. Units may be transferred from any residential neighborhood to another, provided maximum density and minimum lot sizes are maintained.
- Development standards are defined in the zoning boxes contained in Section III.A.6 of this Specific Plan. Dimensions and standards are minimums for setbacks and maximums for heights. Minor variations may be permitted subject to DPLU Director review or tract map approval, providing the minimums specified herein are maintained as average minimums. Setbacks are as measured from property line..
- Certain architectural projections (such as media centers or electronics niches often in association with a fireplace) may extend up to 2 feet into yards subject to the following limitations: The projection shall not be placed on foundations and shall have a shelf height of not less than 18 inches above finished floor. The projections total or combined length shall be no longer than the length of the adjacent fireplace; if not associated with a fireplace, the projection shall be limited to a maximum of 5 feet in length, and these projections shall be limited to a maximum of one per yard per dwelling.
- Landscaping of all lots shall be in accordance with the requirements set forth in the Landscape Design Guidelines section of this Specific Plan.
- A fuel modification zone shall be incorporated into residential lots, as required by the North County Fire Protection District standards and approved Fire Protection Plans.
- Walls, fencing and lighting shall comply with standards stated in Sections *III.F.4.G & H* above.

- Minimum setbacks for single family residential land uses shall be in accordance with Figures 41, Typical Minimum Residential Lot Configuration that follows.

### *D. Parks and Recreation*

Recreational uses in Campus Park are provided through an 8.5 gross-acre active sports facility, conceptually illustrated in Figure 37. Additional opportunities are provided through local parks located within residential neighborhoods (Figures 33, 34, & 36). Standards found in this section apply to all land and buildings within the public and private parks. Where specific standards are silent on an issue, the DPLU Director is authorized to define a standard based on the goals of the Campus Park Specific Plan and/or in conformance with the County of San Diego Zoning Ordinance. The following use and performance standards apply to the public park within the Campus Park community:

- Allowable uses within the recreational areas in Campus Park include picnic and play structures and equipment; sports courts and fields; multi-purpose trails; maintenance and restroom buildings; parking lots; and other uses as permitted in the County of San Diego S80 Open Space Zone.
- County owned and maintained parks shall be developed in conformance with standards determined by the County Park and Recreation Department.
- Privately owned and maintained parks shall provide accessibility in conformance with County of San Diego and State of California standards.

### *E. Open Space and Trails*

Campus Park provides preserved open space, also referred to as biological open space, and common area which encompasses fuel management zones and maintained manufactured slopes. In addition, regional and community feeder trails are provided throughout the Project. Standards found in this section apply to all open space land and trails within the Project. Where specific standards are silent on an issue, the DPLU Director is authorized to define a standard based on the goals of the Campus Park Specific Plan and/or in conformance with the County of San Diego Zoning Ordinance. The following use and performance standards apply to open space and trails:

- Preserve Open Space consists of natural and revegetated open space and biological open space dedicated to the County Open Space Preserve system. Allowable uses in the Campus Park Open Space Preserve areas include restoration of degraded and/or disturbed native plan habitats for mitigation and management purposes; public utilities and access to utilities; emergency or special needs fuel modification as

determined by the North County Fire Protection District; and regional trails and nature study areas.

- Prohibited uses in Preserve Open Space areas include streets and associated grading; grading and fuel modification landscaping for the Campus Park Specific Plan development area (with the exception of grading associated with trail construction and maintenance); ornamental, non-native landscaping; developed recreational facilities such as picnic and play areas (with the exception of trails and nature study areas); and residential lot accessory uses and landscaping.
- Common area includes manufactured slopes for the construction of streets, residential lots and other uses allowed within the Project; erosion control and fuel modification zones and landscaping; Project entry features, including monument signs, lighting, ornamental landscaping, site furnishings and similar elements; utilities and access to utilities necessary to serve the Campus Park Specific Plan area; recreational uses such as picnic and play areas, tot lots, nature observation and seating areas; and local and regional trails.
- Manufactured slopes shall be planted for erosion control, fuel modification, community identity and aesthetics in conformance with the plant palettes and standards contained in this Specific Plan Amendment.
- Native oaks shall be preserved in open spaces to the maximum extent possible.
- Trails that are part of the County Regional Trail System (Community Multi-purpose Trail and Regional Trails Links) shall be developed in accordance with the County's Trail Standards and shall accommodate equestrians, bicyclists and pedestrians. The Regional Trail System shall be dedicated to the County of San Diego, or another public agency or public interest organization.
- The Campus Park Community feeder trail system shall be designed to accommodate bicyclists and pedestrians. Equestrian use of this trail system shall also be allowed. Where it passes through dedicated open space, the Community feeder trail system shall be dedicated to the County of San Diego or another public agency or public interest organization.
- Trails shall be constructed per the County of San Diego Design and Construction Guidelines. The minimum regional trail easement shall be twenty (20) feet wide. A minimum travel width of at least eight (8) feet is required for trails. Where trails cross natural terrain, the width

may be reduced to four (4) feet wide for a short distance to protect biological habitat. Community feeder trails shall have a minimum travel width of at least four (4) feet and shall be surfaced with decomposed granite.

- Trails shall avoid fragile root areas of trees and shrubs, where feasible.
- Regional trails crossing roads shall be at or near a right angle.
- Traffic signs denoting equestrian crossings shall be located along roadways to promote safety.
- Buttons at equestrian crossings shall be installed at signalized intersections
- Motorcycles and off-road vehicles shall be strictly prohibited on both the regional and community/neighborhood trails.

### *F. Professional Office*

Professional office uses in Campus Park are located in the professional office area in the western portion of the community. Standards found in this section apply to all land and buildings within the professional office district. Where specific standards are silent on an issue, the DPLU Director is authorized to define a standard based on the goals of the Campus Park Specific Plan and/or in conformance with the County of San Diego Zoning Ordinance. The following use and performance standards apply to the Campus Park professional office District:

- Allowable uses within the professional office park include medical, professional, real estate and other offices and businesses; research and development of health care, food safety, nutrition; and quasi public uses such as day care facilities and mail services; educational institutions; and utilities necessary to serve the Specific Plan area.
- Development standards are defined in the zoning boxes contained in Section III.A.6 of this Specific Plan. Setbacks are established during Site Plan review.
- A minimum six-foot high, solid masonry wall shall be erected along the property line to separate the professional office use from adjacent districts unless it is determined on an approved site plan that such a wall is not necessary or another design is more appropriate.
- Walls, fencing and lighting shall comply with standards stated in Sections *III.F.4.G & H* above.
- Noise barriers in excess of ten feet in height shall consist of a wall and berm combination. The wall height in this combination barrier shall

not exceed ten feet with the remaining portion of the overall height constructed through berming.

## H. FINANCING PLAN

Development of Campus Park requires the provision of adequate public facilities and services. Technical studies prepared for Campus Park identify the Project's impact on existing facilities and the improvements required to serve the Project. These studies include the *Campus Park Traffic Impact Analysis*, prepared by LOS Engineering, 2009 & Technical Memo, August 2010; the *Overview of Water Services for Campus Park*, prepared by Dexter Wilson, 2010; and the *Overview of Sewer Service for Campus Park*, prepared by Dexter Wilson, 2010; and 10% Sewer Report by Dexter Wilson, 2010.

The public facilities and services required to support Campus Park are to be available when needed and financed to ensure that all parcels within the Specific Plan area are equitably assessed for the benefit accruing from the public improvements, using various sources and methods of public and private financing.

Table 1 below summarizes on and off site services required to be available at the time of need as well as a description of the recommended financing option(s) for their implementation. The recommended financing mechanisms are provided as guidelines and should not be considered as final recommendations. Actual implementation of a specific financing mechanism will be accomplished pursuant to certain proceedings as established by special districts, the County of San Diego, and relevant State and Federal laws.

| Table - 17 Facility and Improvement Financing | |
|---|---|
| Required Facility | Recommended Financing Mechanism(s) |
| Off-site Highway & Street Improvements | Developer and/or Formation of Assessment District/TIF and/or Reimbursement Agreements |
| Circulation Street Improvements & Expansion | Developer and/or Formation of Assessment District/TIF and/or Reimbursement Agreements |
| Drainage & Storm Water Management | Developer and/or Formation of Assessment District |
| Water | Developer improvements and Payment to Rainbow Municipal Water District of capacity, and connection fees |
| Sewer | Developer improvements and Payment to Rainbow Municipal Water District of connection fees |
| Schools | Payment of fees |
| Parks & Trails | Land dedication , Parkland Dedication Ordinance funds, County Service Area participation for maintenance |
| Open Space Preserve | Habitat Management District and/or applicable application of Habitat Management Plan, and LMD |
| Fire, Paramedic & Law Enforcement | Fees |

Figure 60 Community Maintenance

# IV. Implementation

# IV. IMPLEMENTATION

## A. DEVELOPMENT APPROVALS REQUIRED

To implement the Campus Park Specific Plan Amendment, various discretionary and ministerial permits and applications must be submitted and approved, as summarized in Table 20 below:

Table - 18 Required Development Approvals

| PERMIT/APPROVAL | AGENCY | PURPOSE |
|---|---|---|
| General Plan Amendment | San Diego County Department of Planning and Land Use (DPLU) | In Land Use Element, modify land use designations and densities.<br>In Circulation Element, modify circulation plan to reflect proposed roads and classifications.<br>In Fallbrook Community Plan, modify text regarding Project site.<br>I-15 Corridor Subregional Plan, modify text and maps in reference to Project site. |
| Zone Reclassification | DPLU | Reflect specific plan amendment land uses. |
| I-15 Master Specific Planning Area | DPLU | Modify to reflect specific plan amendment. |
| Specific Plan Amendment | DPLU | Modify to reflect land uses, zoning and development guidelines. |
| Vesting Tentative Map / Vesting Site Plan | DPLU | Create lots. |
| "B" Special Area Designator Site Plan | DPLU | Review for compliance with I-15 corridor guidelines. |
| "V" Setback Site Plan | DPLU | Establish setbacks. |
| Right-of-way Permit(s) | San Diego County Department of Public Works (DPW) | Work in County road right-of-way. |
| Grading Permit(s) | DPW | Site preparation. |
| Final Map | DPW | Final mapping of lots. |
| Improvement Plans | DPW | Plans for roads, utilities. |
| Well Destruction Permit | DEH | Site preparation. |

| Table - 18 Required Development Approvals | | |
|---|---|---|
| PERMIT/APPROVAL | AGENCY | PURPOSE |
| | | |
| 4(d) Habitat Loss Permit | County of San Diego<br>U.S.Fish & Wildlife Service<br>CA Dept. of Fish and Game | Coastal Sage Scrub Habitat take. |
| 401 Permit | San Diego Regional Water Quality Control Board (SDRWQCB) | Water quality certification. |
| 404 Permit | U.S. Army Corps of Engineers | Clean Water Permit. |
| 1603 Permit | CA Department of Fish and Game | Streambed Alteration Agreement/Memorandum of Understanding. |
| Section 7 Consultation or Section 10a Permit | US Fish and Wildlife Service | Incidental take. |
| Air Quality Permit | Air Pollution Control District | Permit to construct/permit to operate. |
| National Pollutant Discharge Elimination System (NPDES) Permit | SDRWQCB | Discharge approval. |
| General Construction Storm Water Permit | SDRWQCB | Storm Water runoff. |
| Waste Discharge Requirements Permit | SDRWQCB | Waste discharge. |
| State Highway Encroachment Permit | CA Department of Transportation | Work in state r/o/w. |
| Water District Approval | Rainbow Municipal Water District | Water service. |
| Sewer District Approval | Rainbow Municipal Water District | Sewer service. |
| School District Approval | Fallbrook Elementary/Fallbrook Union High School District/Bonsall Unified School District | School service. |

## B. CONCURRENT PROCESSING

Some of the reviews and discretionary actions listed in Table 20 above occur simultaneously. The Campus Park Project has filed for concurrent processing of General and Community Plan Amendments, a Zone Reclassification, a Specific Plan Amendment, Vesting Tentative Map, Grading and Drainage Plans, Site Plans for Vesting, "B" Designator, and "V" setback, and Environmental Impact Report.

## C. SUBSEQUENT APPROVALS REQUIRED

Specific Plan implementation requirements are based on the regulatory provisions of the County of San Diego Zoning Ordinance and apply to all portions of the Campus Park community. The use of all land, and the construction, reconstruction, alteration, expansion or relocation of any building, or structure, shall conform to the applicable requirements of the Campus Park Specific Plan and the County of San Diego Zoning Ordinance. Development approvals required in this Specific Plan allow for consistent implementation of the goals, objectives and policies as contained in the Land Use, Circulation, Open Space/Conservation, Services and Facilities, and Community Design and Operation Elements (Sections III.B through III.F above). Where discrepancies or conflicts between Specific Plan Amendment and County development regulations or zoning standards exist, the Campus Park Specific Plan Amendment shall prevail.

Several steps occur prior to actual construction of common areas, public facilities, single family and multiple family neighborhoods, the professional office areas, park and commercial sites in Campus Park. Depending on the nature of the proposed development, one or more of the following review procedures will apply:

Final Maps: Upon compliance with conditions placed on the tentative map(s), multiple final maps may be recorded, allowing the creation of individual lots within the various residential neighborhoods, office professional, Town Center and open space dedications of Campus Park.

Site Plan Review: The site plan review process includes the submittal and review of sketches, text, drawings and maps to address specific details of a project, as required by this Campus Park Specific Plan. The review process may address physical design, placement of buildings and structures, interior vehicular and pedestrian access and the provision of improvements. In Campus Park, site plan review is required by a "V" Setback Designator in the residential, Town Center, and professional office portions of the plan. A "B" Special Area Designator is applied to the entire site to address the protection and enhancement of scenic resources within the I-15 Corridor area. Site Plans are reviewed and approved by the Director of Planning and Land Use. Decisions are appealable to the Planning Commission and Board of Supervisors.

Administrative Review: Typically, this permit is utilized in situations where the approval of uses or structures has only a minor impact on surrounding areas; therefore, the protection of the public welfare does not require a public hearing. Administrative permits also establish entities that provide for long term maintenance of common uses or areas, such as homeowners associations.

Grading Permit Review: Pursuant to the County's Grading Ordinance, grading plans for Campus Park are subject to grading review and approval and must be found consistent with the approved tentative map and Site Plans.

Improvement Plan Review: The improvement plan process includes review of plans to construct infrastructure that is conditioned as part of Project approval.

Building Permit Review: The building permit process, a ministerial review, includes plan check(s) of construction documents for buildings and structures required to obtain building permits.

## D. PHASING

Campus Park will be developed over a four to seven-year period in a logical and orderly expansion of roadways, public utilities, and infrastructure (Figure 61, Phasing). Construction of residential development will be phased to provide a variety of housing product types to meet market demands. Market conditions, funding for public facilities and similar conditions beyond the control of the developer may extend implementation of the entire plan beyond ten years. Project phasing is non-sequential in order to adjust to unforeseen market changes or regulatory constraints, provided streets, water, sewer, and other necessary infrastructure improvements are in place to ensure Campus Park is adequately served. Infrastructure must be implemented in accordance with the requirements of the County Department of Public Works.

The Campus Park Specific Plan phasing includes six units, as shown in Figure 61. Unit one consists of off-site road improvements (as determined by traffic studies), the relocation of Pankey Place and Horse Ranch Creek Road, extension of water service from the north into the development area, construction of a new sewer main in Pankey Road and Horse Ranch Creek Road, and off-site sewer system improvements, including the sewer pump station. The Campus Park property naturally drains from the northeast to the southwest into a wetlands area. Construction of temporary and permanent drainage control and water quality facilities will also occur. Planning areas R-1, R-2 R-3, and parks P-2, P-4, P-5, P7, and P-8 are expected to be constructed in this initial unit following implementation of necessary infrastructure.

The second unit of development includes the multi-family sites MF-1, and MF-2.

Unit three occurs in the northern area of the property and includes planning areas R-4, R-5, and park site P-1 and P-6. It also includes the sports complex (SC-1) in the central portion of the project.

The fourth unit of development consists of park site P-3 in the northern portion of the Project.

The fifth unit consists of the professional office sites PO-1 and PO-2.

The sixth and final unit consists of the Town Center (TC-1). Commercial viability of the Town Center is based on the resident population of the community and market conditions.

Figure 61 Phasing Plan

# V. Consistency of the Project with the County of San Diego General Plan

# V. CONSISTENCY OF THE PROJECT WITH THE COUNTY OF SAN DIEGO GENERAL PLAN

Policies applicable to Campus Park are contained in the Fallbrook Community Plan (FCP, including the Interstate 15 Corridor Subregional Plan and the Interstate 15/Highway 76 Interchange Master Specific Planning Area [MSPA]), San Diego County General Plan, County Light Pollution Code and Natural Community Conservation Planning Program. These policies address a variety of issues, including development at appropriate densities and in accordance with existing community character, protection of steep slopes, conservation of sensitive habitats, provision of open space and recreational opportunities, protection of visual amenities, regulation of signage and lighting, and protection against incompatible land uses.

Additional regulating ordinances include the County Zoning Ordinance, County Subdivision Ordinance and the Congestion Management Program. The Zoning Ordinance identifies permitted uses of the Project site, consistent with the land use designations of the General Plan and Community Plan. The Subdivision Ordinance (SDO), contained within Title 8, Division 1 of the San Diego Code of Regulatory Ordinances, sets forth development standards for the subdivision of land with respect to design, dedication and access, and required improvements. Guidelines contained in the Congestion Management Program (CMP) stipulate traffic impact analysis and impact mitigation.

Many of these issues are addressed in several elements of both the General and Community plans. Appendix A includes the goals and policies determined to be most appropriate in assessing consistency with the Community Plan, General Plan Elements and additional ordinances. The goal or policy is provided, followed by a discussion of how the Project addresses the item. This consistency analysis is also provided in the Campus Park Specific Plan Amendment Project EIR.

# VI. Appendices

# APPENDIX A – LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION

# APPENDIX B – PROPOSED EDITS TO FALLBROOK COMMUNITY PLAN

The following text is proposed added to the Fallbrook Community Plan as part of the Plan's Appendix A: Land Use Element, immediately following the description of Peppertree Specific Plan Area.

## A. DESCRIPTION OF AREA

The Campus Park Specific Plan Area is located approximately six miles southeast of the downtown Fallbrook and 46 miles north of downtown San Diego. The area consists of two non-contiguous parcels separated by Pankey Road. State Route (SR) 76 (also called Pala Road) forms the southern boundary of the 416.1-acre Project site, and Interstate 15 (I-15) borders a portion of the northwestern edge. The Specific Plan Area is approximately 3,000 feet across (east-west) at its widest point and approximately 11,000 feet (two miles) from the northern to southern boundary.

## B. PROJECT DESCRIPTION

### 1. LAND USES:

The Campus Park Specific Plan is a mixed-use community including the following, as shown in Figure 10:

- 521 single-family homes
- 230 multi-family homes
- public active sports facility
- one trail staging facility
- seven homeowner's association (HOA) recreational facilities (parks)
- office professional use
- Town Center
- common area open space (fuel modification zones and manufactured slopes)
- biological open space preserves

## C. INFRASTRUCTURE:

Infrastructure necessary to support the development includes the following:

- on- and off-site roadways, sewer lines and water lines
- on-site sewer pump station
- storm drains

**1. UTILITIES:**

The Campus Park Specific Plan Area requires the extension of new sewer, water, gas, electric, and phone/cable lines throughout the development. All new utility lines would be installed underground within the limits of the Specific Plan Area.

**2. GRADING:**

The Specific Plan Area requires grading and improvements. On site earthwork is balanced with an estimated 1.61 million cubic yards (c.y.) of cut and 1.61 million c.y. of fill. Grading is consolidated in the flatter portions of the site, thus minimizing impacts to slopes that exceed 25 percent gradient. The maximum height of a manufactured slope (located in the northern portion of the Project, along the eastern edge of Pala Mesa Heights Road) is 65 feet; slope gradients are proposed at a maximum ratio of 1.5:1 for cut slopes and 2:1 for fill slopes. Prominent rock outcroppings are preserved. Blasting is anticipated at higher elevations, as necessary.

**3. PHASING:**

*Grading Phasing:* The first phase of grading involves the entire southern and central portions of the Specific Plan Area up to and including the current Pala Mesa Heights Drive. Also included in this grading phase is the off-site portions of the Horse Ranch Creek Road (the southern extension from the Project site to SR 76 and a small northern segment that would transition from the new Horse Ranch Creek Road to the existing Pankey Road) and the roadbed for Pankey Road. The second phase of grading involves the proposed development area north of Pala Mesa Heights Drive.

**4. PRODUCT PHASING:**

Campus Park will develop over an approximate four to seven-year period to ensure a logical and orderly expansion of roadways, public utilities, and infrastructure. Market conditions, funding for public facilities, and similar conditions beyond the control of the developer may extend implementation of the entire plan beyond that period. Infrastructure necessary to serve the proposed development would be implemented in accordance with the requirements of the County of San Diego Department of Public Works (DPW) prior to construction of housing or other land uses.

The initial phase of development consists of off-site road improvements (as noted above), extension of water service from the north into the development area, construction of a new sewer main in Pankey Road and Horse Ranch Creek Road, the sewer pump station, and off-site sewer system improvements. The site naturally drains from the northeast to the southwest into a wetlands area. Construction of temporary and permanent drainage control and water quality facilities also occurs during the first phase. PAs R-1, R-2, R-3, and park sites PA P-2, P-4 (trail staging area), P-5, P-7 & P-8 are constructed in Phase 1, following implementation of necessary infrastructure. In addition, all open space areas (OS-1 through 6) are dedicated during Phase 1; this would include construction of the detention basin in PA OS-5.. Phase 2 of development occurs in the central area of the property and includes PAs MF-1 and MF-2. Phase 3 includes the PAs R-4, R-5, and park site PA P-1 and P-6. The development of park site PA P-3 in the northern portion of the property is completed during Phase 4. Phase 5

consists of the construction of the office professional buildings in the northern portion of the site. The final phase (Phase 6) includes development of the Town Center and the sports complex (SC-1).

# D. CONDITIONS

## 1. GENERAL

- Assure consistency with all existing state laws and local ordinances.
- Implement the goals, objectives and policies of the County of San Diego General Plan, Fallbrook Community Plan and the I-15 Corridor Subregional Plan.
- Ensure that public facilities are provided in a timely manner and financed by parties creating the demand for, and receiving the benefit from, the improvements.
- Promote development patterns that promote orderly growth in relation to the surrounding community and prevent urban sprawl.
- Provide high quality housing to help meet current demands.

## 2. RESIDENTIAL

- The overall residential density in the Campus Park Specific Plan shall not exceed 1.9 dwelling units per acre.
- A maximum of 521 single-family residential dwellings are permitted on 113.5 acres. A maximum 230 multi-family residential dwelling units are permitted on 24.3 acres.
- A variety of lot sizes and housing types, including single family and multiple family homes, shall be provided to accommodate the existing and forecasted population increase.
- A maximum building height of 35 feet (two stories over parking) is allowed in the residential portions of Campus Park.
- The minimum residential lot size shall be 4,000 square feet.

**3. TOWN CENTER**

- The Town Center character shall be guided by the following qualities:
  - ~ Location near center of overall Specific Plan.
  - ~ A concentration of commercial activity to serve surrounding land uses.
  - ~ Compatibility with proposed adjacent land uses.
  - ~ Views to surrounding hills.
  - ~ Opportunity for office and retail uses.

- Access to the Town Center will be provided by arterials, connecting with a pedestrian oriented grid system of streets and well defined linkages to community open space.
- Allowable uses in the Town Center may include neighborhood-serving commercial retail shops, services and restaurants; and public/semi-public uses such as a post office, day care facilities, and residential uses.

**4. OFFICE PROFESSIONAL**

- Office professional activities shall be located in configurations that conform to the Campus Park Specific Plan Land Use Plan.
- A maximum building height of 35-feet is allowed for two story structures.
- Professional office uses and buildings shall be linked and unified through a system of plazas, pathways, circulation corridors, and open spaces.
- Pedestrian trails shall link the professional office area with the Town Center and residential areas.

**5. OPEN SPACE AND RECREATION**

- Development shall be consolidated on the flatter, less environmentally sensitive areas to preserve and protect sensitive habitats.
- Areas of unique environmental and aesthetic value shall be conserved through dedication of open space easement(s) or other appropriate means.
- Wherever feasible, natural vegetation shall be preserved and graded areas revegetated to stabilize soils and minimize erosion.
- Residential uses shall not be allowed within the identified open space areas of the Specific Plan Area.
- A variety of public and private recreational opportunities shall be provided throughout the Campus Park community.
- Recreational land uses in open space areas shall minimize grading and environmental impacts.
- Edges of development shall be softened through the use of contour grading techniques and appropriate landscaping.

# APPENDIX C – PROPOSED EDITS TO I-15 CORRIDOR SUBREGIONAL PLAN

Note:

The I-15 Corridor Subregional Plan, as contained within the Fallbrook Community Plan, consists of text and map of the Corridor, which extends approximately 20 miles from the Escondido City limits to the Riverside County line and contains the ½-acre to 2-mile viewshed area on either side of the freeway. In addition, the Corridor Plan includes goals and policies for scenic preservation, land use, public services and facilities, circulation, conservation, coordination and implementation. As described in Chapter 5 of the Campus Park Specific Plan Amendment and General Plan Amendment Report, Campus Park is consistent with the I-15 Corridor Plan. Therefore, no text or map edits are required.

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

## GENERAL DESCRIPTION

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

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

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

## IMPLEMENTATION

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

## INTERIM ZONING

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

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

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

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

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

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

## NECESSARY SUPPORTING STUDIES

### A. River Plan

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

### B. Traffic Study

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

### C. Facilities Financing Plan

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

### D. Phasing Plan

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

### E. Market Analysis

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

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

## F. Dark Sky Policy

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

## G. Design Guidelines

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

## H. Park/Open Space

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

## PROPOSED LAND USES

*Recommended County General Plan Regional Category*

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

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

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

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

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

6. Jenkins property, 57 acres, is proposed for (21) SPA (RV), with the ultimate land use proposed as a recreational vehicle park. The Master Specific Plan shall particularly address the potential realignment of SR 76. The proposed RV park, if permitted, shall be located completely outside the unaltered floodway. In addition, any development of this property shall be contingent upon adequate mitigation of any hazard associated with the San Diego Aqueduct blow-off valve located on site, as well as conform to the proposed river plan and other studies required as part of the Master Specific Plan.

7. North American Resorts property, 37 acres, proposed as (24) Impact Sensitive (allowing one dwelling unit for 4, 8 and 20 acres). No density assumption has been made because this property is located entirely within the floodplain. The development of this property is dependent on the River Plan element of the proposed Master Specific Plan.

8. Jones property, 34 acres, proposed as (21) SPA (0). Pending the completion of the Master Specific Plan, it is recommended that this property be developed as follows:

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

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

# APPENDIX E – 1000 SCALE VICINITY MAP

# APPENDIX F –SERVICE DISTRICT LETTERS

# APPENDIX G - COUNTY OF SAN DIEGO ZONING ORDINANCE SUMMARY