

# ***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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*November 2010*



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**CERTIFICATE OF ADOPTION**

I hereby certify that this plan consisting of this text, exhibits, and appendices is the Campus Park Specific Plan (3813-03-008 (SPA)), and that it was considered by the San Diego County Planning Commission on February 4, 2011, and that it was adopted by the San Diego County Board of Supervisors on May 11, 2011, and that it supercedes all previous Specific Plans for this property.

Date: June 20, 2011

Attest: 

Eric Gibson, Director  
Department of Planning and Land Use

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# Campus Park Specific Plan Amendment & General Plan Amendment Report

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LOG No. 03-02-059, SCH #2005011092

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*November 2010*

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TABLE OF CONTENTS

PREFACE.....	ix
A. Summary.....	ix
B. Document Organization.....	x
I. Introduction.....	2
A. Project Setting.....	2
1. Location.....	2
2. Physical Features.....	2
3. Existing Land Uses.....	3
4. Planning History.....	4
5. Policy Framework.....	5
II. General Plan Amendment Proposal.....	11
A. Regional Categories.....	11
1. Existing.....	11
2. Proposed.....	11
B. Land Use Designations.....	11
1. Existing.....	11
2. Proposed.....	11
C. Zoning.....	12
1. Existing.....	12
2. Proposed.....	12
D. Merits of Proposal.....	13
III. Specific Plan Amendment.....	19
A. Introduction.....	19
1. Purpose and Scope.....	19
2. Regional Context.....	19
B. Land Use Element.....	20
1. Existing Conditions and Design Influences.....	20
2. Land Use Goals and Policies.....	20
3. Land Use Pattern.....	23
4. Planning Areas – Description and Zone Boxes.....	27
5. Grading and Drainage.....	42

C. Circulation Element.....	45
1. Existing Conditions .....	45
2. Circulation Goal and Policies .....	45
3. Circulation Plan .....	46
D. Open Space/Conservation Element .....	57
1. Existing Conditions .....	57
2. Open Space/Conservation Goals, Objectives and Policies.....	57
3. Open Space/Conservation Plan.....	58
E. Services and Facilities Element.....	61
1. Existing Conditions .....	61
2. Services and Facilities Goals and Policies .....	62
3. Services and Facilities Plan .....	62
F. Community Design and Operation Element .....	68
1. Existing Conditions .....	68
2. Community Design and Operation Goal and Policies.....	68
3. Community Design and Operation Plan .....	68
4. Community Design Guidelines .....	69
5. Single Family Residential Design Guidelines .....	110
6. Multi-Family Residential Guidelines .....	132
7. Town Center Design Guidelines .....	142
8. Professional Office Design Guidelines .....	150
9. Landscaping.....	157
10. Parking, Loading, Outdoor Storage Areas.....	161
11. Signs .....	162
G. General Use and Performance Standards .....	162
H. Financing Plan .....	169
IV. Implementation .....	173
A. Development Approvals Required .....	173
B. Concurrent Processing.....	175
C. Subsequent Approvals Required.....	175
D. Phasing .....	176
V. Consistency of the Project with the County of San Diego General Plan .....	180
Appendix A – Land Use Plans and Policies Consistency Evaluation .....	A-1
Appendix B – Proposed Edits to Fallbrook Community Plan .....	B-1

Appendix C – Proposed Edits to I-15 Corridor Subregional Plan ..... C-1

Appendix D –Proposed Edits to Interstate 15 / Highway 76 Interchange Master Specific  
Plan ..... D-1

Appendix E – 1000 Scale Vicinity Map ..... E-1

Appendix F –Service District letters..... F-1

Appendix G - County of San Diego Zoning Ordinance Summary ..... G-1

LIST OF TABLES

Table - 1	Town Center TC-1 Zoning Box.....	27
Table - 2	Planning Area R-1 Callington Zoning Box .....	28
Table - 3	Planning Area R-2 Wakefield Zoning Box .....	29
Table - 4	Planning Area R-3 Nottingham Zoning Box.....	30
Table - 5	Planning Area R-4 Wakefield Zoning Box .....	31
Table - 6	Planning Area R-5 Nottingham Zoning Box.....	32
Table - 7	Planning Area MF-1 Canterbury Zoning Box .....	33
Table - 8	Planning Area MF-2 Canterbury Zoning Box .....	34
Table - 9	SC-1 Sports Complex Zoning Box .....	36
Table - 10	Park Areas P-1, P-2, P-5, P-6, P7, P-8, and P-4 Zoning Box.....	36
Table - 11	Park Area P-3 HOA Community Recreation Center Zoning Box.....	37
Table - 12	Open Space Preserve OS-1, OS-2 and OS-3 Zoning Box .....	39
Table - 13	Open Space OS-4, OS-5, OS-6 and OS-7 Zoning Box .....	39
Table - 14	Professional Office PO-1 Zoning Box.....	40
Table - 15	Professional Office PO-2 Zoning Box.....	41
Table - 16	Institutional – I-1 Zoning Box .....	41
Table - 17	Facility and Improvement Financing .....	170
Table - 18	Required Development Approvals.....	173

LIST OF FIGURES

Figure 1	Regional Location Map .....	6
Figure 2	Vicinity Map and Surrounding Land Uses .....	7
Figure 3	Existing Topography and Steep Slopes.....	8
Figure 4	Existing Regional Land Use .....	9
Figure 5	Existing General Plan .....	14
Figure 6	Proposed General Plan and Regional Land Use.....	15
Figure 7	Existing Zoning.....	16
Figure 8	Proposed Zoning .....	17
Figure 9	Existing Campus Park Specific Plan Land Use .....	24
Figure 10	Proposed Land Use Plan.....	25
Figure 11	Campus Park Land Use Summary .....	26
Figure 12	Grading Concept.....	43
Figure 13	Conceptual Drainage Plan.....	44
Figure 14	Existing Circulation Element.....	50
Figure 15	Proposed Circulation Element .....	51
Figure 16	Internal Circulation .....	52
Figure 17	Street Sections .....	53
Figure 18	Street Sections .....	54
Figure 19	Street Sections .....	55
Figure 20	Street Sections .....	56
Figure 21	Open Space Preserve .....	60
Figure 22	Conceptual Water Plan .....	64
Figure 23	Reclaimed Water Plan.....	65
Figure 24	Conceptual Sewer Plan .....	66
Figure 25	School District Boundary.....	67
Figure 26	Landscape Concept Plan .....	85
Figure 27	Fire Protection Plan .....	86

Figure 28	Entry Monuments .....	87
Figure 29	Primary Campus Park Entry (shared) .....	88
Figure 30	Landscape Concept Manufactured Slopes .....	89
Figure 31	Open Space, Parks & Trails Plan .....	94
Figure 32	Trails Cross Sections .....	95
Figure 33	Local Parks (P-1 & P-2) Concept.....	96
Figure 34	HOA Park (P-3) Concept .....	97
Figure 35	Trails Staging Area (P-4) Concept .....	98
Figure 36	Local Parks (P-5, P-6, p-7, p-8) Concept.....	99
Figure 37	Active Sports Facility (SC-1) Concept .....	100
Figure 38	Walls & Fencing Plan .....	102
Figure 39	Community Sound Walls/Barriers.....	103
Figure 40	Community Wall & Fence Concepts .....	104
Figure 41	Typical Minimum Residential Lot Configuration.....	123
Figure 42	Concept Site Plan – Neighborhood R-1 .....	124
Figure 43	Typical Architecture – Neighborhood R-1 .....	125
Figure 44	Concept Site Plan – Neighborhood R-2 .....	126
Figure 45	Concept Site Plan – Neighborhood R-4 .....	127
Figure 46	Typical Architecture – Neighborhoods R-2 & R-4.....	128
Figure 47	Concept Site Plan – Neighborhood R-3 .....	129
Figure 48	Concept Site Plan – Neighborhood R-5 .....	130
Figure 49	Typical Architecture - Neighborhoods R-3 & R-5 .....	131
Figure 50	Canterbury Collection Site Concept Plan (MF-1) .....	137
Figure 51	Canterbury Collection Site Concept Plan (MF-2) .....	138
Figure 52	Typical Multi-Family Streetscene.....	139
Figure 53	Typical Multi-Family Elevations.....	140
Figure 54	Town Center Concept Plan (TC-1) .....	148
Figure 55	Town Center Typical Architecture (TC-1) .....	149

Figure 56	Office Professional Concept Plan (PO-1 & PO-2) .....	158
Figure 57	Office Professional Conceptual 1-Story Architecture .....	159
Figure 58	Office Professional Conceptual 2-Story Architecture .....	160
Figure 59	Community Maintenance .....	171
Figure 60	Phasing Plan.....	178

## 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

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*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-15 freeway.

### 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.

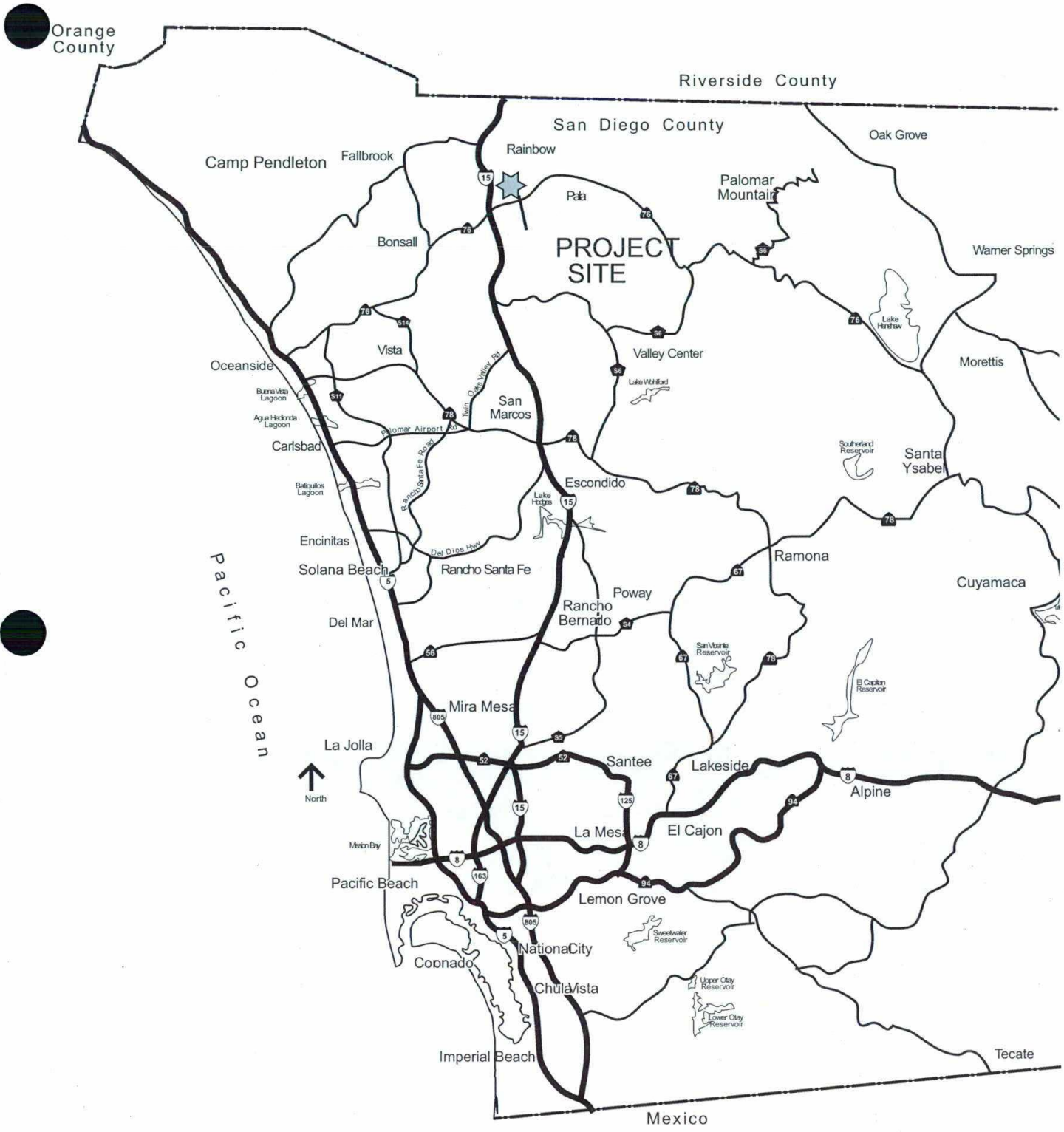
The MSPA recommended that a final land use plan not be adopted until further studies identified the needs of the area and the appropriate methods to address those needs. As a result, the Regional Land Use Element of the County General Plan was changed to designate the entire MSPA as a Special Study Area (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.



**REGIONAL LOCATION MAP**  
 CAMPUS PARK SPECIFIC PLAN AMENDMENT & GENERAL PLAN AMENDMENT REPORT  
 FIGURE 1



VICINITY MAP & SURROUNDING LAND USES

CAMPUS PARK SPECIFIC PLAN AMENDMENT & GENERAL PLAN AMENDMENT REPORT

STEWART CANYON ROAD  
PANKEY ROAD

MONSERATE MOUNTAIN  
(Fallbrook Land Conservancy)

### LEGEND

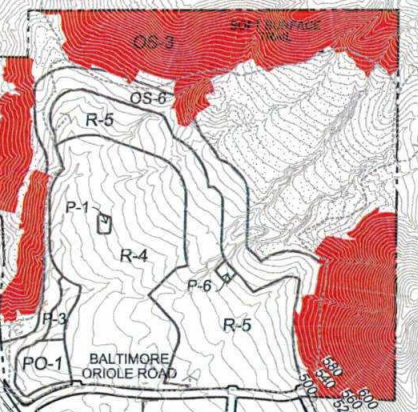
 EXISTING 10' CONTOURS

 STEEP SLOPES  
(>25% - 50' CONTIGUOUS HEIGHT)

HWY 395

INTERSTATE 15

HWY 395



PALA MESA HEIGHTS DRIVE

LONGSPUR ROAD

NAP 300  
PROPOSED PALOMAR COLLEGE

HARVEST GLEN LANE

PALA MESA DRIVE

PANKEY ROAD

NAP PROPOSED CAMPUS PARK WEST TM 5424

NAP PROPOSED MEADOWOOD TM 5354



0 650 1300

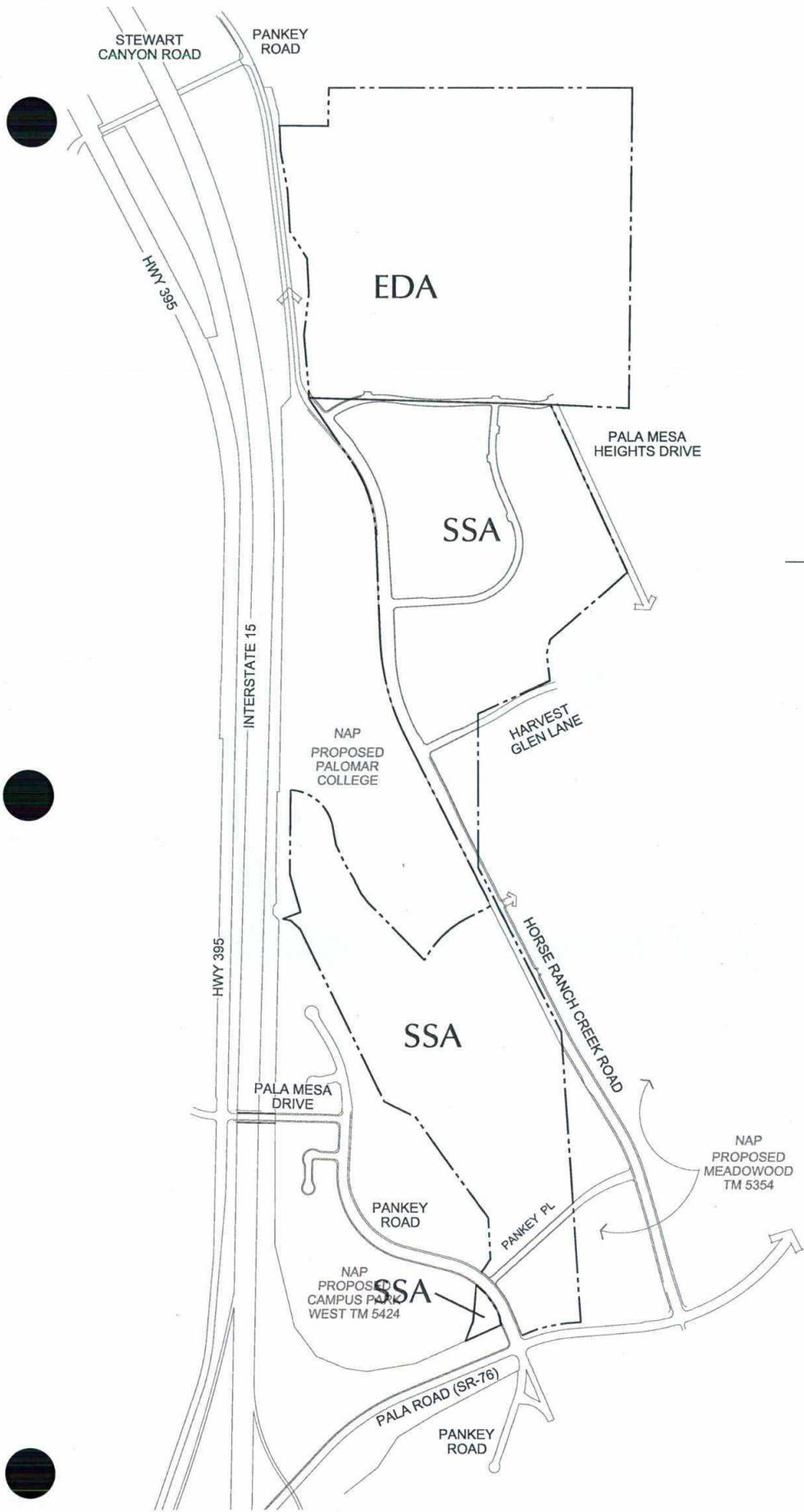
Scale in feet  
Locations Approximate

PALA ROAD (SR-76)  
PANKEY ROAD

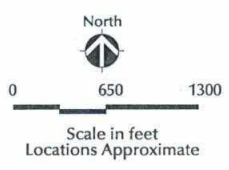
## EXISTING TOPOGRAPHY & STEEP SLOPES

CAMPUS PARK SPECIFIC PLAN AMENDMENT & GENERAL PLAN AMENDMENT REPORT

FIGURE 3



LEGEND	
EDA	ESTATE DEVELOPMENT AREA
SSA	SPECIAL STUDY AREA



**EXISTING REGIONAL LAND USE**

CAMPUS PARK SPECIFIC PLAN AMENDMENT & GENERAL PLAN AMENDMENT REPORT

FIGURE 4

## II. General Plan Amendment Proposal

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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.

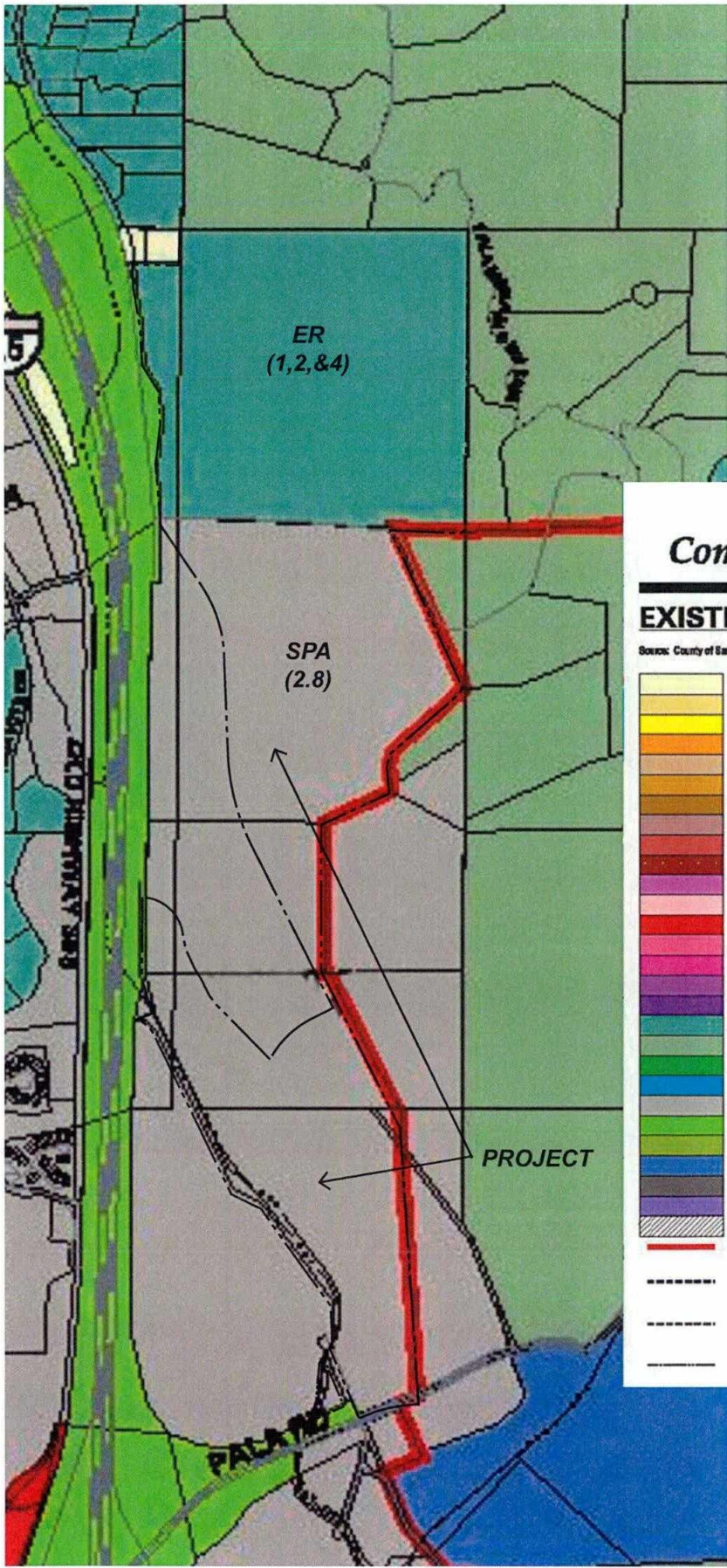
### 2. PROPOSED

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.



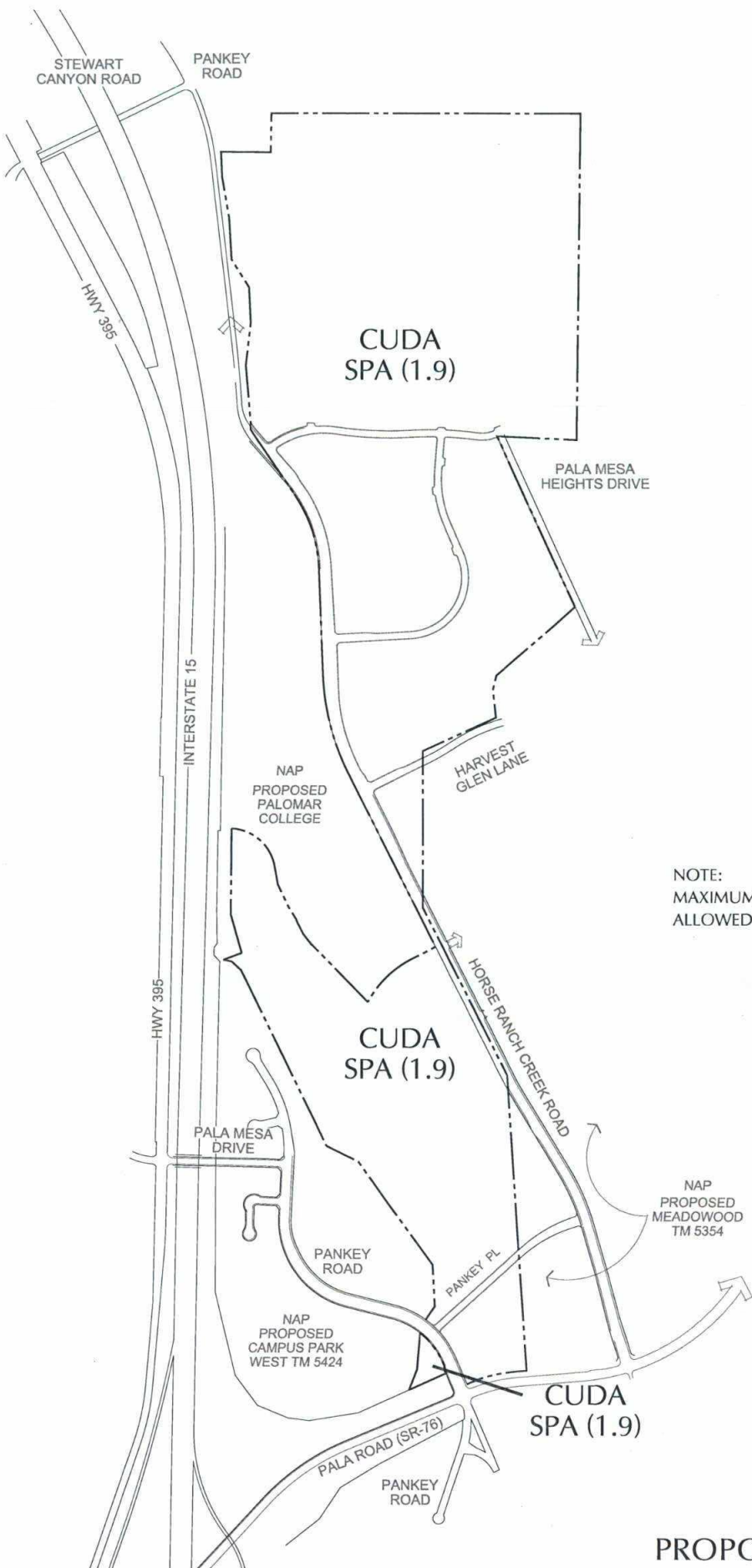
## FALLBROOK Community Planning Area

### EXISTING GENERAL PLAN

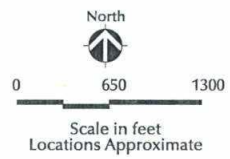
Source: County of San Diego

- Residential 1 du/1,2,4 acres
- Residential 1 du/acre
- Residential 2 du/acre
- Residential 2.9 du/acre
- Residential 4.3 du/acre
- Residential 7.3 du/acre
- Residential 10.9 du/acre
- Residential 14.5 du/acre
- Residential 24 du/acre
- Residential 43 du/acre
- Office Professional
- Neighborhood Commercial
- General Commercial
- Service Commercial
- Visitor Serving Commercial
- Limited Impact Industrial
- High Impact Industrial
- Estate Residential 1 du/2,4 acres
- Multiple Rural Use 1 du/4,8,20 acres
- Intensive Agriculture 1 du/2,4,8 acres
- General Agriculture 1 du/10,40 acres
- Specific Plan Area (SPA) (densities indicated in italics)
- Public/Semi-Public Lands
- National Forest and State Parks
- Impact Sensitive 1 du/4,8,20 acres
- Telecommunications
- Tribal Lands
- Forest Conservation Initiative Overlay
- County Water Authority Boundary
- Fallbrook Community Planning Area Boundary
- Adjacent Community Plan and Sponsor Group Boundary
- Jurisdictional Boundary

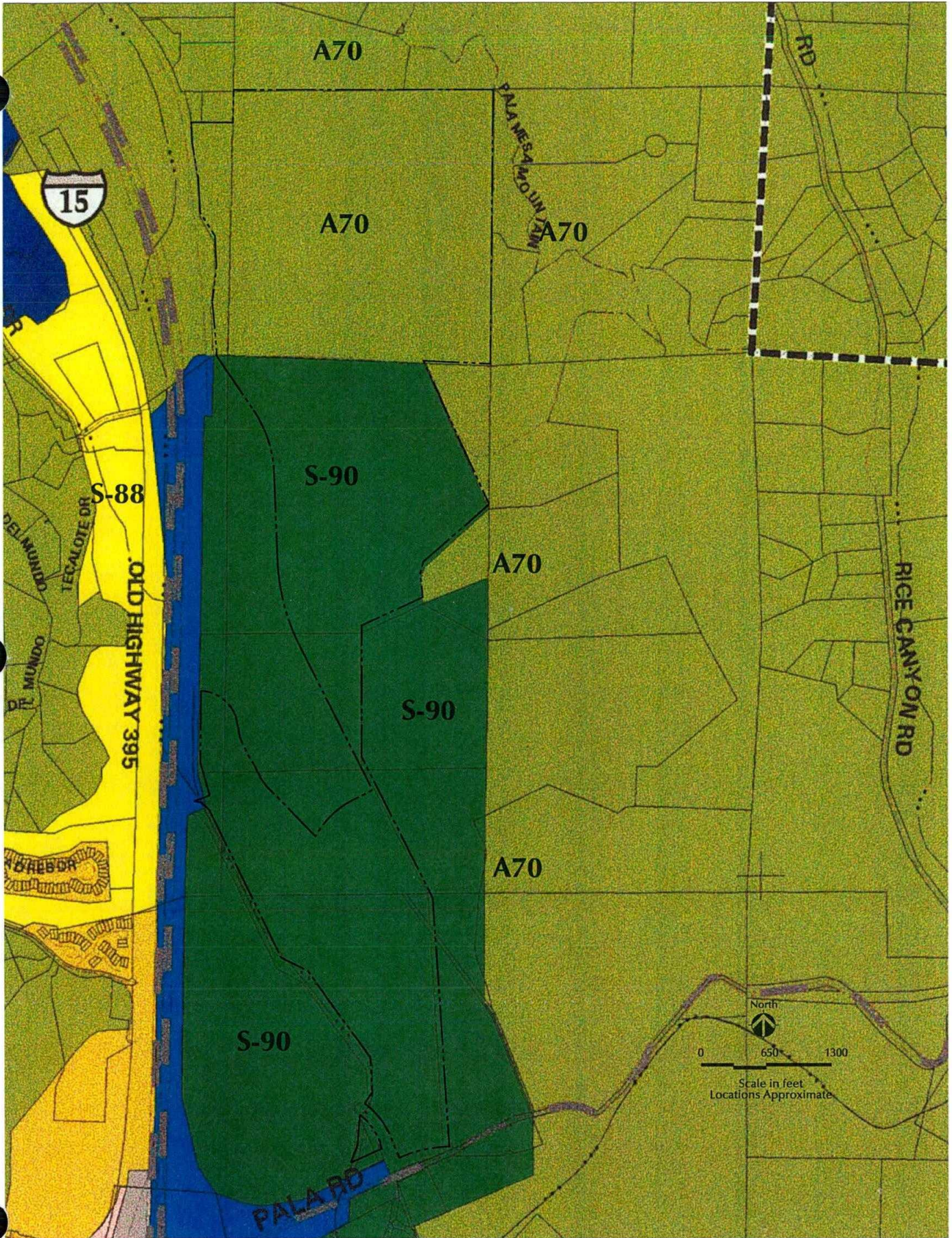
## EXISTING GENERAL PLAN



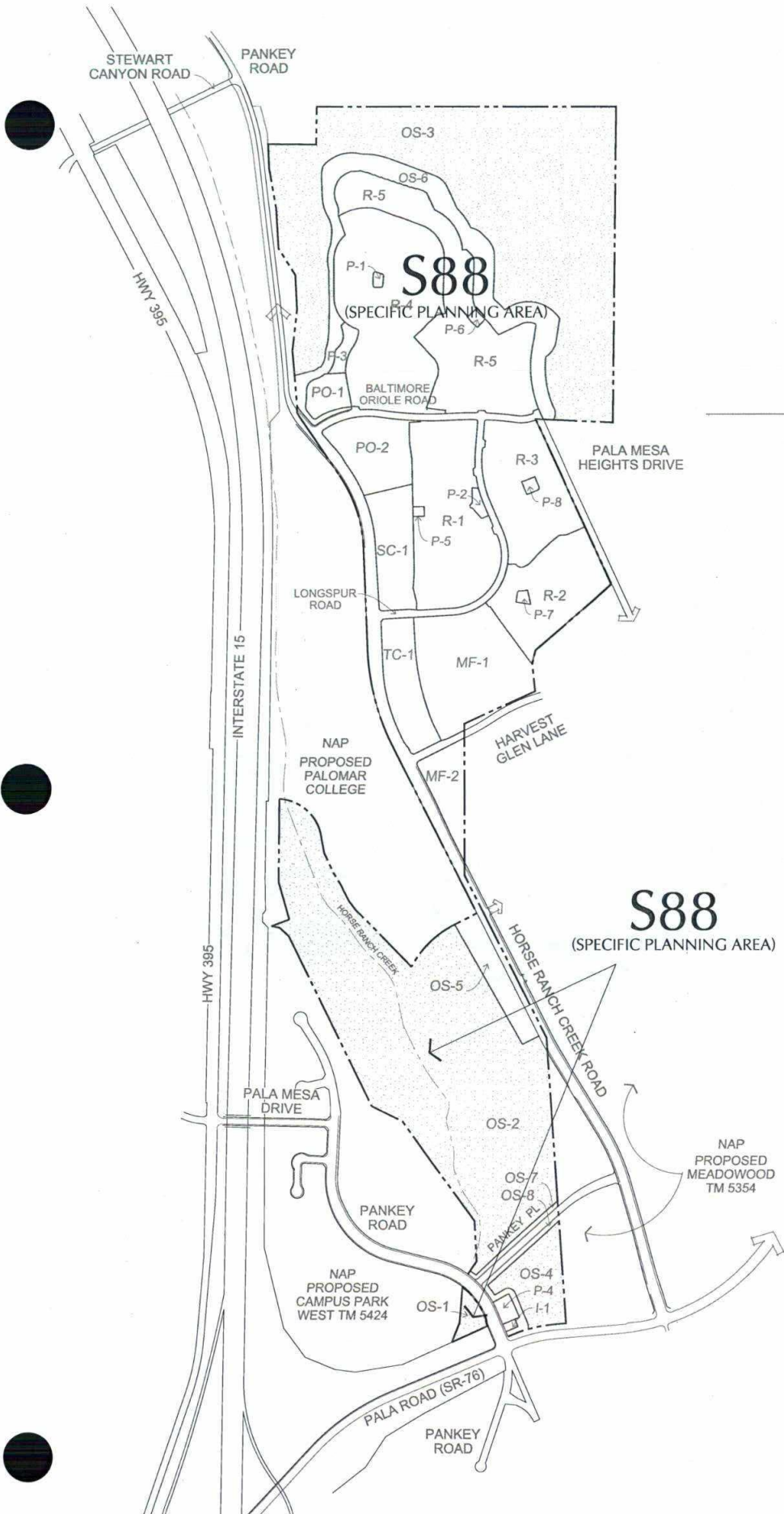
NOTE:  
 MAXIMUM RESIDENTIAL UNITS  
 ALLOWED IS 751.



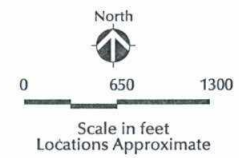
**PROPOSED GENERAL PLAN AND  
 REGIONAL LAND USE**



**EXISTING ZONING**



**LEGEND**



**PROPOSED ZONING**

### III. Specific Plan Amendment

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*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.

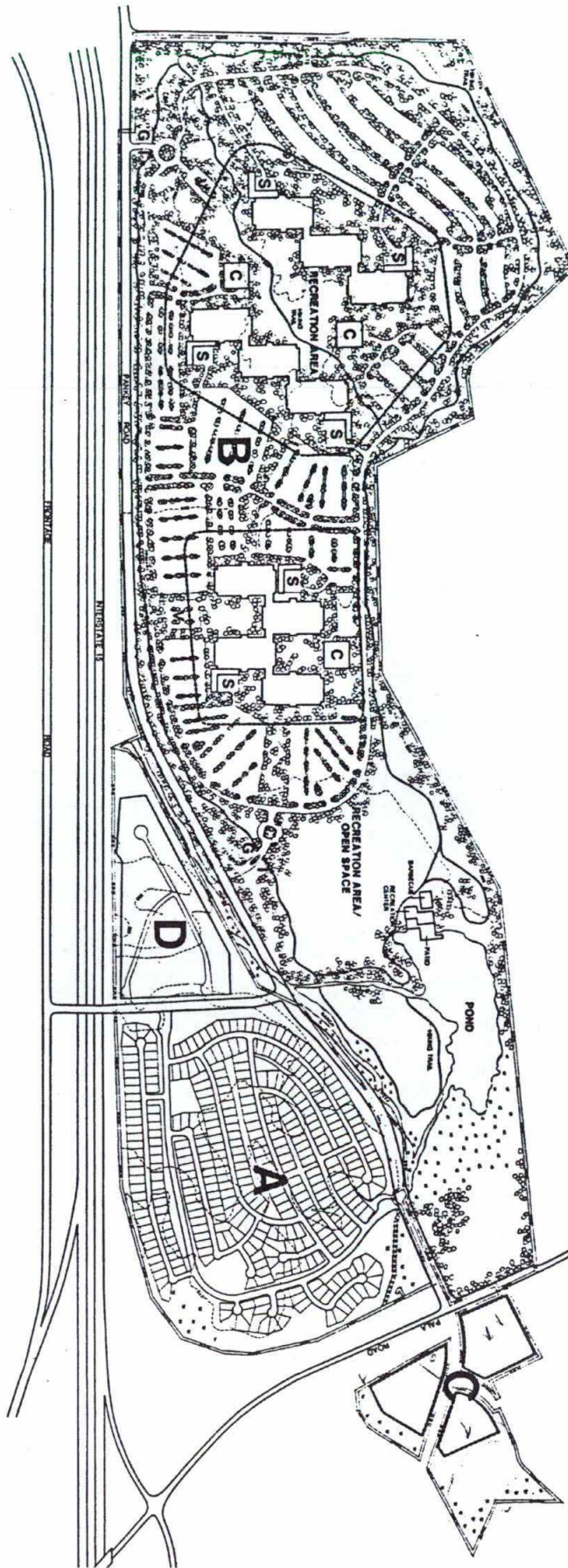
- 3: Wherever feasible, natural vegetation shall be preserved and graded areas revegetated to stabilize soils and minimize erosion.
- 4: Residential uses shall not be allowed within the identified open space areas of the SPA.
- 5: A variety of public and private recreational opportunities shall be provided 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.

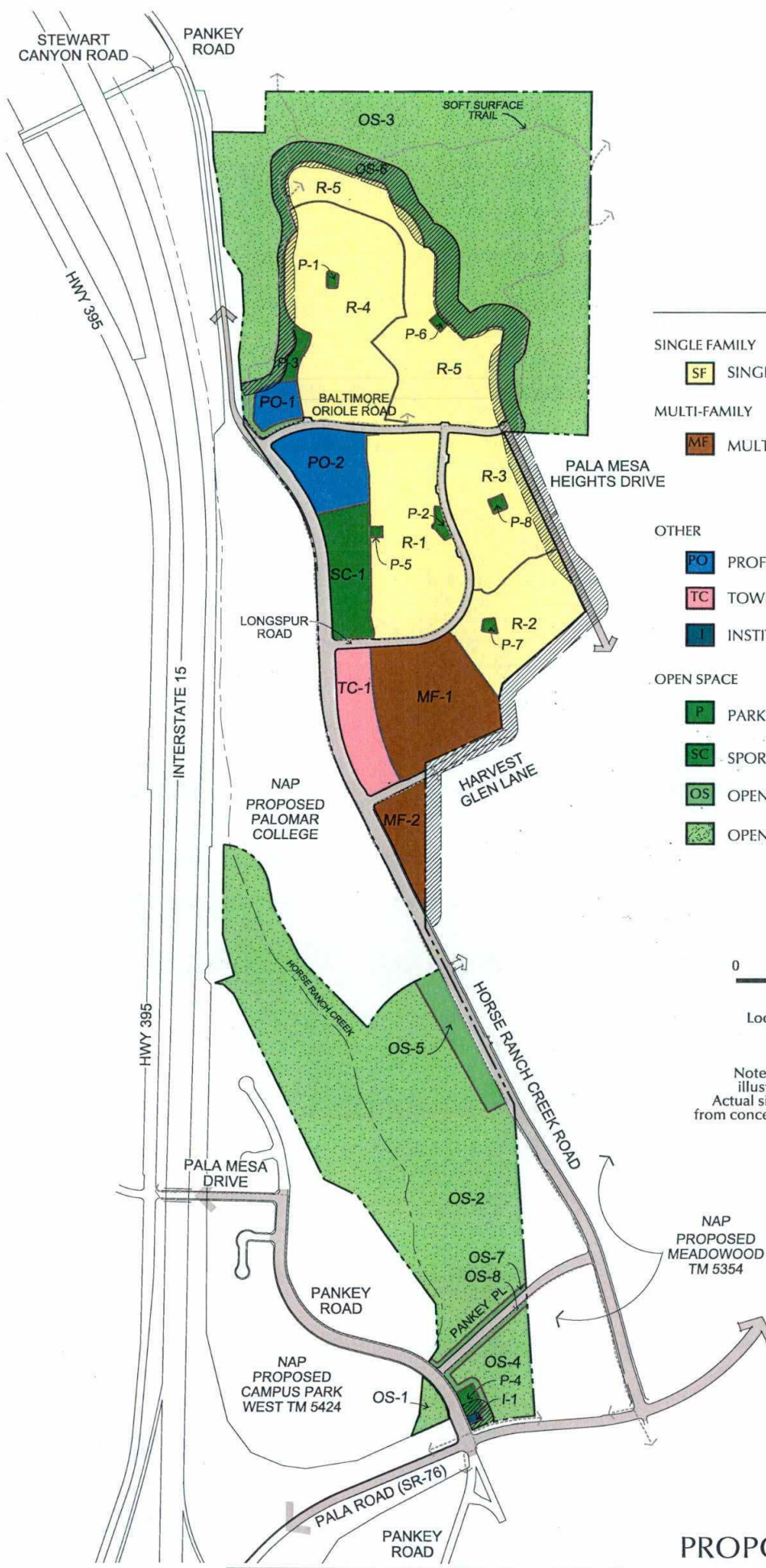


## LEGEND

- A - SINGLE FAMILY RESIDENTIAL - 82 AC.  
(MANUFACTURED HOMES ON NON-PERMANENT FOUNDATIONS)
- B - MAJOR RESEARCH / DEVELOPMENT & MANUFACTURING FACILITIES - 323 AC.
- C - GENERAL COMMERCIAL - 10.5 AC.
- D - MULTI-FAMILY RESIDENTIAL - 21 AC.  
(150 UNITS)
- S - SERVICE PADDOCK

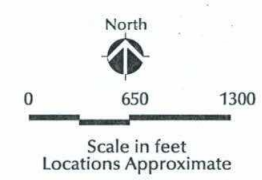
Source: Hewlett-Packard/Campus Park Specific Plan

## EXISTING CAMPUS PARK SPECIFIC PLAN LAND USE



**LEGEND**

- SINGLE FAMILY
  - SINGLE FAMILY
- MULTI-FAMILY
  - MULTI-FAMILY
- OTHER
  - PROFESSIONAL OFFICE
  - TOWN CENTER
  - INSTITUTIONAL
- OPEN SPACE
  - PARK
  - SPORTS COMPLEX
  - OPEN SPACE
  - OPEN SPACE PRESERVE



Note: This concept plan for illustration purposes only. Actual site development may vary from concepts depicted on this exhibit.

**PROPOSED LAND USE PLAN**  
 CAMPUS PARK SPECIFIC PLAN AMENDMENT & GENERAL PLAN AMENDMENT REPORT  
 FIGURE 10

**CAMPUS PARK - PROPOSED PROJECT**  
**LAND USE SUMMARY 10/7/10**

Land Use	Planning Art	Description	Acreage (gross)	Acreage (net)	Units	Gross Density (Du/Ac.)	Net Density (Du/Ac.)	% of Project	Phase	Lot Size	Notes
<b>Single Family</b>											
Single Family	R-1	Single Family	23.4		136	5.8			1	40x100	2
Single Family	R-2	Single Family	14.7		75	5.1			1	45x100	2
Single Family	R-3	Single Family	16.4		64	3.9			1	50x100	2
Single Family	R-4	Single Family	31.8		122	3.8			3	45x100	2
Single Family	R-5	Single Family	27.2		124	4.6			3	50x100	2
<b>Subtotal Single Family</b>			<b>113.5</b>		<b>521</b>			<b>27%</b>			
<b>Multi-Family</b>											
Multi-Family	MF-1	Multi Family	19.0	16.9	189	9.9	11.2		2	Courtyard	1
Multi-Family	MF-2	Multi Family	5.3	4.2	41	7.7	9.8		2	Courtyard	1
<b>Subtotal Multi Family</b>			<b>24.3</b>	<b>4.2</b>	<b>230</b>			<b>6%</b>			<b>3</b>
<b>Total Residential</b>			<b>137.8</b>		<b>751</b>			<b>33%</b>			
<b>Commercial</b>											
Town Center	TC-1	Town Center	8.1	6.7			61,200 s.f.			6	
<b>Subtotal Commercial</b>			<b>8.1</b>	<b>6.7</b>			<b>61,200 s.f.</b>	<b>2%</b>			<b>3</b>
<b>Professional Office</b>											
Professional Office	PO-1	Professional Office	2.7	2.6			40,000 s.f.			5	
Professional Office	PO-2	Professional Office	8.8	7.4			117,000 s.f.			5	
<b>Subtotal Professional Office</b>			<b>11.5</b>	<b>10.00</b>			<b>157,000 s.f.</b>	<b>3%</b>			<b>3</b>
<b>Parks and Open Space</b>											
Park	P-1	Park (HOA)	0.3							3	
Park	P-2	Park (HOA)	0.5							1	
Park	P-3	Park (HOA)	1.2							4	
Park	P-4	Trail Staging Area	0.8							1	
Park	P-5	Park (HOA)	0.2							1	
Park	P-6	Park (HOA)	0.3							3	
Park	P-7	Park (HOA)	0.3							1	
Park	P-8	Park (HOA)	0.3							1	
Sports Complex	SC-1	Active Sports Park	8.5							3	
Open Space	OS-1	Open Space Preserve	1.6							1	
Open Space	OS-2	Open Space Preserve	94.1							2	
Open Space	OS-3	Open Space Preserve	93.7							1	
Open Space	OS-4	Open Space Preserve	7.6							1	
Open Space	OS-5	Detention Basin	5.2							2	
Open Space	OS-6	Open Space	19.1							1	
Open Space	OS-7	Open Space	0.9							1	
Open Space	OS-8	Open Space	1.8							1	
<b>Subtotal Parks &amp; Open Space</b>			<b>236.4</b>					<b>57%</b>			
<b>Other</b>											
Institutional	I-1	Sewer Pump Station	0.2							1	
Major Circulation		Roads	22.1					<b>5%</b>			
<b>Subtotal Other</b>			<b>22.3</b>					<b>5%</b>			
<b>Grand Total</b>			<b>416.1</b>					<b>100%</b>			

Notes:

1. Includes HOA open space lots shown on T.M.
2. Gross acreage includes internal neighborhood streets
3. Net acreage excludes manufactured slopes.

**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 <sup>1</sup>	V (see Figure 55 of this Specific Plan)
Open Space	--	
Special Area Regulation		B

<sup>1</sup> 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 <sup>2</sup>	V (see Figure 42 of this Specific Plan)
Open Space	--	
Special Area Regulation	B	

<sup>2</sup> 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:

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 <sup>3</sup>	V (see Figure 44 of this Specific Plan)
Open Space	--	
Special Area Regulation	B	

<sup>3</sup> 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 <sup>4</sup>	V (see Figure 47 of this Specific Plan)
Open Space	--	
Special Area Regulation		B

<sup>4</sup> 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 <sup>5</sup>	V (see Figure 45 of this Specific Plan)
	Open Space	--
Special Area Regulation	B	

<sup>5</sup> 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 <sup>6</sup>	V (see Figure 48 of this Specific Plan)
Open Space	--	
Special Area Regulation	B	

<sup>6</sup> 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 <sup>7</sup>	V(see Figure 50 of this Specific Plan)
Open Space	F	
Special Area Regulation		B

<sup>7</sup> 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 <sup>8</sup>	V (see Figure 51 of this Specific Plan)
Open Space	F	
Special Area Regulation		B

<sup>8</sup> 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 <sup>9</sup>
Animal Regulation		--
Development Regulations	Density	--
	Lot Size	--
Building Type		W
	Maximum Floor Area	--
	Floor Area Ratio	--
	Height	C
	Lot Coverage	--
	Setback <sup>10</sup>	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 <sup>11</sup>
	Lot Coverage	--
	Setback <sup>12</sup>	V (see Figures 33 & 36 of this Specific Plan)
	Open Space	--
Special Area Regulation		B, Por F <sup>13</sup> .

<sup>9</sup> Site plan review and approval is necessary, prior to installation of this Sports Complex.

<sup>10</sup> Minimum Setbacks: Determined during Site Plan review. Architectural features are permitted to encroach up to two (2) feet into required yards.

<sup>11</sup> A "B" Height Designator shall apply to HOA Park P-4 – Trail Staging Area.

<sup>12</sup> 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 <sup>14</sup>	V (see Figure 34 of this Specific Plan)
Open Space		--
Special Area Regulation		B

<sup>13</sup> P-4 subject to Special Area Regulation F.

<sup>14</sup> 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 <sup>15</sup>	V (see Figure 57 of this Specific Plan)
Open Space		--
Special Area Regulation		B

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

Use Regulation		C30
Animal Regulation		--
Development Regulations	Density	--
	Lot Size	--
	Building Type	W
	Maximum Floor Area	--
	Floor Area Ratio	--
	Height	G
	Lot Coverage	--
	Setback <sup>16</sup>	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:

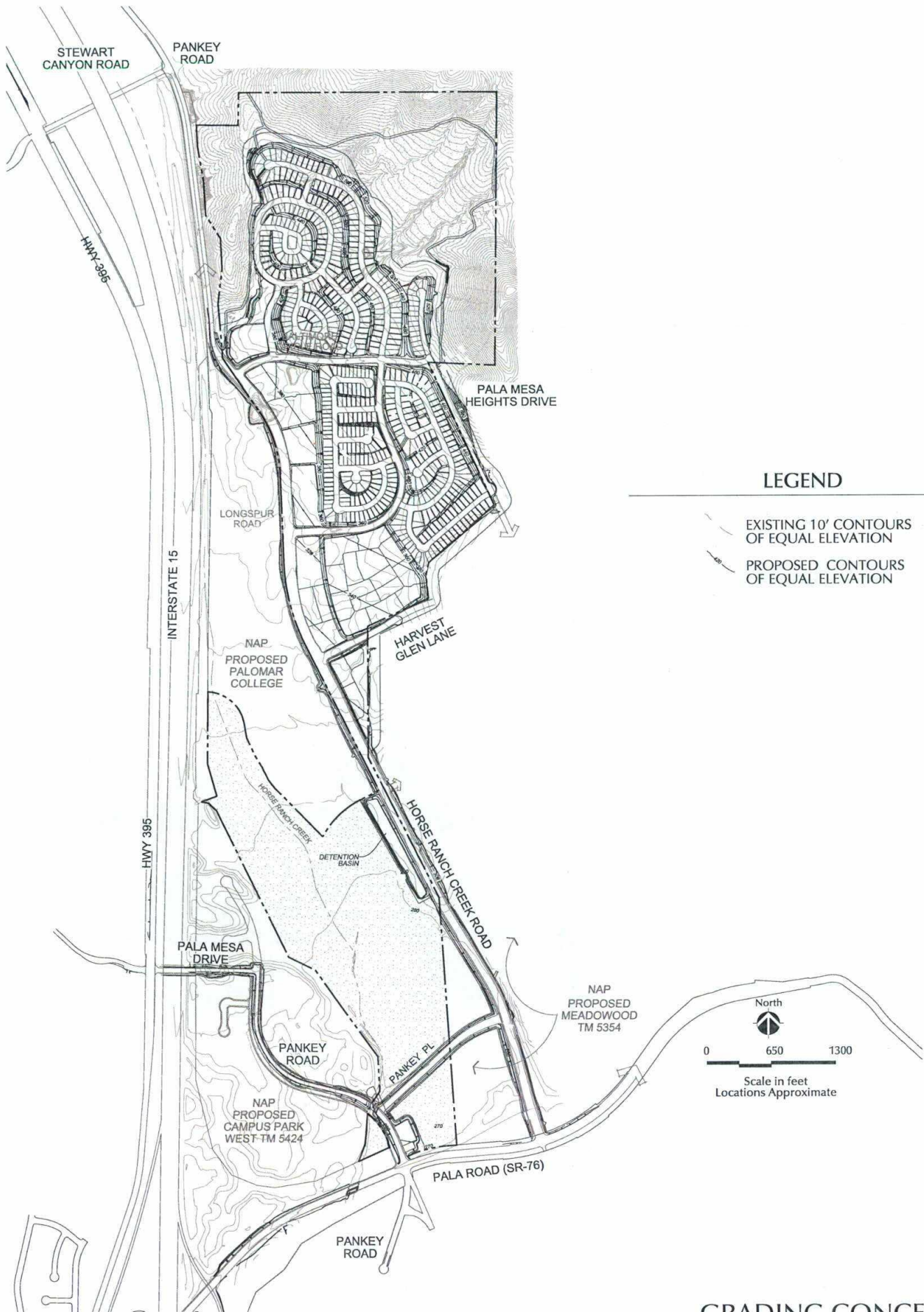
Use Regulation		S80
Animal Regulation		--
Development Regulations	Density	--
	Lot Size	--
	Building Type	W
	Maximum Floor Area	--
	Floor Area Ratio	--
	Height	B
	Lot Coverage	--
	Setback <sup>18</sup>	V
Open Space	--	
Special Area Regulation		B

<sup>16</sup> 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.

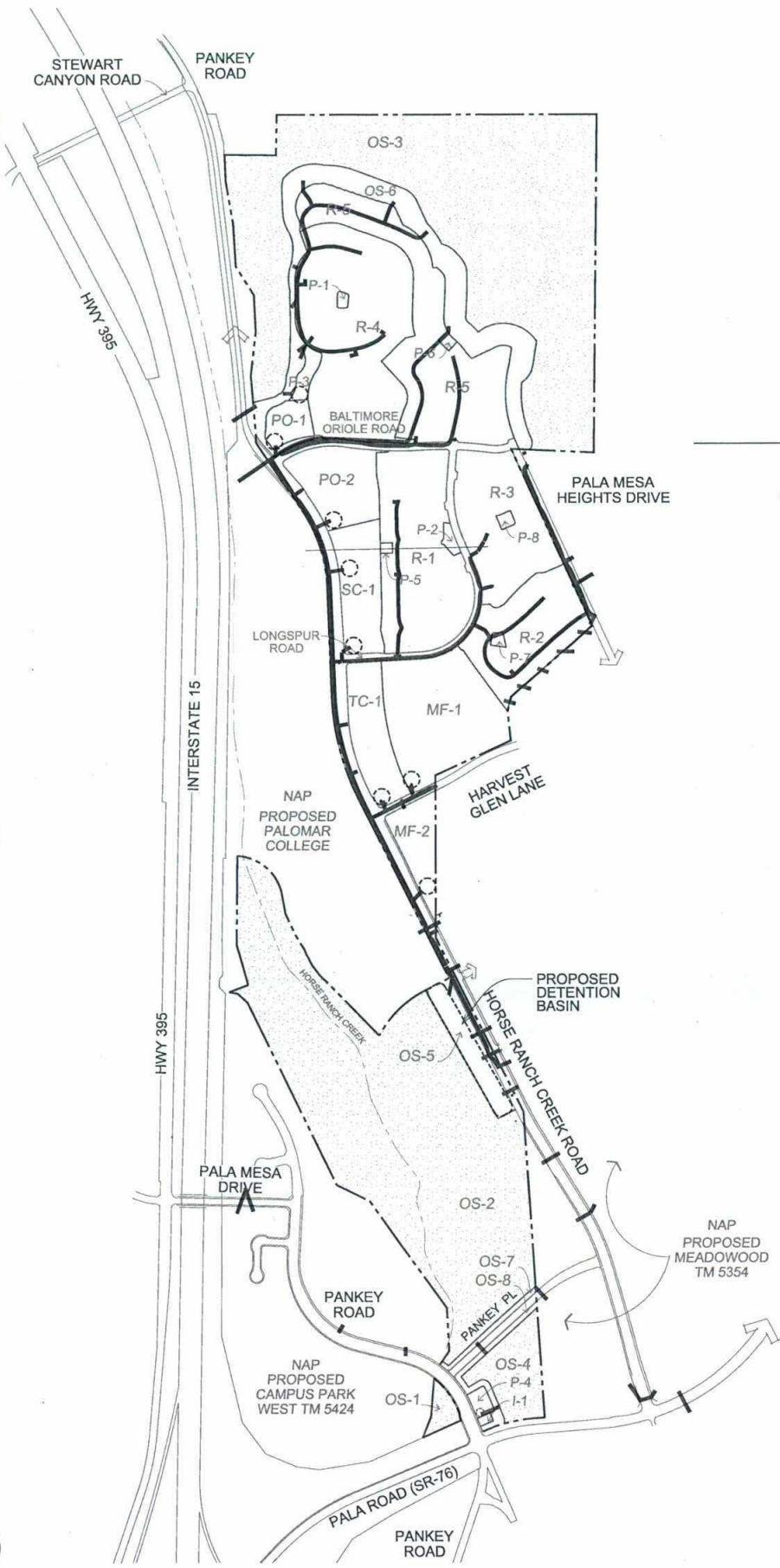
The property drains naturally from higher elevations in the north to the wooded area in the southwest. A comprehensive drainage plan (Figure 13) has been prepared to control runoff. The plan includes a series of basins for retention and water quality control in conformance with County policies and the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



**LEGEND**

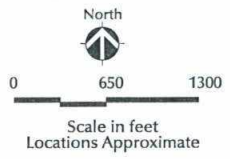
-  EXISTING 10' CONTOURS OF EQUAL ELEVATION
-  PROPOSED CONTOURS OF EQUAL ELEVATION

**GRADING CONCEPT**



**LEGEND**

- STORM DRAINS
- DETENTION BASINS



Note: This concept plan for illustration purposes only. Actual site development may vary from concepts depicted on this exhibit.

**CONCEPTUAL DRAINAGE PLAN**

CAMPUS PARK SPECIFIC PLAN AMENDMENT & GENERAL PLAN AMENDMENT REPORT

## 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 disjointed 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.

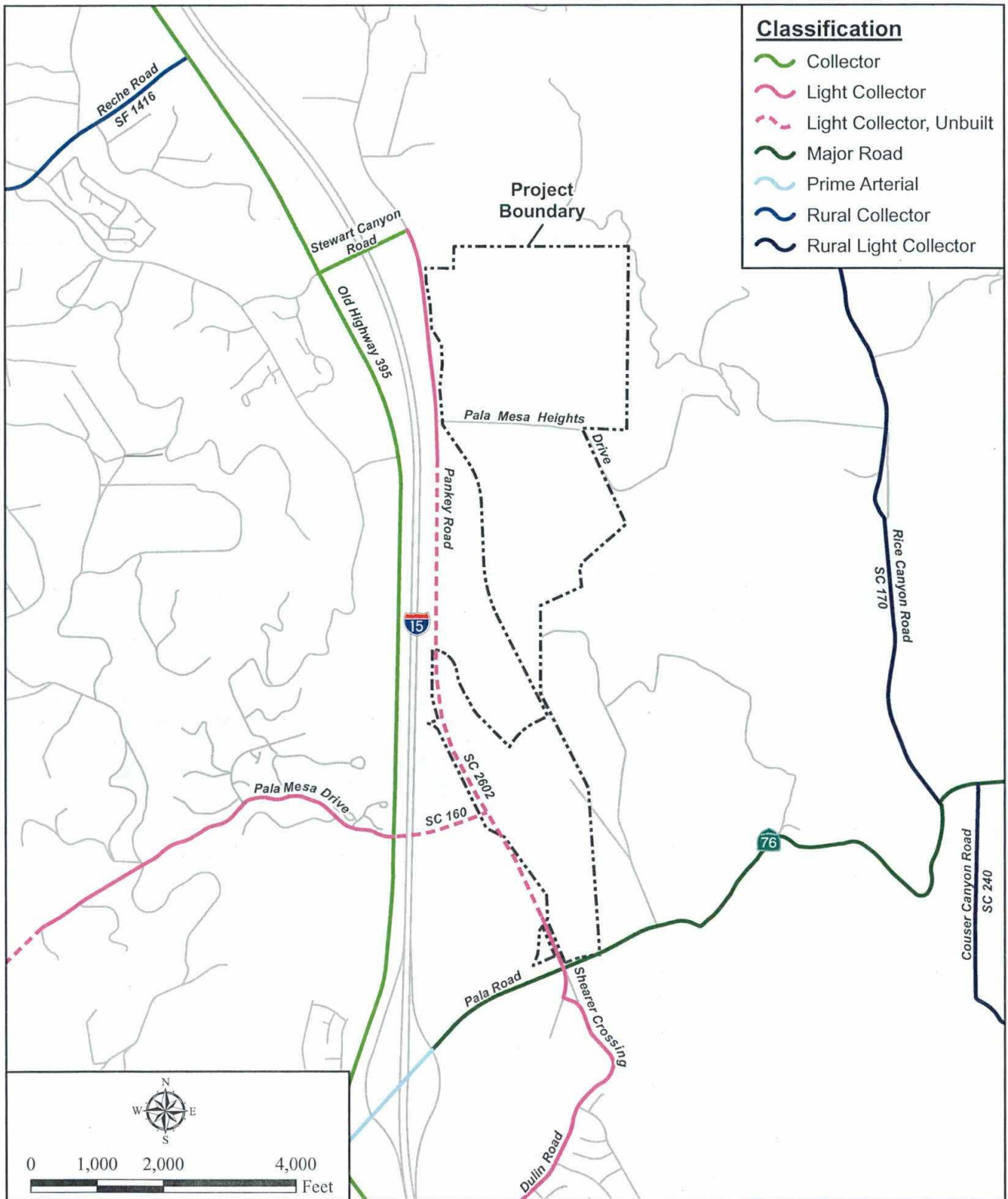
A Village Multi-Purpose Trail extends along the west side of Horse Ranch Creek Road from SR 76 to Baltimore Oriole Road. This multi-purpose trail also extends east along the north side of Baltimore Oriole Road, south side of Harvest Glen Lane, south side of Pankey Place, north side of Pala Mesa Drive, 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.

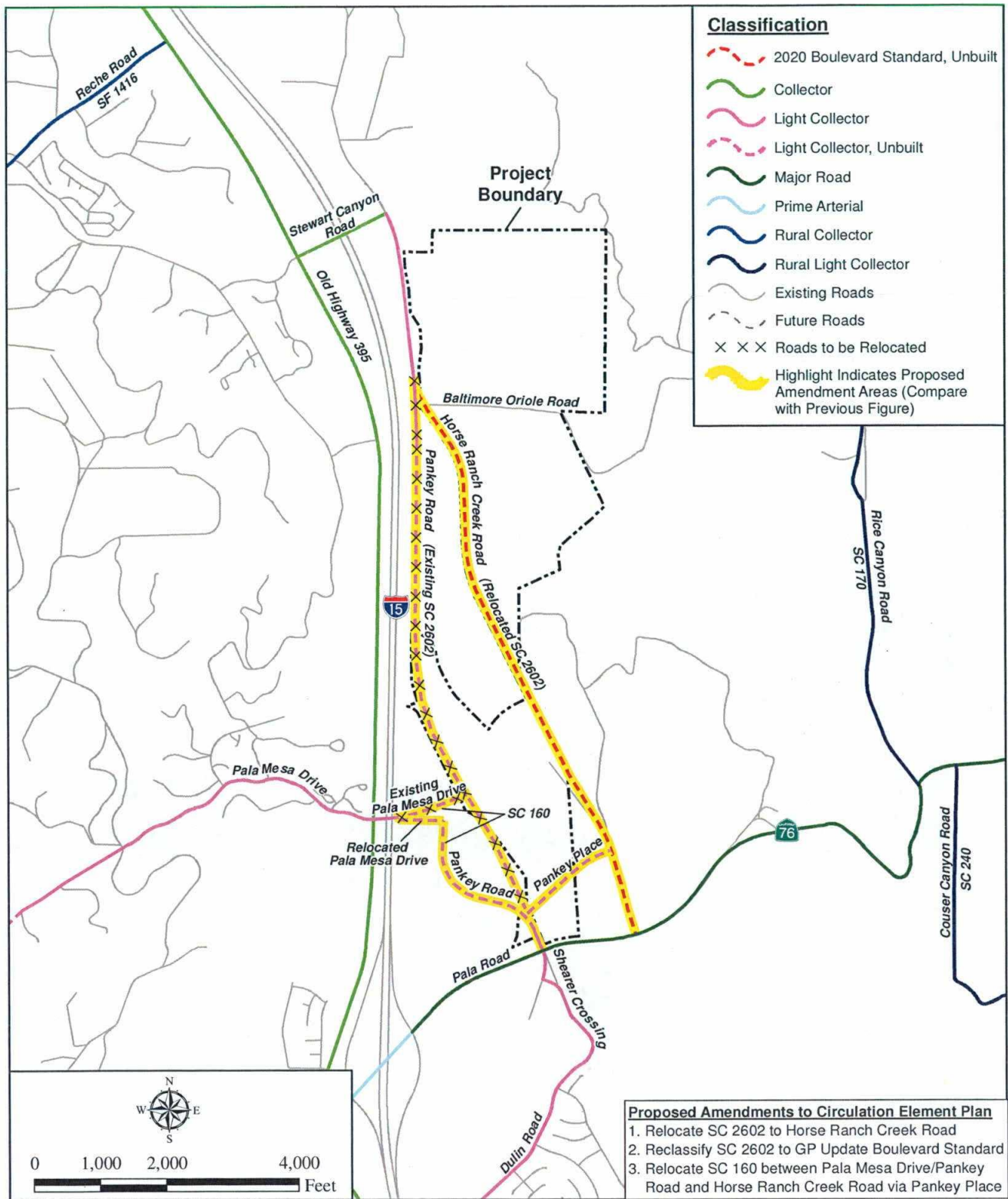
Nature Trails are located within the open space preserve area of the community (OS-3). These trails connect to the off-site Monserate Mountain Trail located to the north and east of the Project. These soft surface trails are 4- to 8-foot wide and located within a 20-foot right of way. Rail fence is used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



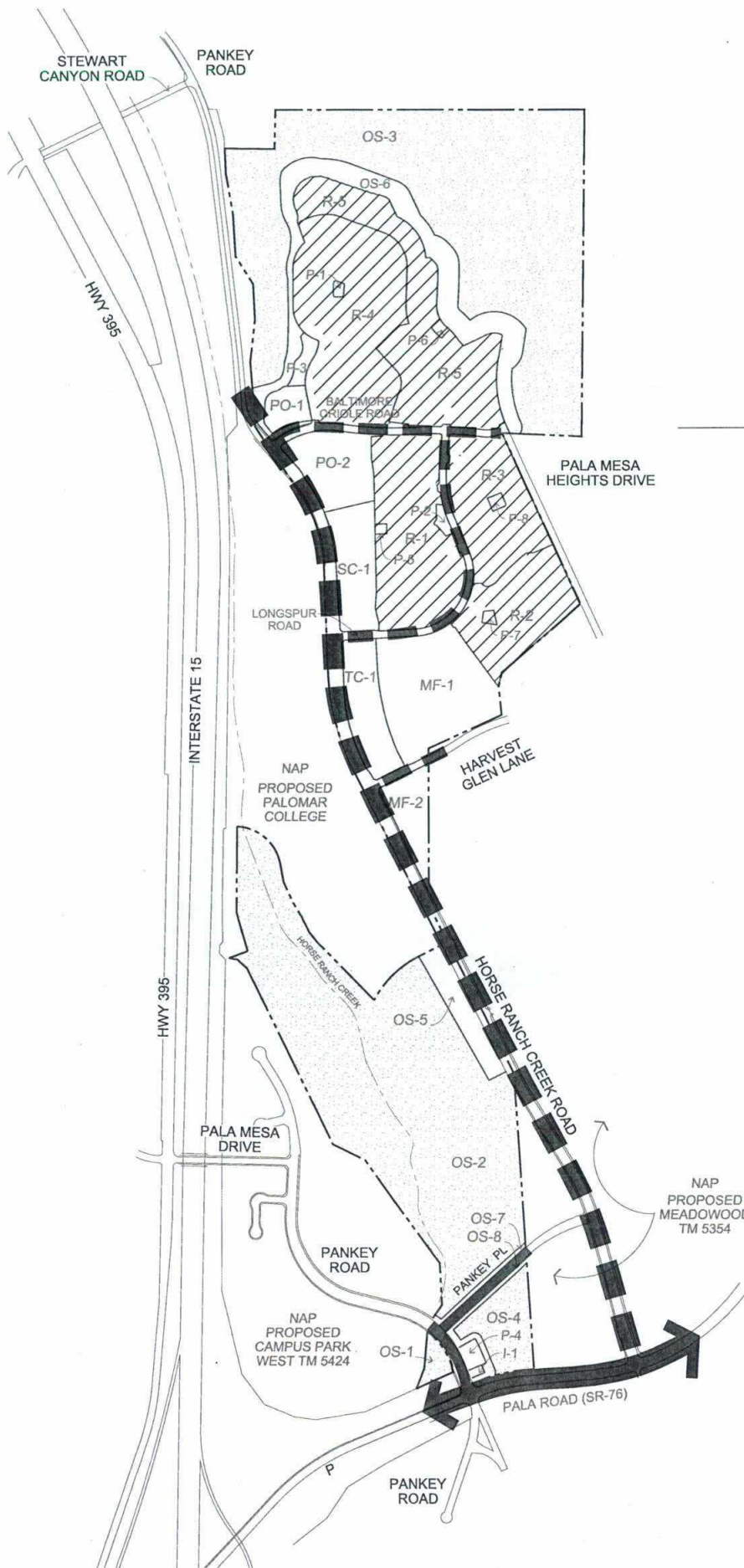
Source: Helix Environmental

## EXISTING CIRCULATION ELEMENT



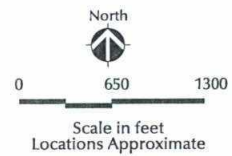
Source: Helix Environmental

## PROPOSED CIRCULATION ELEMENT



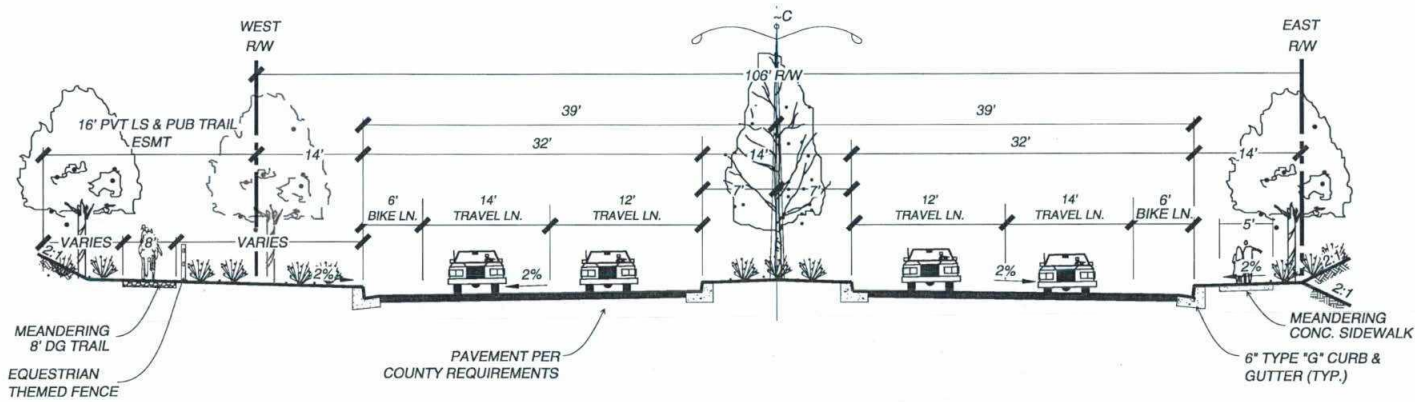
**LEGEND**

-  HIGHWAY 76 (PALA ROAD)
-  VILLAGE ENTRY STREET
-  VILLAGE PROMENADE
-  VILLAGE COLLECTOR
-  NEIGHBORHOOD STREETS



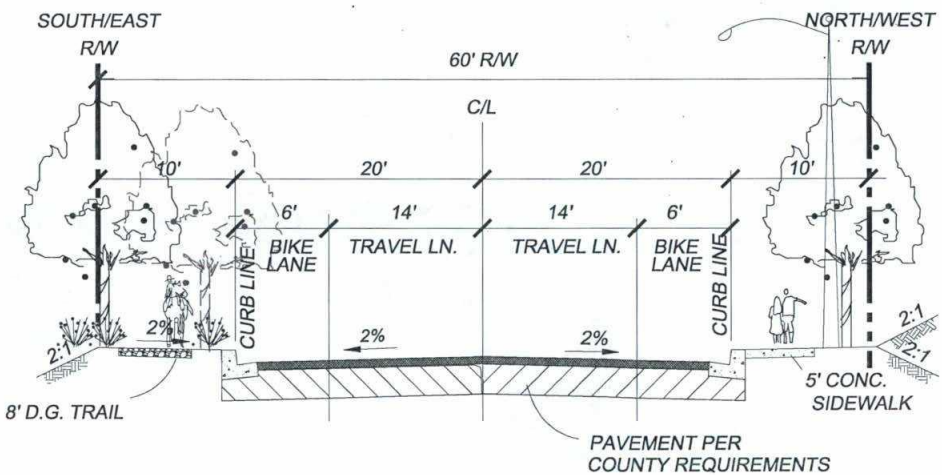
Note: This concept plan for illustration purposes only. Actual site development may vary from concepts depicted on this exhibit.

**INTERNAL CIRCULATION**



VILLAGE ENTRY STREET  
HORSE RANCH CREEK ROAD

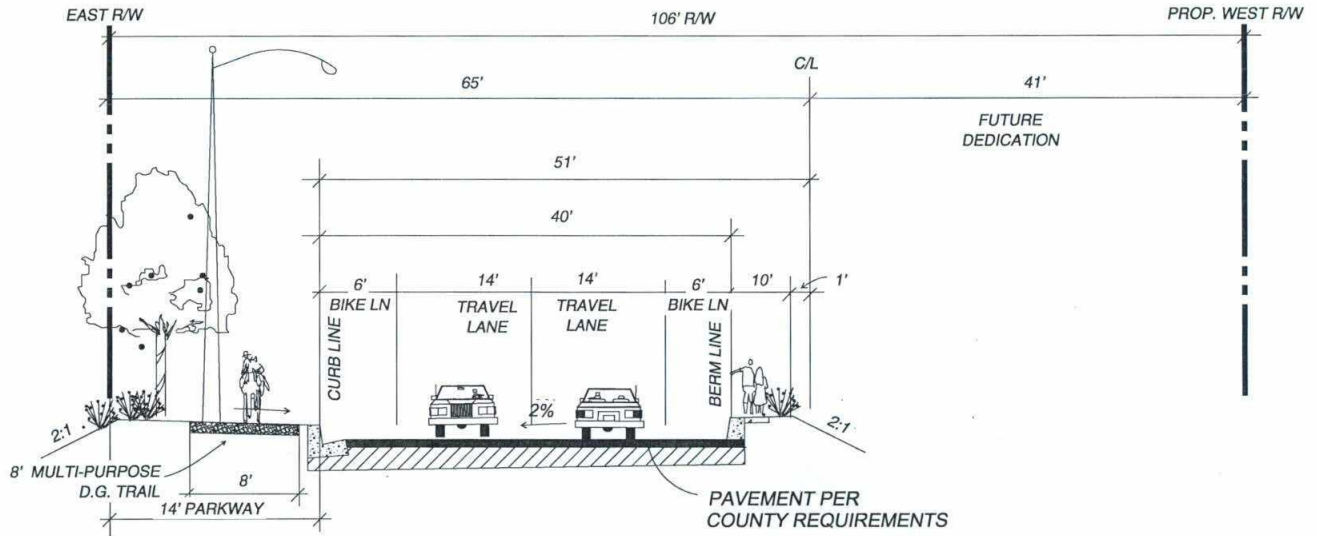
NO SCALE



VILLAGE COLLECTOR  
PANKEY PLACE (PUBLIC)

NO SCALE

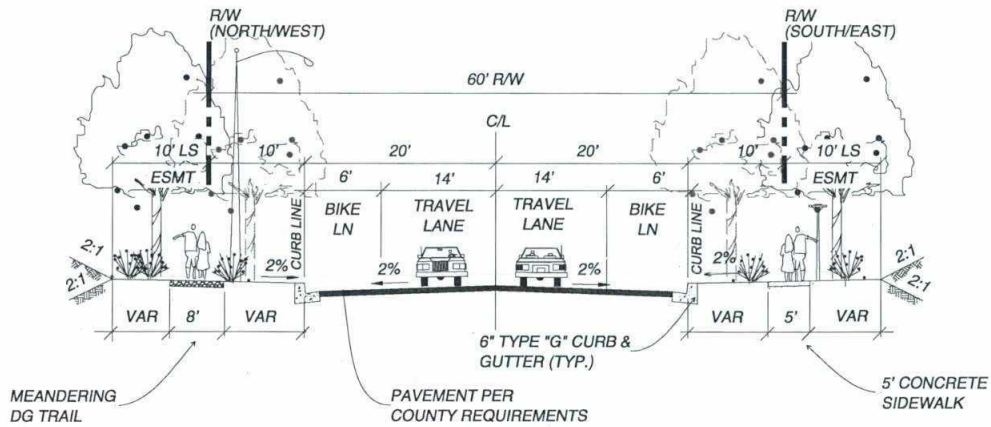
STREET SECTIONS



VILLAGE COLLECTOR / FUTURE BOULEVARD  
 PANKEY ROAD (SOUTH OF BRIDGE)

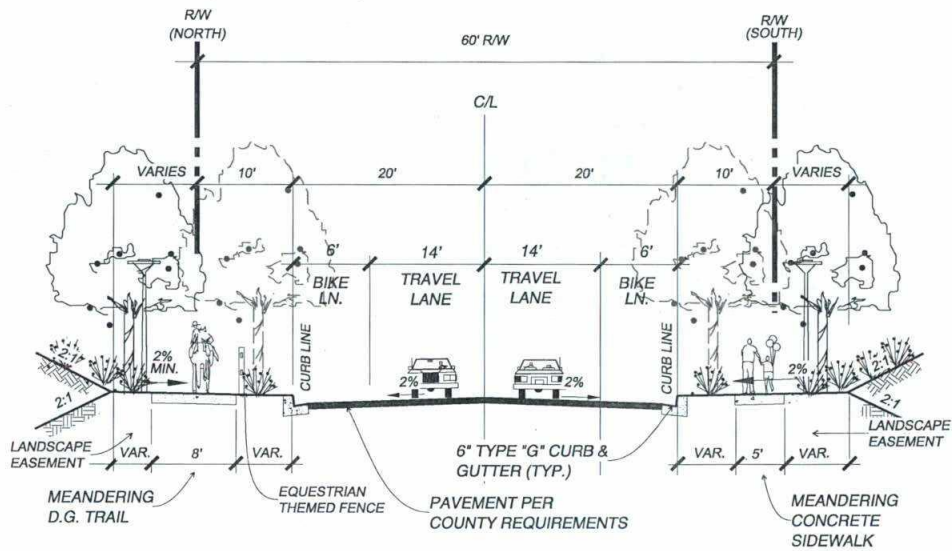
NO SCALE

STREET SECTIONS



VILLAGE PROMENADE  
(LONGSPUR ROAD)

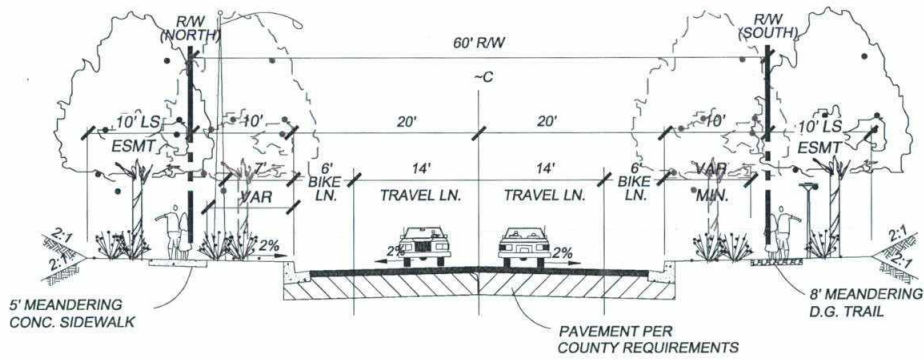
NO SCALE



VILLAGE PROMENADE  
(BALTIMORE ORIOLE ROAD)

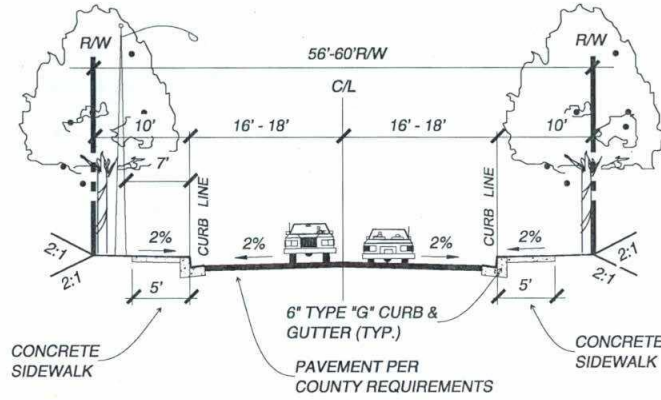
NO SCALE

STREET SECTIONS



VILLAGE PROMENADE  
(HARVEST GLEN LN.)

NO SCALE



NEIGHBORHOOD STREETS (PUBLIC)

NO SCALE

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<sup>17</sup> 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<sup>18</sup> 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

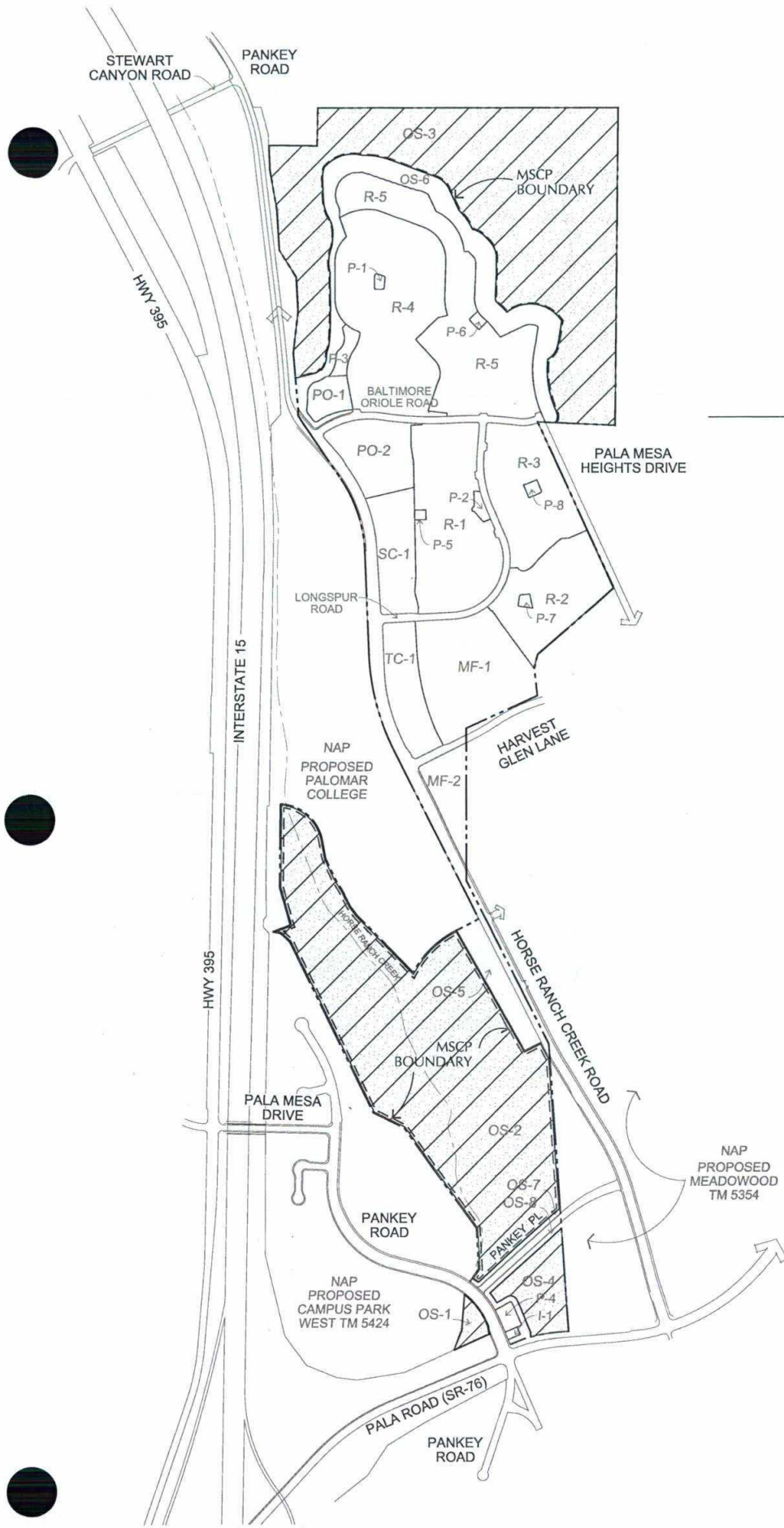
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<sup>17</sup> Excludes 12.4 acres of parks located within Project.

<sup>18</sup> Excludes HOA open space located within Planning Area boundaries

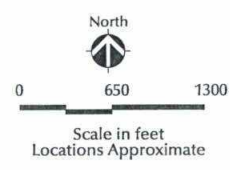
requirements. Visual characteristics of the property were considered and incorporated into the design of the Campus Park Specific Plan Amendment. More intense uses are located on flatter portions of the site, and enhanced plantings are proposed for slopes visible from the Interstate 15 corridor. Views 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.



**LEGEND**

-  OPEN SPACE PRESERVE
-  MSCP BOUNDARY



**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 constructed.

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.

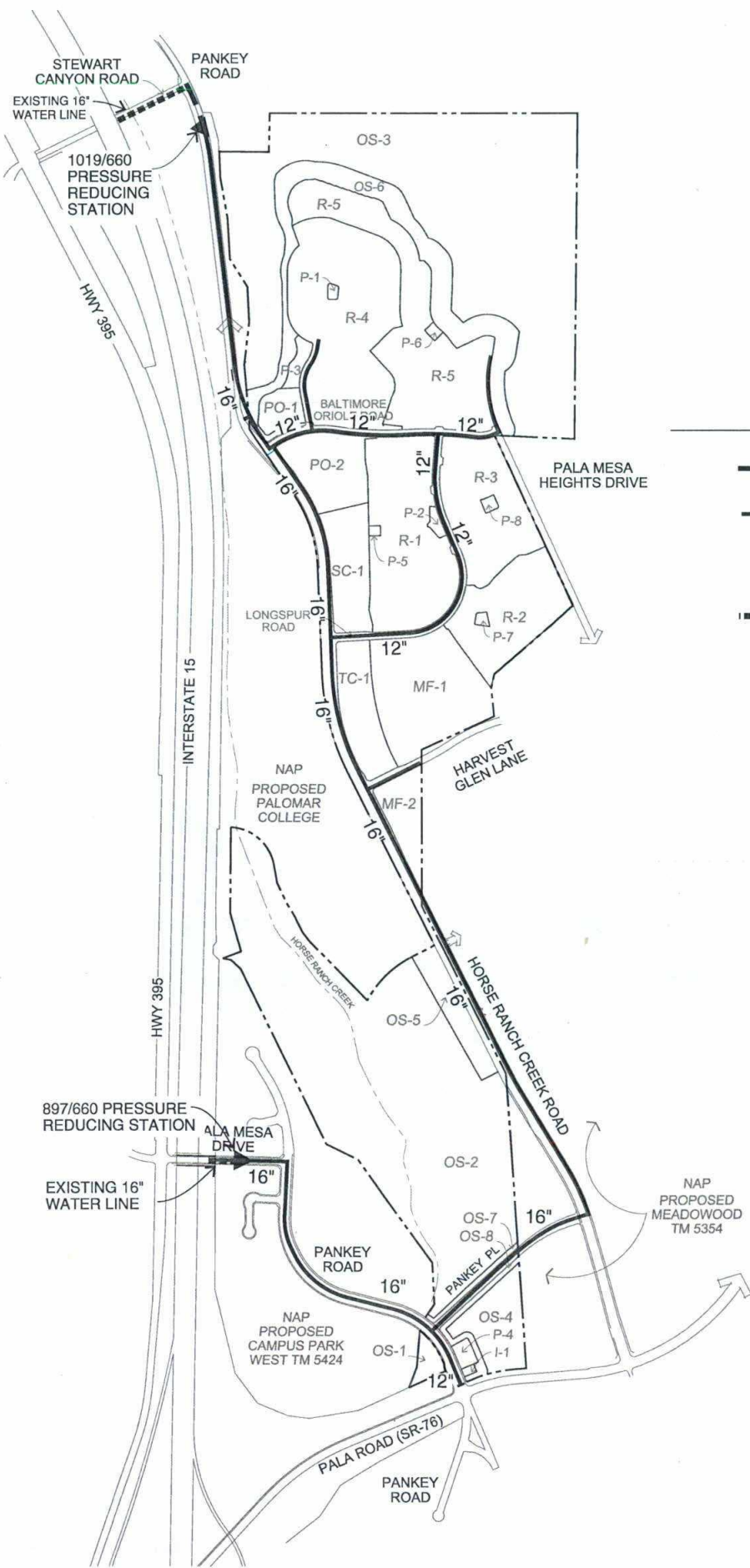
***D. Law Enforcement***

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***

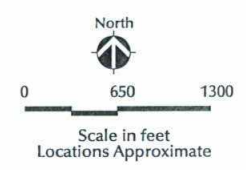
Elementary school aged students from the Campus Park Specific Plan Amendment area will be served by Fallbrook Street School, Civic Oak Elementary and Potter Junior High (FUESD). Appropriate fees will be paid to all affected school districts as required by law.

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

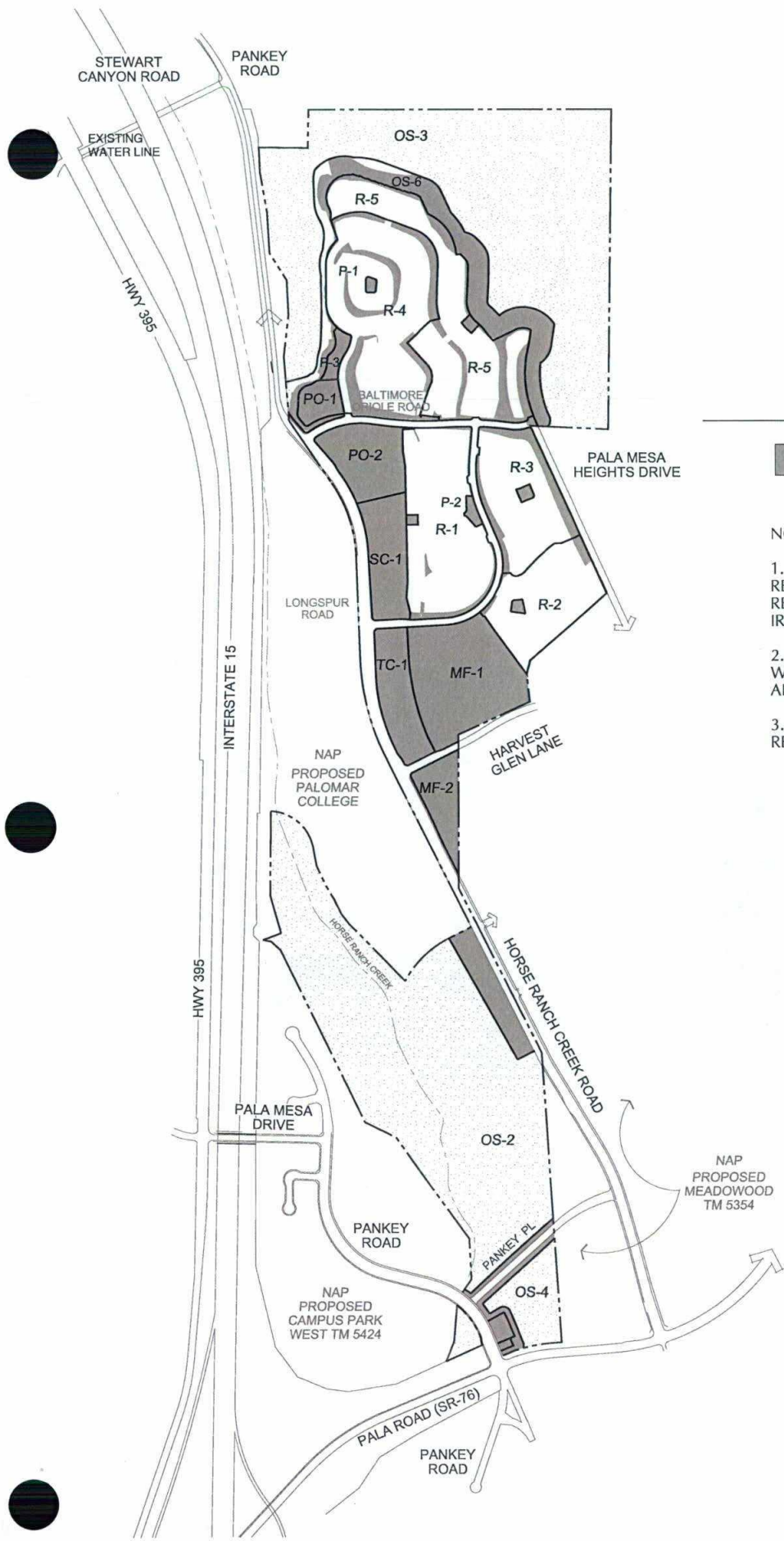


### LEGEND

- 1019 ZONE (SIZED ON PLAN)
  - 660 PRESSURE ZONE (SIZED ON PLAN)
  - ▲ PRESSURE REDUCING STATION
  - EXISTING WATER LINE (SIZED ON PLAN)
- Note:  
ALL LINE 8" UNLESS NOTED OTHERWISE.



Note: This concept plan for illustration purposes only. Actual site development may vary from concepts depicted on this exhibit.

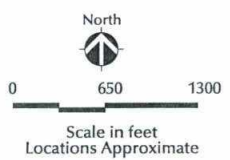


**LEGEND**

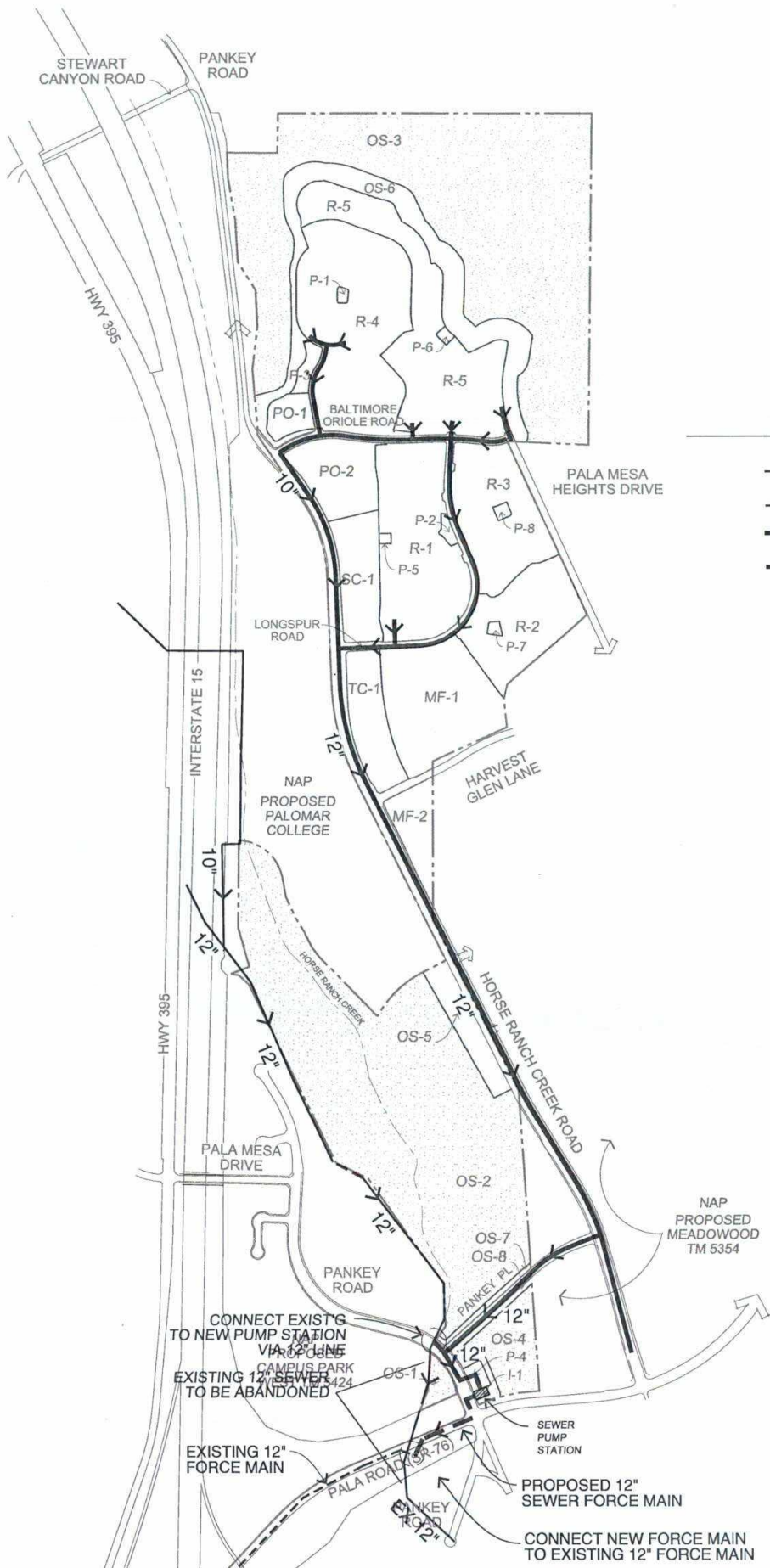
POTENTIAL RECYCLED WATER USE AREA

**NOTES:**

1. IN ADDITION TO THE POTENTIAL RECYCLED WATER USE AREAS SHOWN, RECYCLED WATER WILL BE USED FOR THE IRRIGATION OF PARKWAY LANDSCAPING.
2. RECYCLED WATER SHALL NOT BE USED WHERE FOOD IS CONSUMED OR SOLD. THESE AREAS SHALL BE DUAL PLUMBED.
3. PALOMAR COLLEGE HAS POTENTIAL USE OF RECLAIMED WATER.



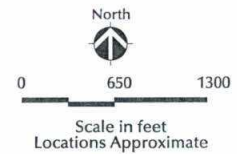
Note: This concept plan for illustration purposes only. Actual site development may vary from concepts depicted on this exhibit.



**LEGEND**

- EXISTING GRAVITY SEWER
- - - EXISTING FORCE MAIN
- PROPOSED GRAVITY SEWER
- - - PROPOSED FORCE MAIN

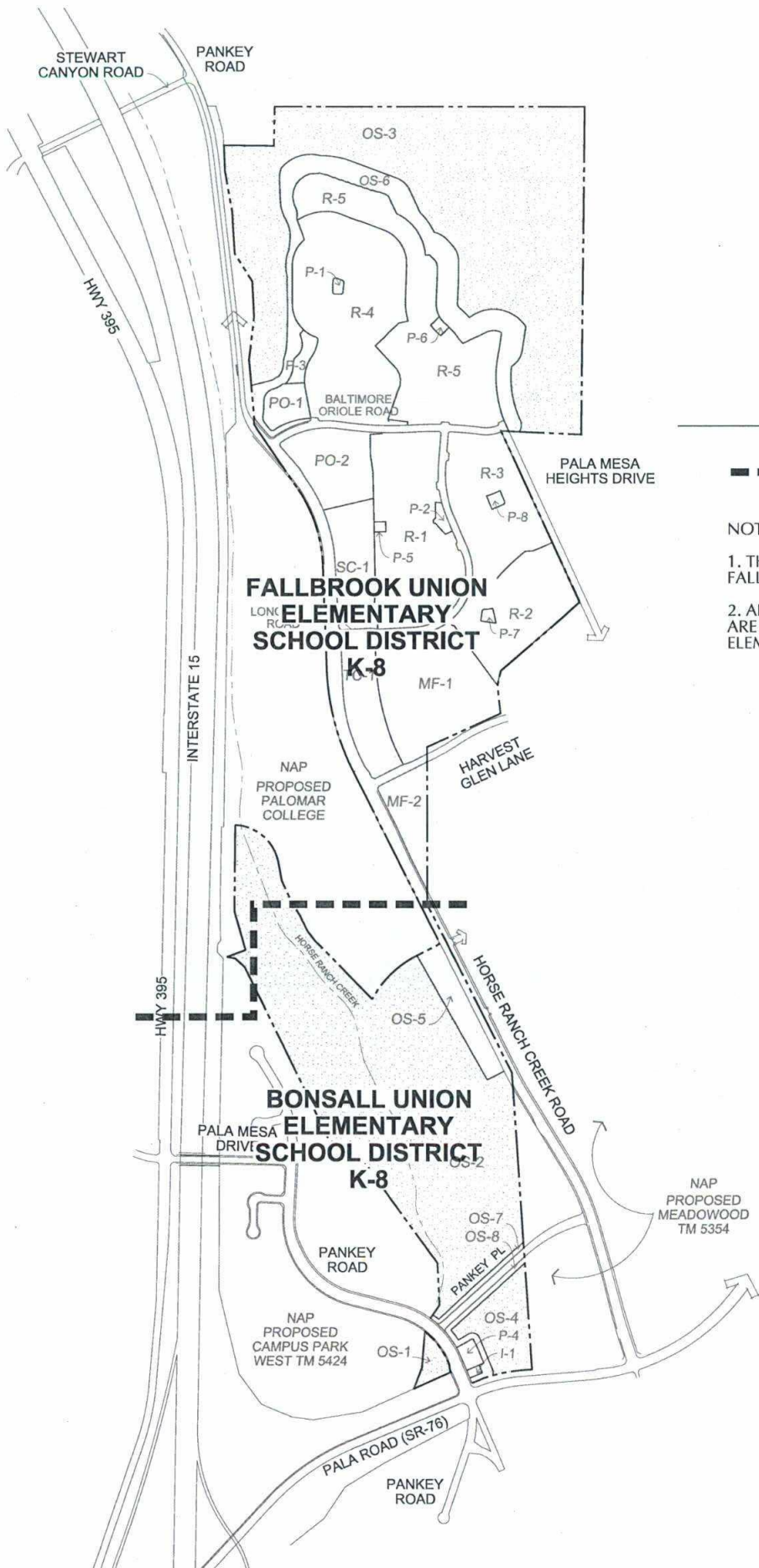
Note: Sewer Size 8" Unless Noted Otherwise



Note: This concept plan for illustration purposes only. Actual site development may vary from concepts depicted on this exhibit.

**CONCEPTUAL SEWER PLAN**

CAMPUS PARK SPECIFIC PLAN AMENDMENT & GENERAL PLAN AMENDMENT REPORT

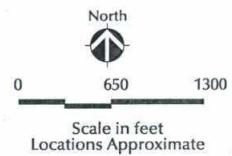


**LEGEND**

— — — SCHOOL DISTRICT BOUNDARY

**NOTES:**

1. THE ENTIRE SITE IS WITHIN THE FALLBROOK UNION HIGH SCHOOL DISTRICT
2. ALL RESIDENTIAL PORTIONS OF PROJECT ARE WITHIN THE FALLBROOK UNION ELEMENTARY SCHOOL DISTRICT



**SCHOOL DISTRICT BOUNDARY**

CAMPUS PARK SPECIFIC PLAN AMENDMENT & GENERAL PLAN AMENDMENT REPORT

## 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 trails 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 than 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:**

<i>Botanical Name</i>	<i>Common Name</i>	<i>Specifications</i>
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**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 brittonii	Britton's Chalk Dudleya	12"H x 12"W

Dudleya pulverulenta	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 tenuisecta	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 tenuisecta	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:**

<i>Botanical Name</i>	<i>Common Name</i>	<i>Specifications</i>
<b>Trees:</b>		
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 'Centennial'	Centennial 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 Fuschia	12"H x 48"W
Helianthemum scoparium	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 tenuisecta	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:**

<i>Botanical Name</i>	<i>Common Name</i>	<i>Specifications</i>
<b>Primary Street Trees:</b>		
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 capensius (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 x 30"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 brittonii	Britton's Chalk Dudleya	12"H x 12"W
Dudleya pulverulenta	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 tenuisecta	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:**

<i>Botanical Name</i>	<i>Common Name</i>	<i>Specifications</i>
<b>Primary Street Tree:</b>		
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 'Centennial'	Centennial 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 integrifolia	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 pulverulenta	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

III. Specific Plan Amendment

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:**

<i>Botanical name</i>	<i>Common Name</i>	<i>Specifications</i>
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
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:**

<i>Botanical name</i>	<i>Common Name</i>	<i>Specifications</i>
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
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)*

<i>Botanical name</i>	<i>Common Name</i>	<i>Specifications</i>
Koelreuteria paniculata	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)*

<i>Botanical name</i>	<i>Common Name</i>	<i>Specifications</i>
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
Rhus lancea	African Sumac	25'H x 30'W
Stenocarpus sinuatus	Firewheel Tree	30'H x 15'W

III. Specific Plan Amendment

**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

## III. Specific Plan Amendment

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
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**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	Parry'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
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**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
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**Parkway/Slope Planting:**

<i>Botanical name</i>	<i>Common Name</i>	<i>Specifications</i>
Nassella pulchra	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
Calochortus 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).

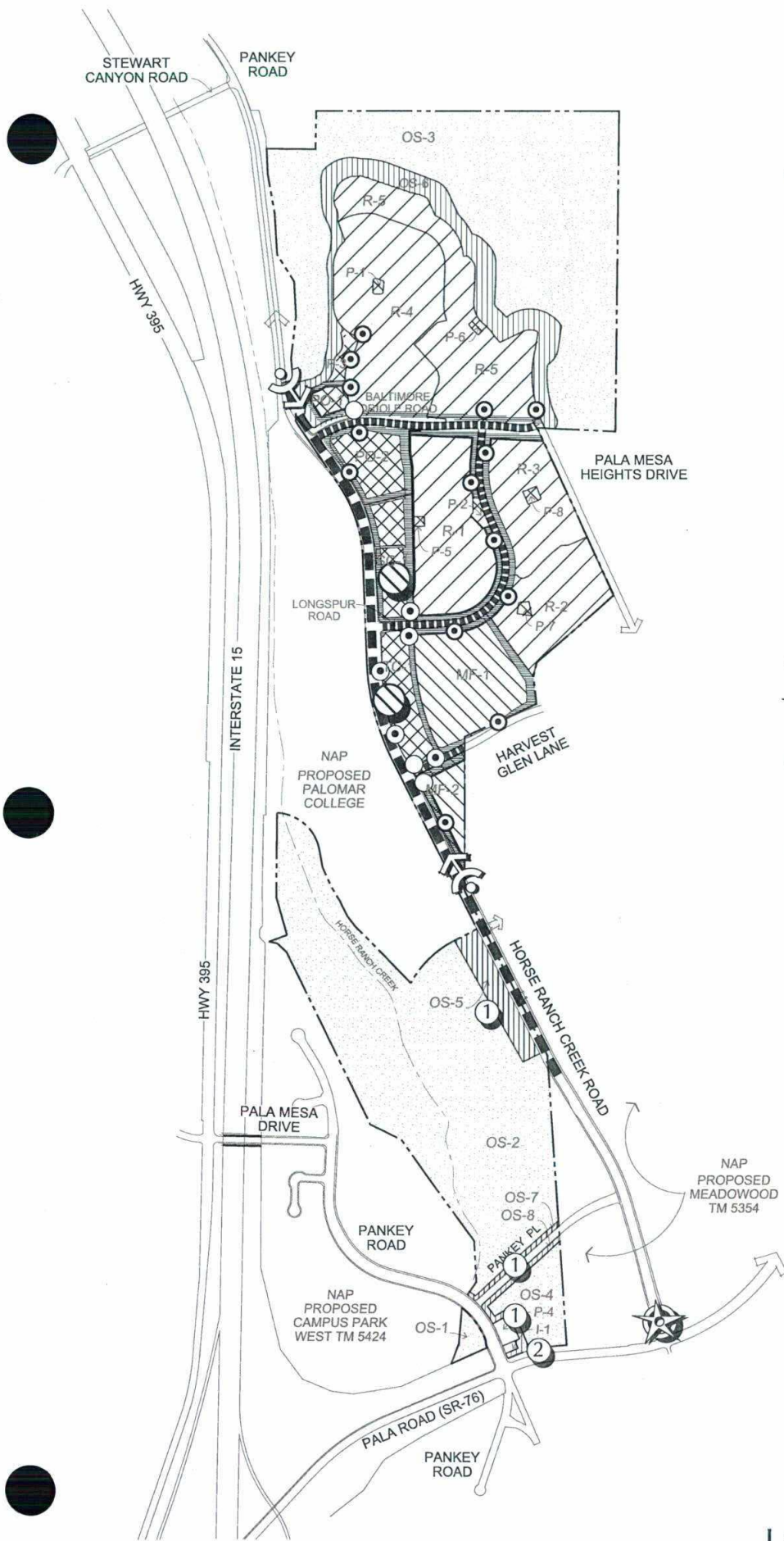
**ACCENT PLANTINGS / MONUMENT**

***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.

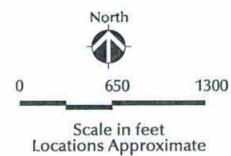


## LEGEND

- 
**COMMUNITY ENTRY ROAD LANDSCAPE**  
 (Horse Ranch Creek Road, Portion of Pala Mesa Road, and Pankey Road)
- 
**COMMUNITY PROMENADE LANDSCAPE**  
 (Baltimore Oriole Road, Larkspur Road & Harvest Glen Lane)
- 
**SINGLE FAMILY RESIDENTIAL LANDSCAPE**
- 
**MULTI-FAMILY LANDSCAPE ZONE**
- 
**SPECIAL USE LANDSCAPE ZONE**
- 
**LANDSCAPE BUFFER/SCREENING ZONE**
- 
**NATURAL OPEN SPACE**
- 
**NATURE / NATURALIZING LANDSCAPE ZONE**
- 
**1 RIPARIAN EDGE ZONE**
- 
**2 HWY 76 LANDSCAPE ZONE**
- COMMUNITY ENTRY LANDSCAPE**
- 
**PRIMARY "SHARED" COMMUNITY ENTRY**  
 (SEE MEADOWOOD T.M. 5354)
- 
**PRIMARY PROJECT ENTRY**
- 
**PLANNING AREA GATEWAY/ENTRY**
- 
**ACCENT PLANTINGS / MONUMENT**
- 
**PROJECT FOCAL POINT**  
 (Architecture & Landscape)

**NOTE:**

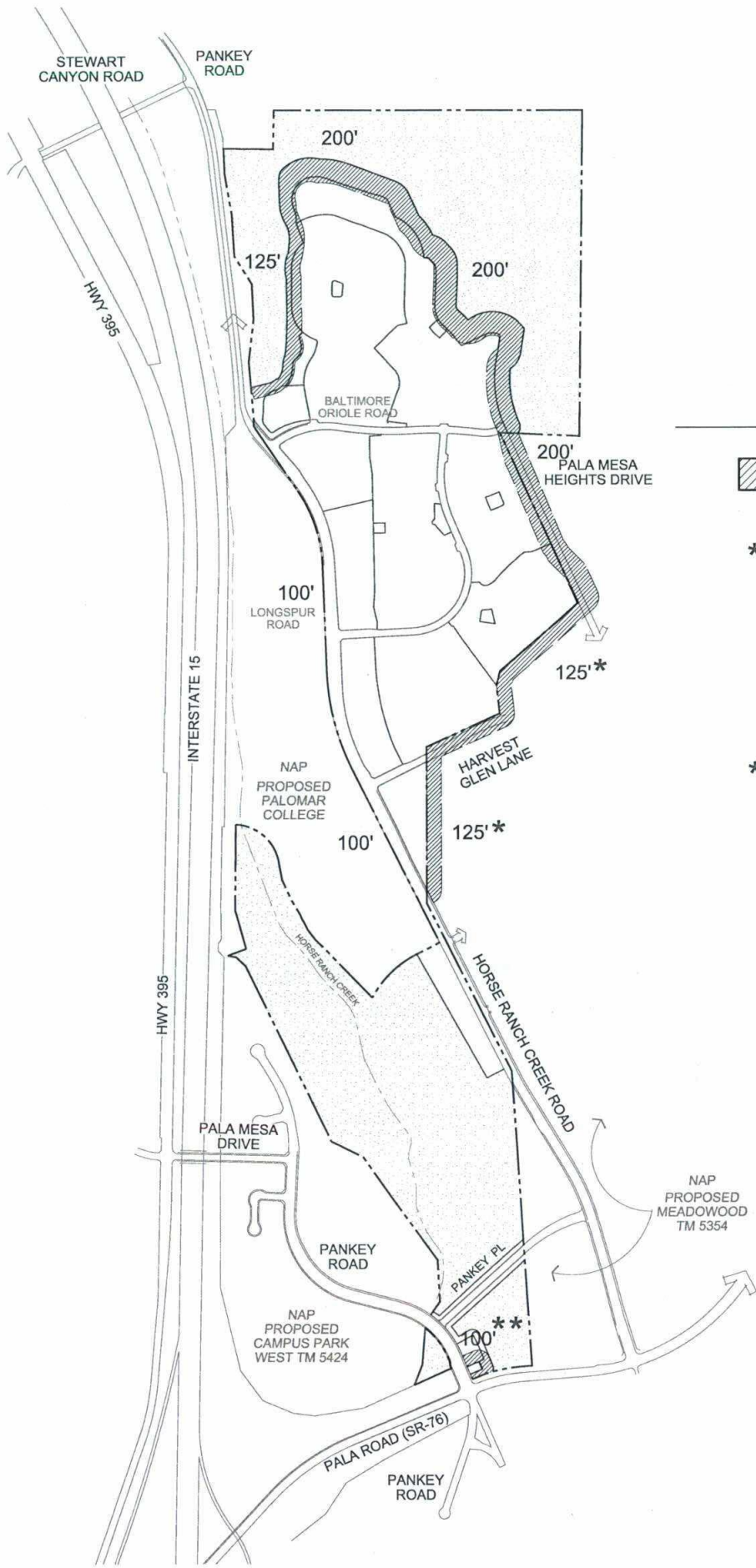
Landscaping shall comply with approved Fire Protection Plan / Vegetation Management Plan for Campus Park prepared by Hunt Research Corporation.




Note: This concept plan for illustration purposes only. Actual site development may vary from concepts depicted on this exhibit.

# LANDSCAPE CONCEPT PLAN

CAMPUS PARK SPECIFIC PLAN AMENDMENT & GENERAL PLAN AMENDMENT REPORT



**LEGEND**

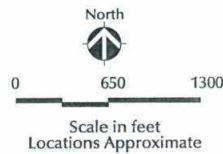
 Perimeter Fuel Management Zones - Measured from Structure (size indicated by location)

\* 125' Unless adjacent development has abutting Off-Site Fuel Modification Zone

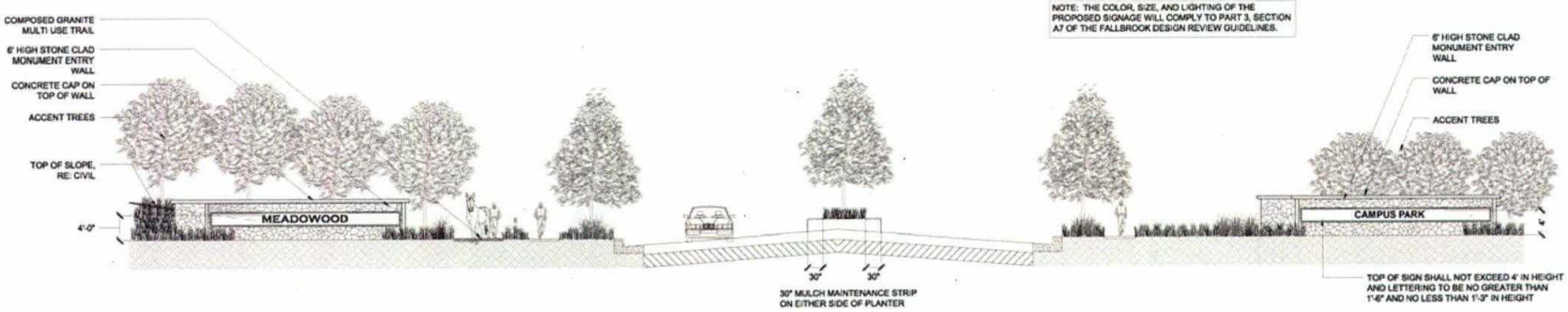
Note:  
1. Roadside & internal lot Fuel Modification Zones not shown. See plan for details.

2. This plan is a conceptual depiction of Fuel Management areas and subject to change.

\*\* 3. Fuel Modification area abutting Hwy 76 reduced to 45'.

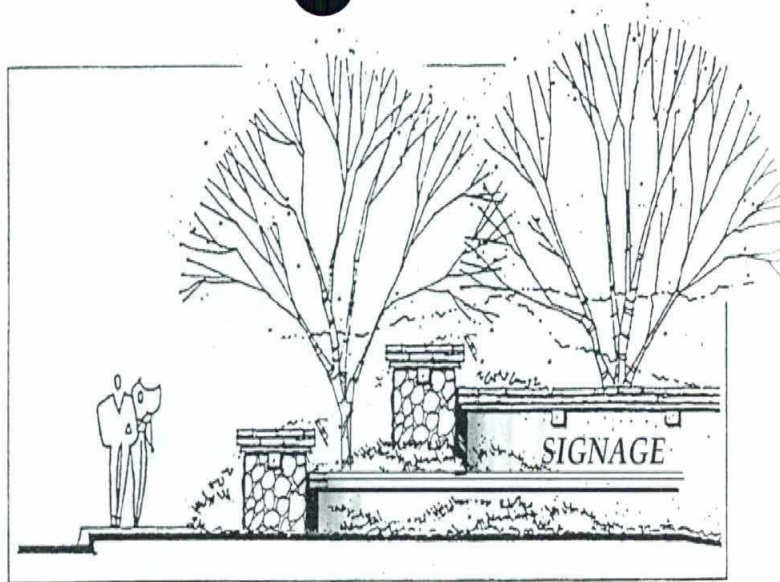


**FIRE PROTECTION PLAN**



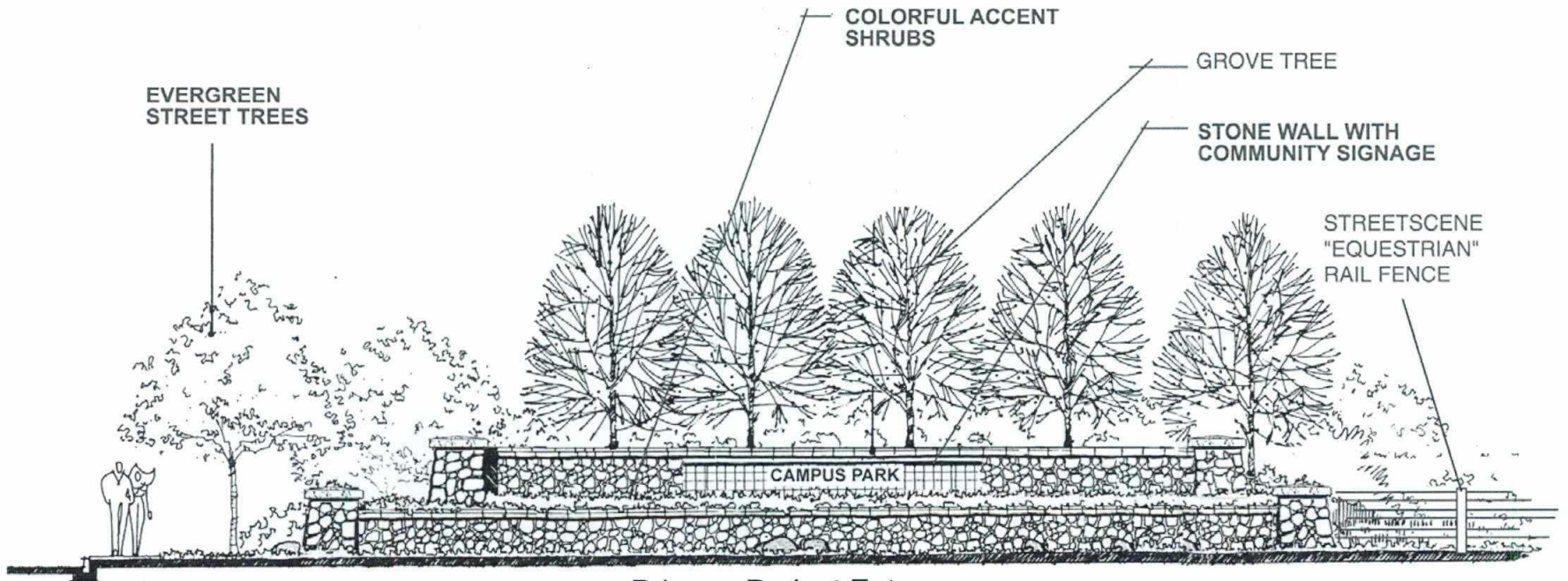
Source:  
Meadowood Specific Plan

PRIMARY CAMPUS PARK ENTRY (SHARED W/ MEADOWOOD)



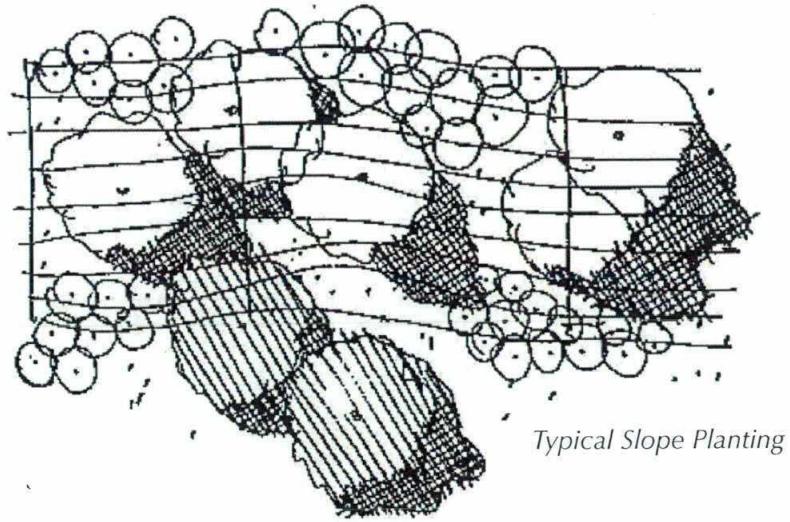
Planning Area / Gateway Entry

Note: This concept plan for illustration purposes only. Actual site development may vary from concepts depicted on this exhibit.



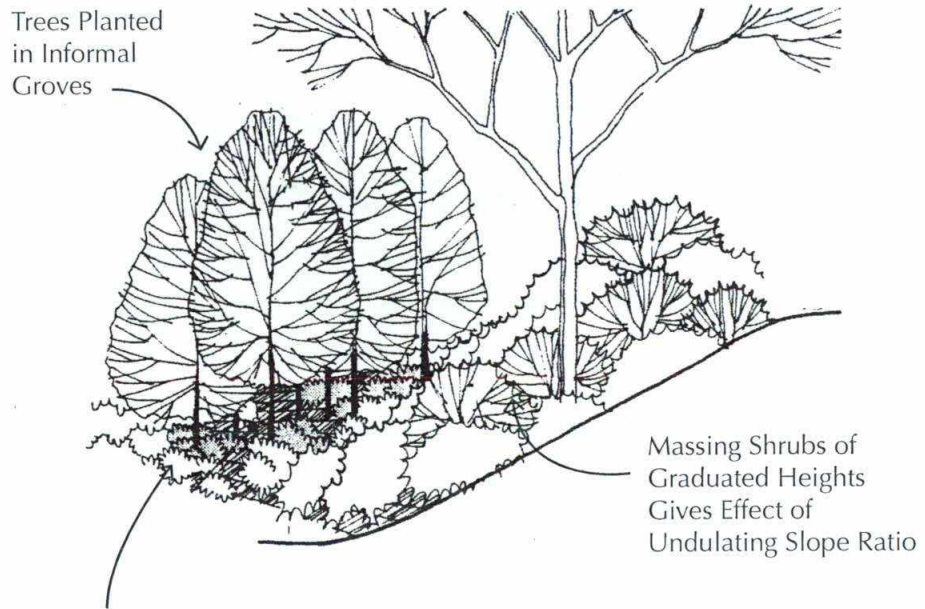
Primary Project Entry

ENTRY MONUMENTS



*Typical Slope Planting*

Continue Shrubs and Groundcover  
Beyond the Limits of Slope  
Where Possible to Soften Edges



Low Shrubs and Groundcover  
Planted Amongst Trees -  
Simulates Swale Area

## 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.

STEWART CANYON ROAD

PANKEY ROAD

HWY 395

INTERSTATE 15

HWY 395

PALA MESA DRIVE

PANKEY ROAD

NAP PROPOSED CAMPUS PARK WEST TM 5424

PALA ROAD (SR-76)

PANKEY ROAD

OS-3

R-5

P-1

R-4

P-3

P-6

R-5

PO-1

PO-2

R-3

P-2

R-1

P-5

R-2

P-7

TC-1

MF-1

MF-2

HARVEST GLEN LANE

NAP PROPOSED PALOMAR COLLEGE

OS-5

OS-2

OS-7

OS-8

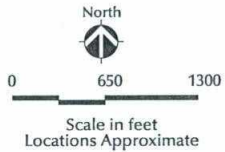
OS-4

P-4

I-1

### LEGEND

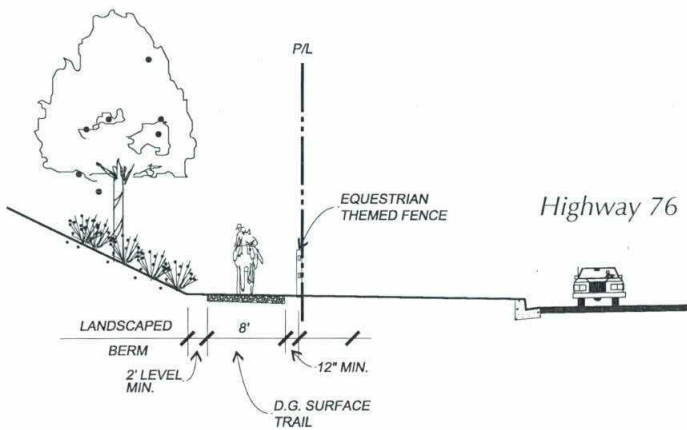
- VILLAGE MULTI-PURPOSE TRAIL (8' trail, equestrian use permitted)
- MULTI-PURPOSE TRAIL (off site) (6' trail, equestrian use permitted)
- VILLAGE PROMENADE (8' trail, equestrian use permitted)
- VILLAGE PATHWAY (conc. walkway w/in expanded parkway)
- NATURE (AND FEEDER) TRAILS (equestrian use permitted on nature trails)
- HIGHWAY 76 PATHWAY
- OPEN SPACE PRESERVE
- PARK SITES & ACTIVE SPORTS COMPLEX
- COMMON AREA OPEN SPACE, SLOPES, BRUSH MANAGEMENT AREAS
- TRAIL STAGING AREA
- EQUESTRIAN CROSSING SIGN



Note: This concept plan for illustration purposes only. Actual site development may vary from concepts depicted on this exhibit.

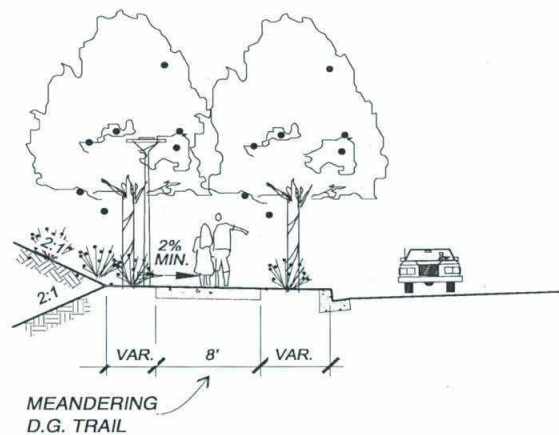
## OPEN SPACE, PARKS & TRAILS PLAN

CAMPUS PARK SPECIFIC PLAN AMENDMENT & GENERAL PLAN AMENDMENT REPORT



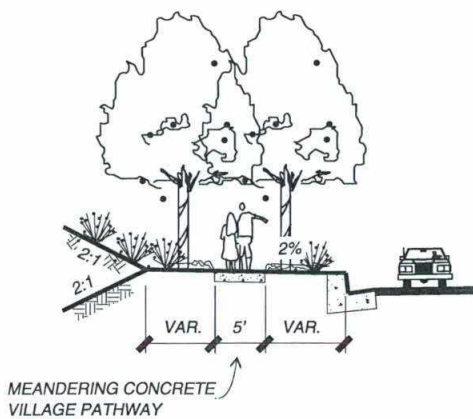
VILLAGE MULTI-PURPOSE TRAIL/  
HIGHWAY 76 PATHWAY

NO SCALE



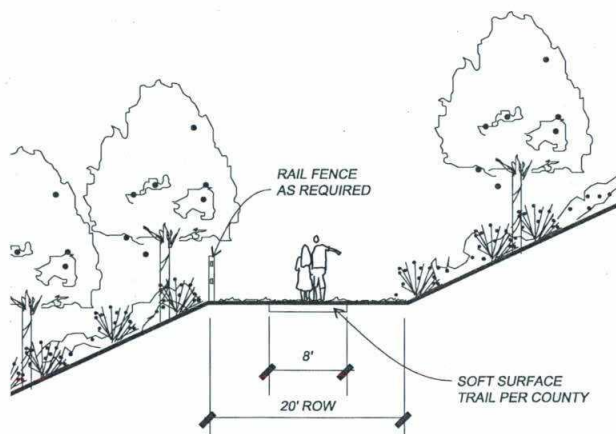
VILLAGE PROMENADE

NO SCALE



VILLAGE PATHWAY

NO SCALE

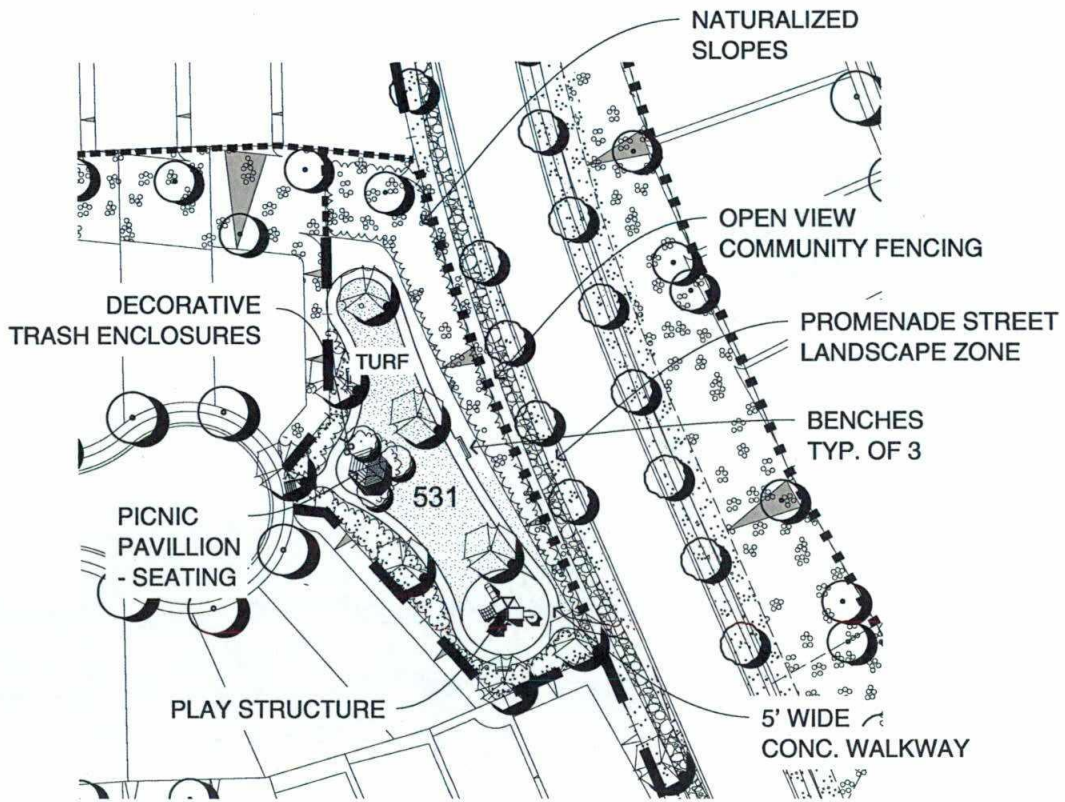
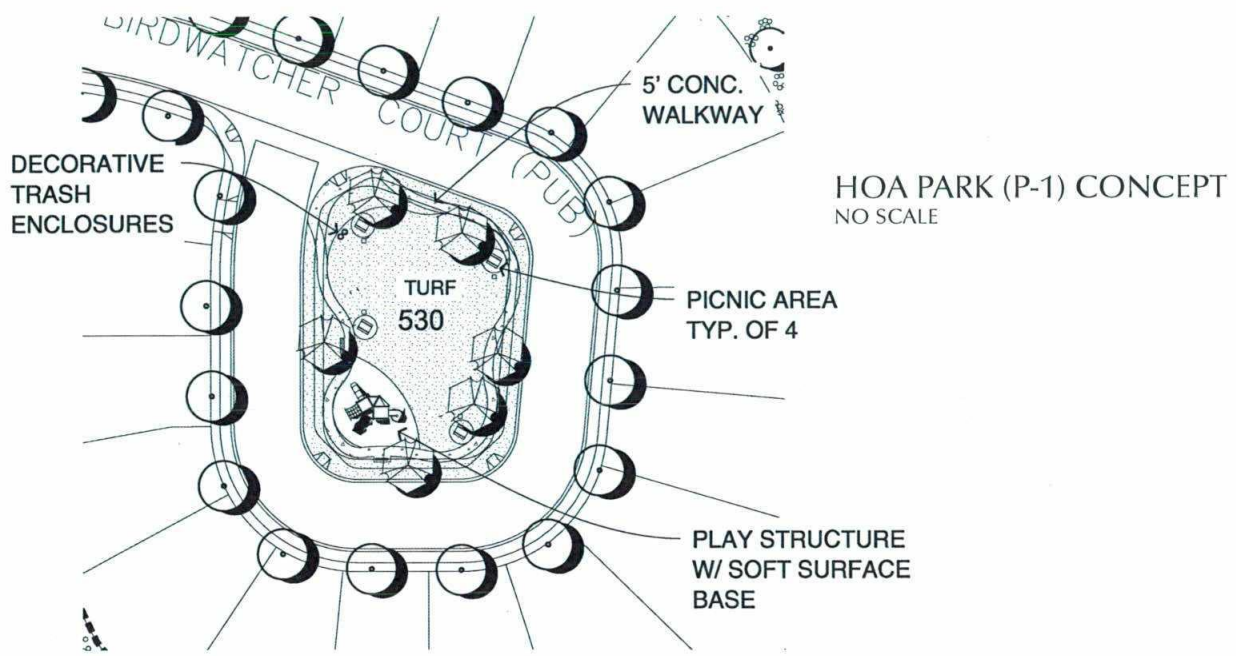


NATURE TRAIL

NO SCALE

\* MAY GO TO 4' WHERE TOPOGRAPHIC  
AND OR BIOLOGICAL CONSTRAINTS EXIST

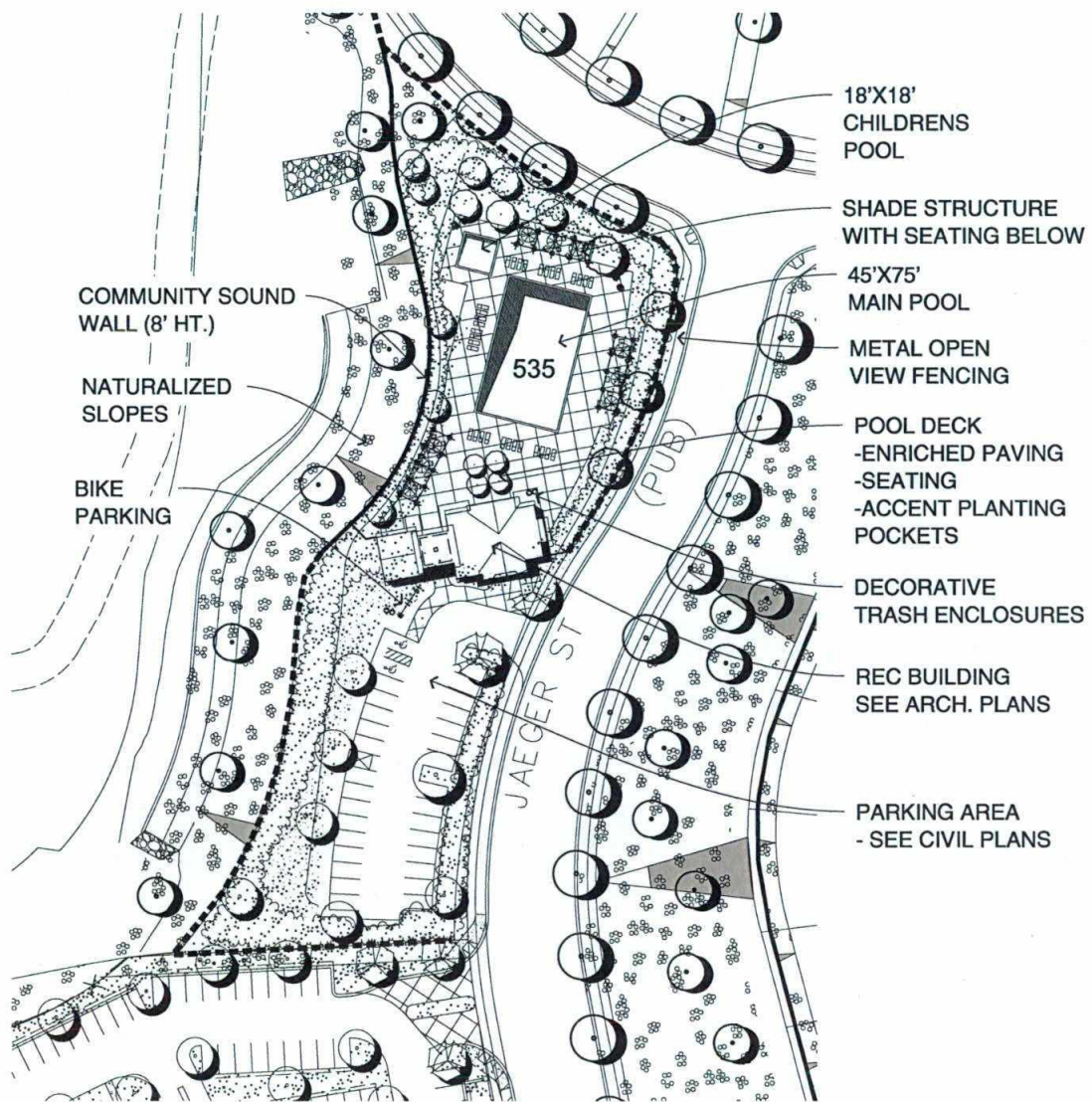
TRAIL CROSS SECTIONS



HOA PARK (P-2) CONCEPT  
NO SCALE

NOTE:  
SYNTHETIC TURF MAY BE USED AS A WATER CONSERVING MEASURE IF RECLAIMED WATER IS NOT AVAILABLE.

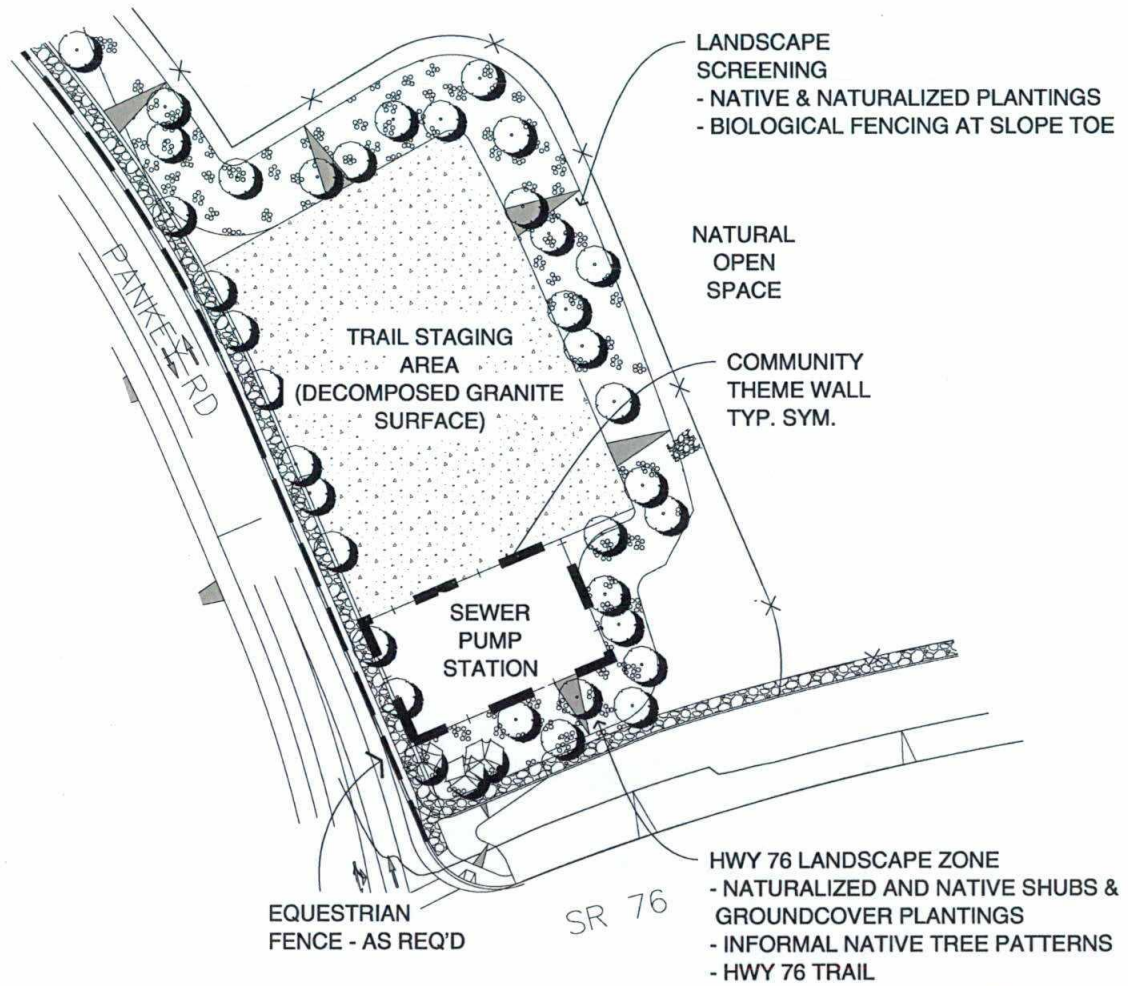
HOA PARK (P1 & P-2) CONCEPTS



NOTE:  
SYNTHETIC TURF MAY BE USED AS A WATER  
CONSERVING MEASURE IF RECLAIMED WATER  
IS NOT AVAILABLE.

## HOA COMMUNITY RECREATION CENTER (P-3) CONCEPT

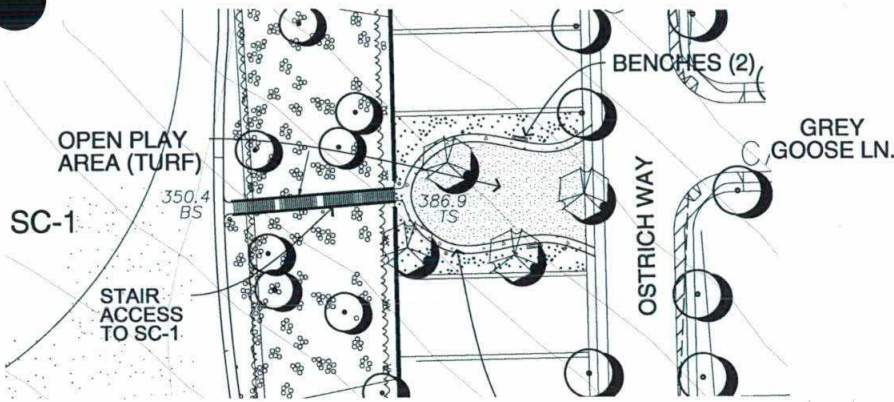
CAMPUS PARK SPECIFIC PLAN AMENDMENT & GENERAL PLAN AMENDMENT REPORT



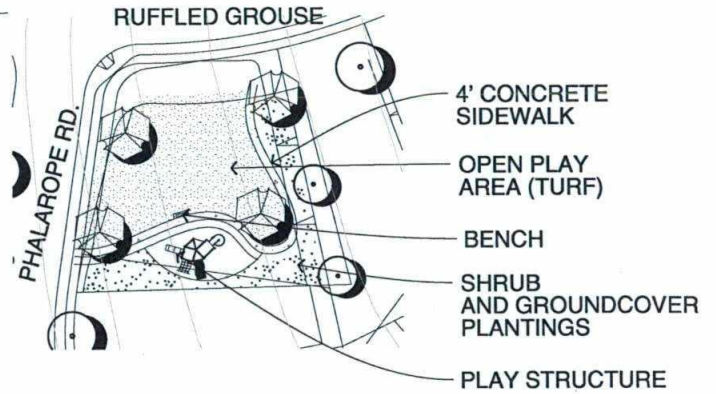
**P-4**

**TRAIL STAGING AREA (P-4) CONCEPT**

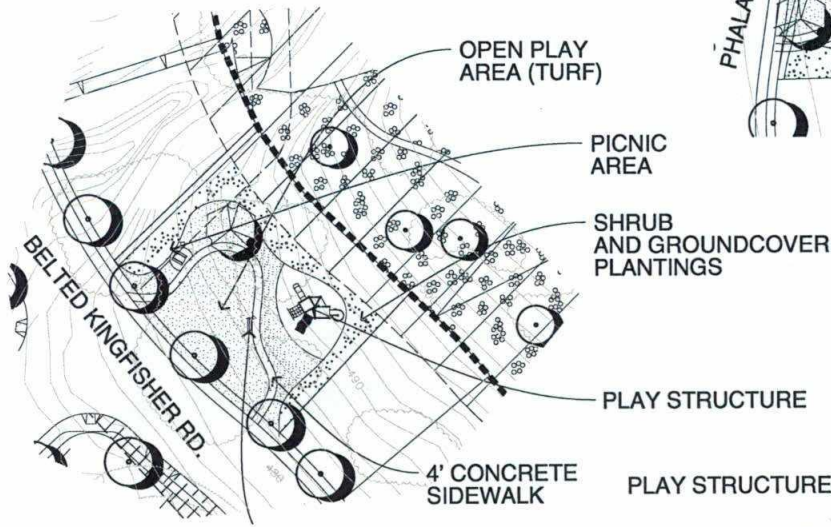
P-5



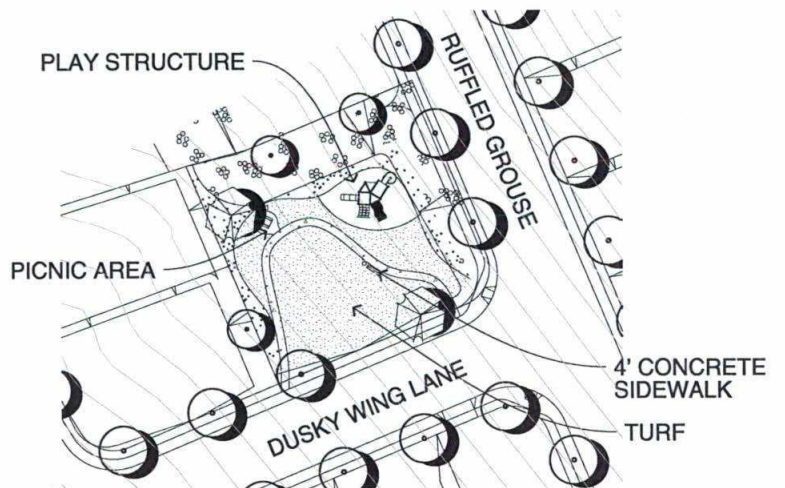
P-7



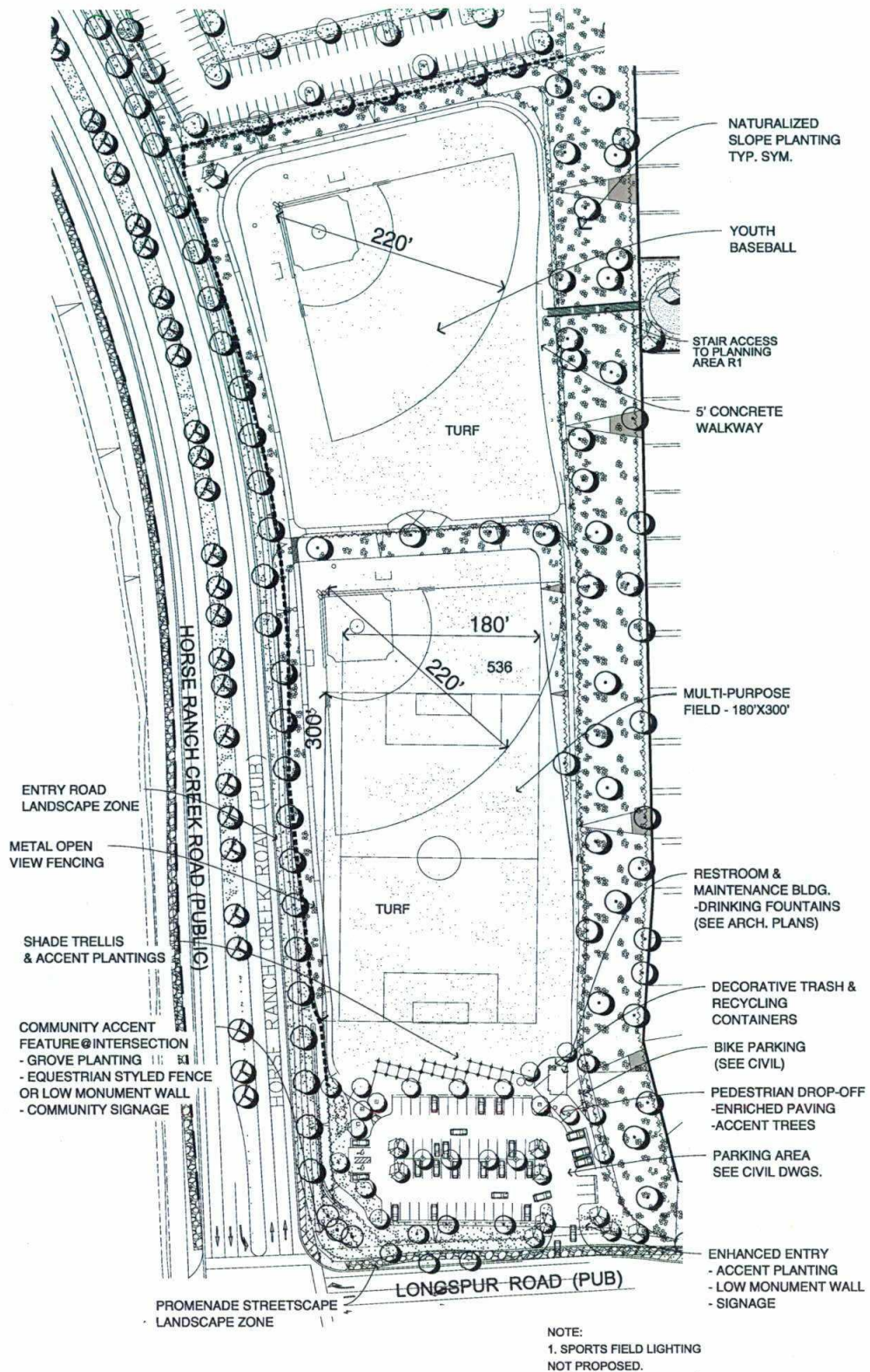
P-6



P-8



HOA PARK (P5 - P8) CONCEPTS



ENTRY ROAD LANDSCAPE ZONE

METAL OPEN VIEW FENCING

SHADE TRELLIS & ACCENT PLANTINGS

COMMUNITY ACCENT FEATURE @ INTERSECTION  
 - GROVE PLANTING  
 - EQUESTRIAN STYLED FENCE OR LOW MONUMENT WALL  
 - COMMUNITY SIGNAGE

PROMENADE STREETSCAPE LANDSCAPE ZONE

NATURALIZED SLOPE PLANTING TYP. SYM.

YOUTH BASEBALL

STAIR ACCESS TO PLANNING AREA R1

5' CONCRETE WALKWAY

MULTI-PURPOSE FIELD - 180'X300'

RESTROOM & MAINTENANCE BLDG.  
 - DRINKING FOUNTAINS (SEE ARCH. PLANS)

DECORATIVE TRASH & RECYCLING CONTAINERS

BIKE PARKING (SEE CIVIL)

PEDESTRIAN DROP-OFF  
 - ENRICHED PAVING  
 - ACCENT TREES

PARKING AREA  
 SEE CIVIL DWGS.

ENHANCED ENTRY  
 - ACCENT PLANTING  
 - LOW MONUMENT WALL  
 - SIGNAGE

NOTE:  
 1. SPORTS FIELD LIGHTING NOT PROPOSED.

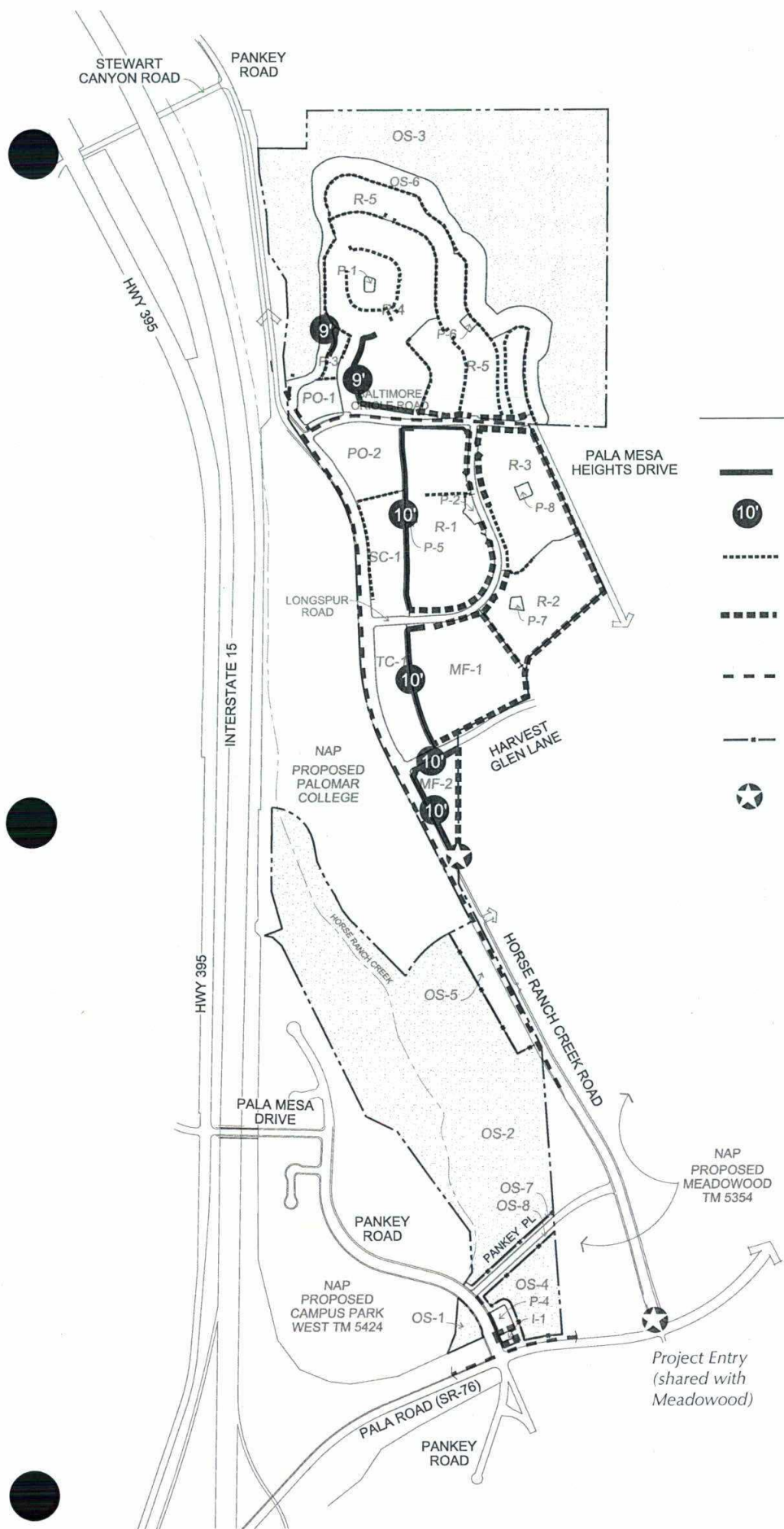
NOTE:  
 SYNTHETIC TURF MAY BE USED AS A WATER CONSERVING MEASURE IF RECLAIMED WATER IS NOT AVAILABLE.

ACTIVE SPORTS PARK (SC-1) CONCEPT

### ***G. Wall and Fence Concepts***

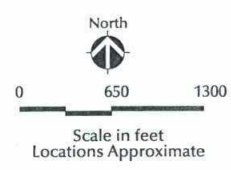
A comprehensive system of walls and fences is planned for Campus Park as illustrated in Figure 38, Walls and Fencing Plan. These walls and fences are designed using traditional materials, such as stone and wood that compliment the natural and rural landscape while reflecting the community enhancements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



**LEGEND**

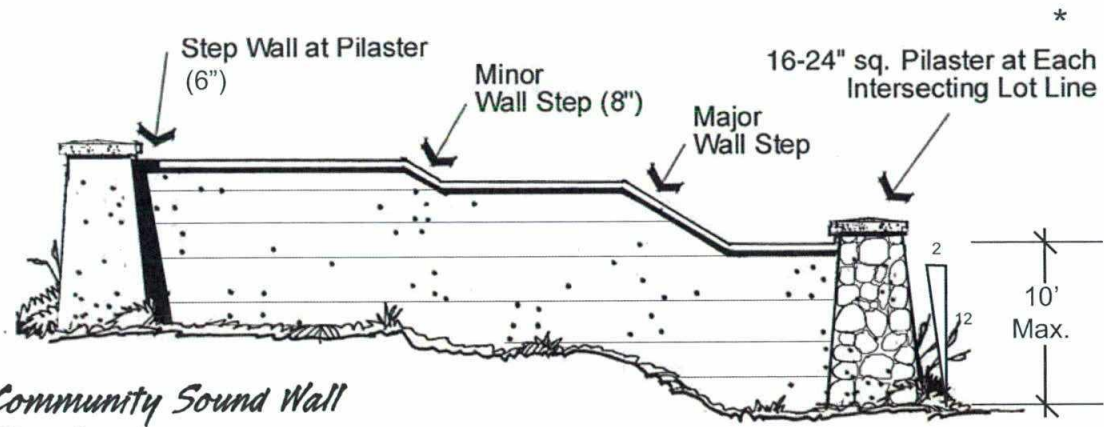
- COMMUNITY SOUND WALL AS REQUIRED - Wall Height 10' Maximum
- MINIMUM NOISE BARRIER HEIGHT (FT.)
- OPEN THEME VIEW BARRIER
- COMMUNITY THEME WALL
- "EQUESTRIAN" THEME FENCE
- BIOLOGICAL FENCING
- PROJECT ENTRY MONUMENTS



Note: This concept plan for illustration purposes only. Actual site development may vary from concepts depicted on this exhibit.

Project Entry (shared with Meadowood)

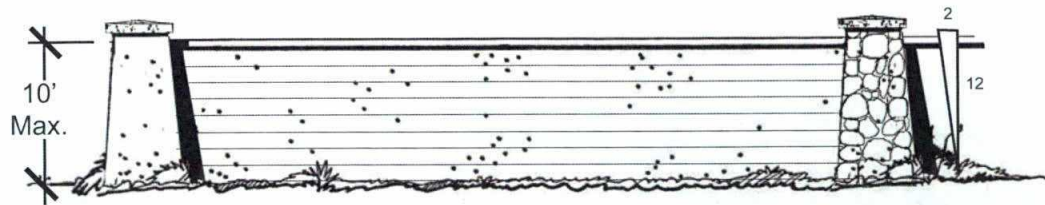
**WALLS & FENCING PLAN**



**Community Sound Wall**

*Slope Condition* - no scale

Note:  
Pilasters Visible from the Street are covered in Stone Veneer

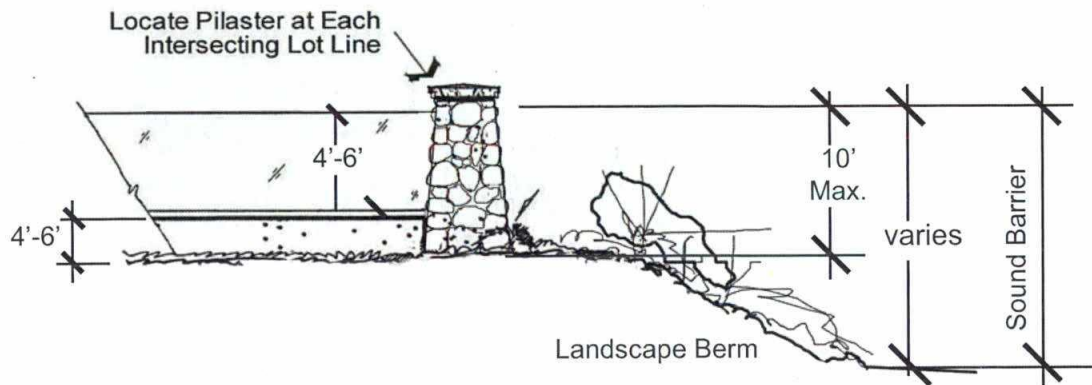


**Community Sound Wall** - no scale

Split-faced concrete block or stucco, both sides with split-faced concrete block pilaster with beveled concrete cap

Located Pilaster at Each Intersecting Lot Line and/or 40' o.c.

Note:  
Pilasters Visible from the Street are covered in Stone Veneer

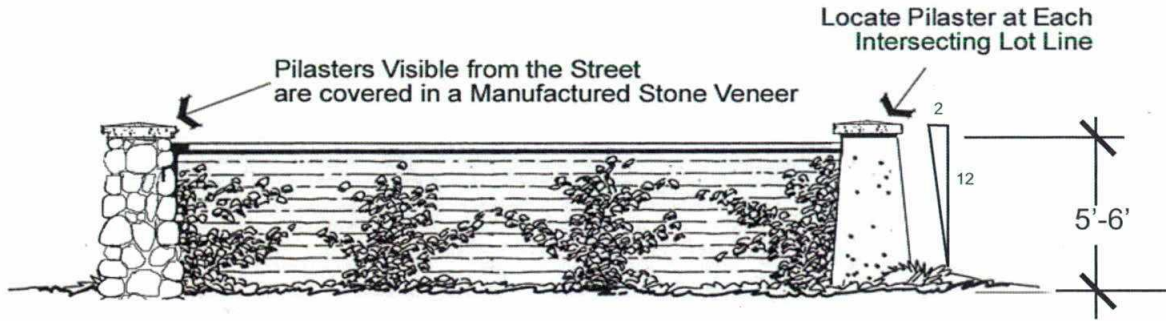


**Community Open View Sound Barrier** - no scale

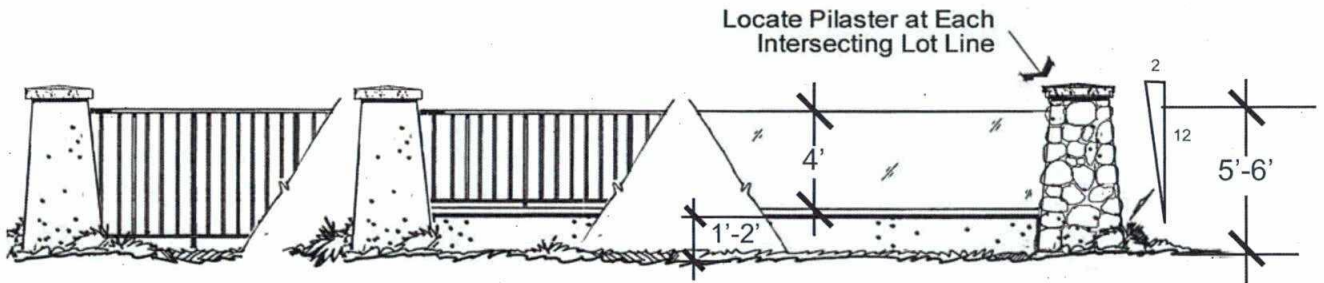
Clear non-glare "Lexon" type panel with stucco or stone veneer pilaster and split-faced block low wall, both sides.

Note: This concept plan for illustration purposes only. Actual site development may vary from concepts depicted on this exhibit.

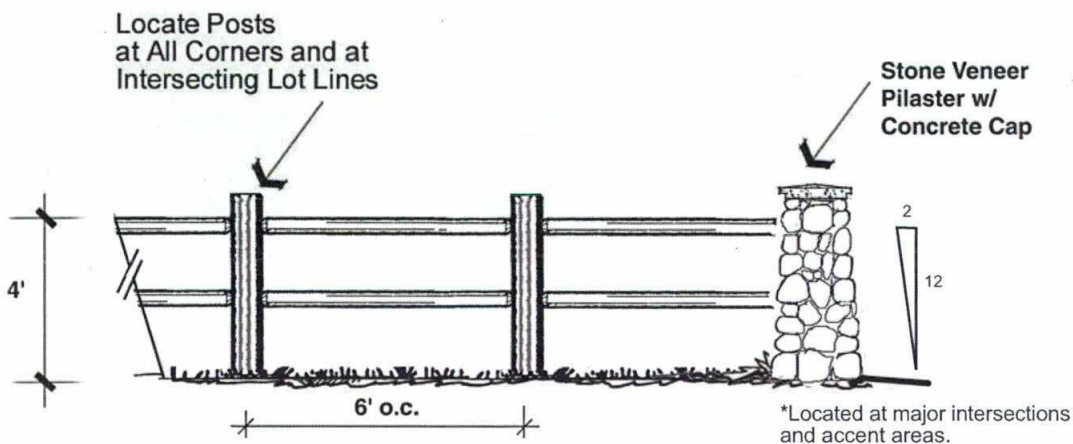
**COMMUNITY SOUND WALLS/BARRIERS**



**Community Theme Wall** - no scale  
 Split-faced concrete block, both sides, street side can be used as a vegetative anchor. Stone veneer or stucco pilaster with beveled concrete cap



**Open Theme View Barrier** - no scale  
 Wrought iron fence, or clear non-glare "Lexon" type panel with stucco or stone veneer pilaster and split-faced block low wall, both sides.



**Rural "Equestrian Style" Theme Fence** - no scale  
 Wood or approved alternative material

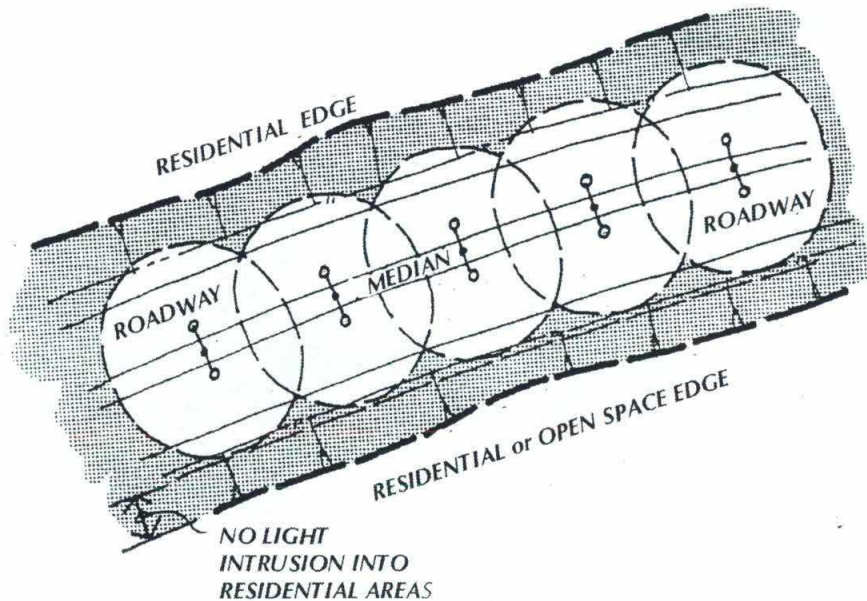
Note: This concept plan for illustration purposes only. Actual site development may vary from concepts depicted on this exhibit.

## 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:***

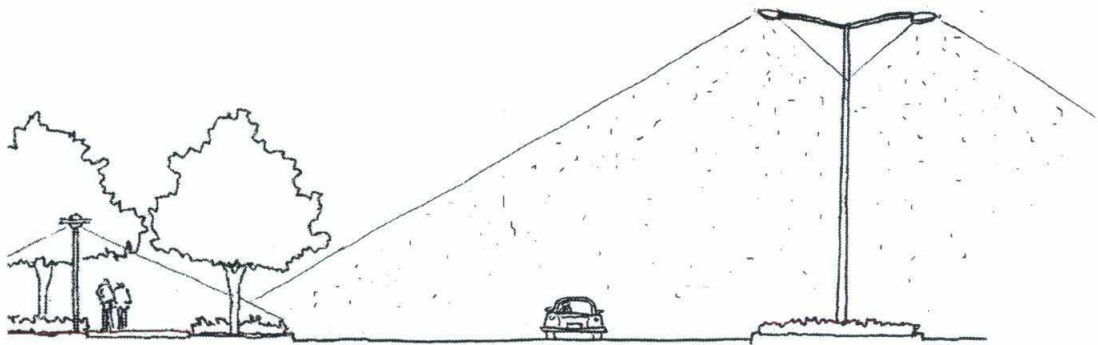
Cut-off feature for glare control for both lights.

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:**

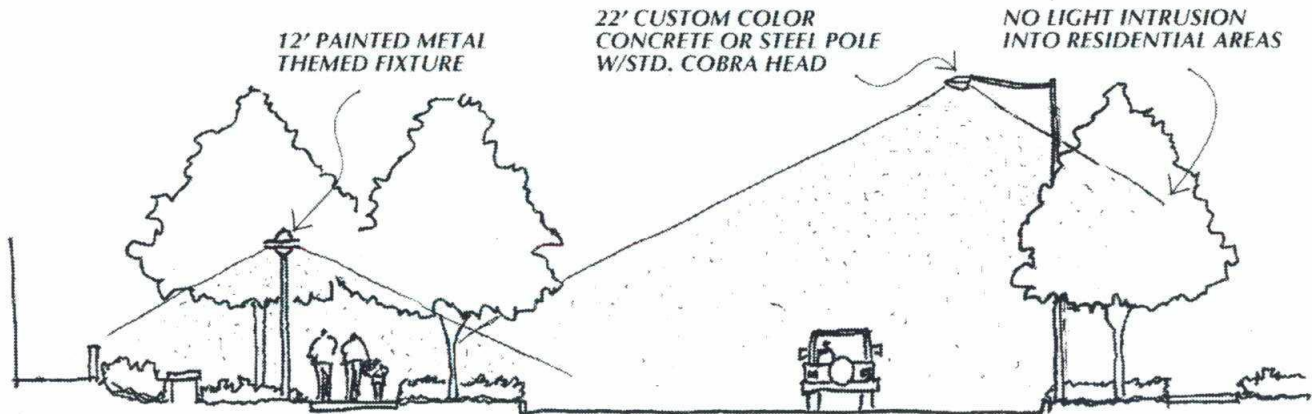
Cut-off feature for glare control for both lights.

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:**

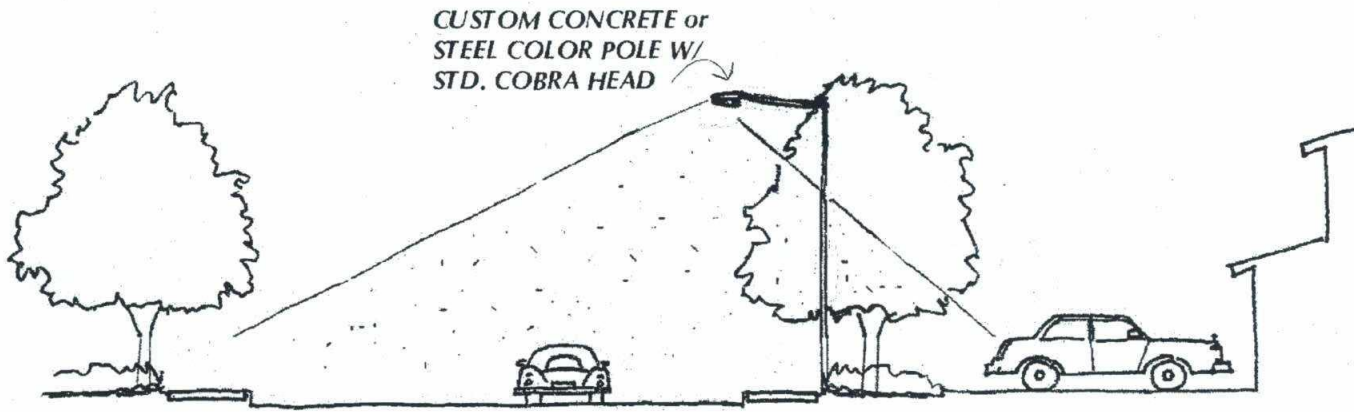
Pre-cast custom color concrete or steel, approximately 22 feet tall.

**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)

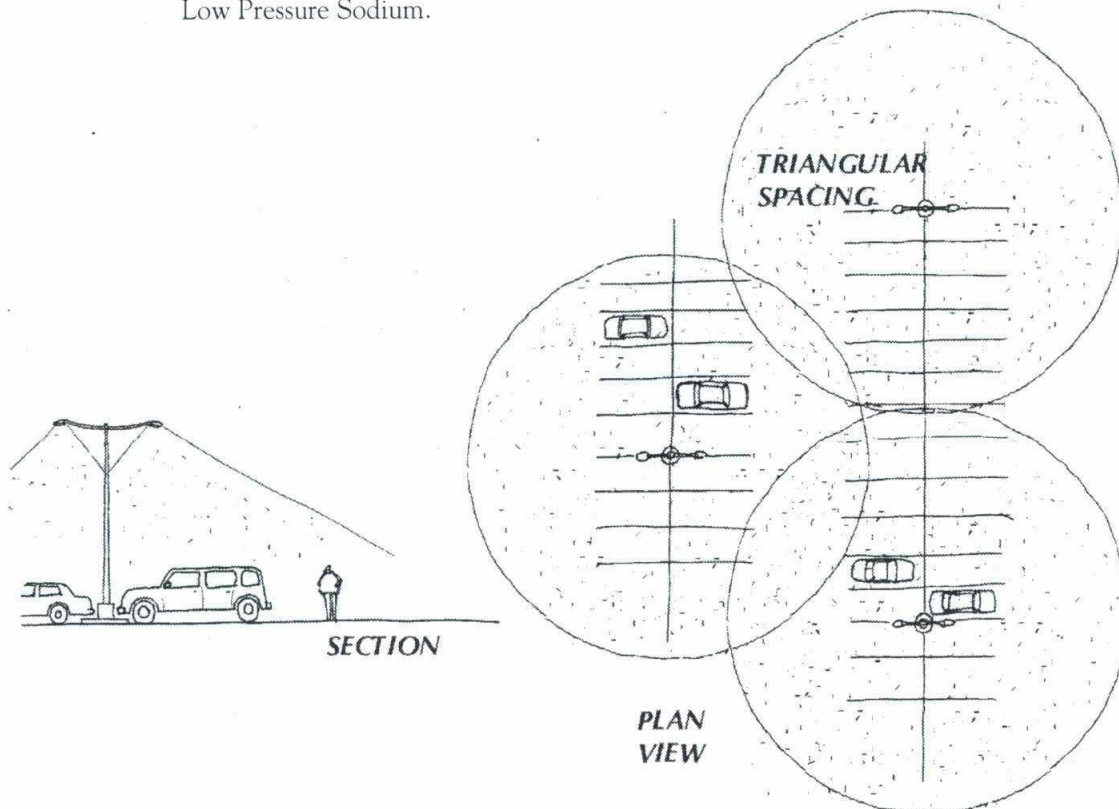
Painted metal, 15 feet tall, triangularly spaced (residential areas)

**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**

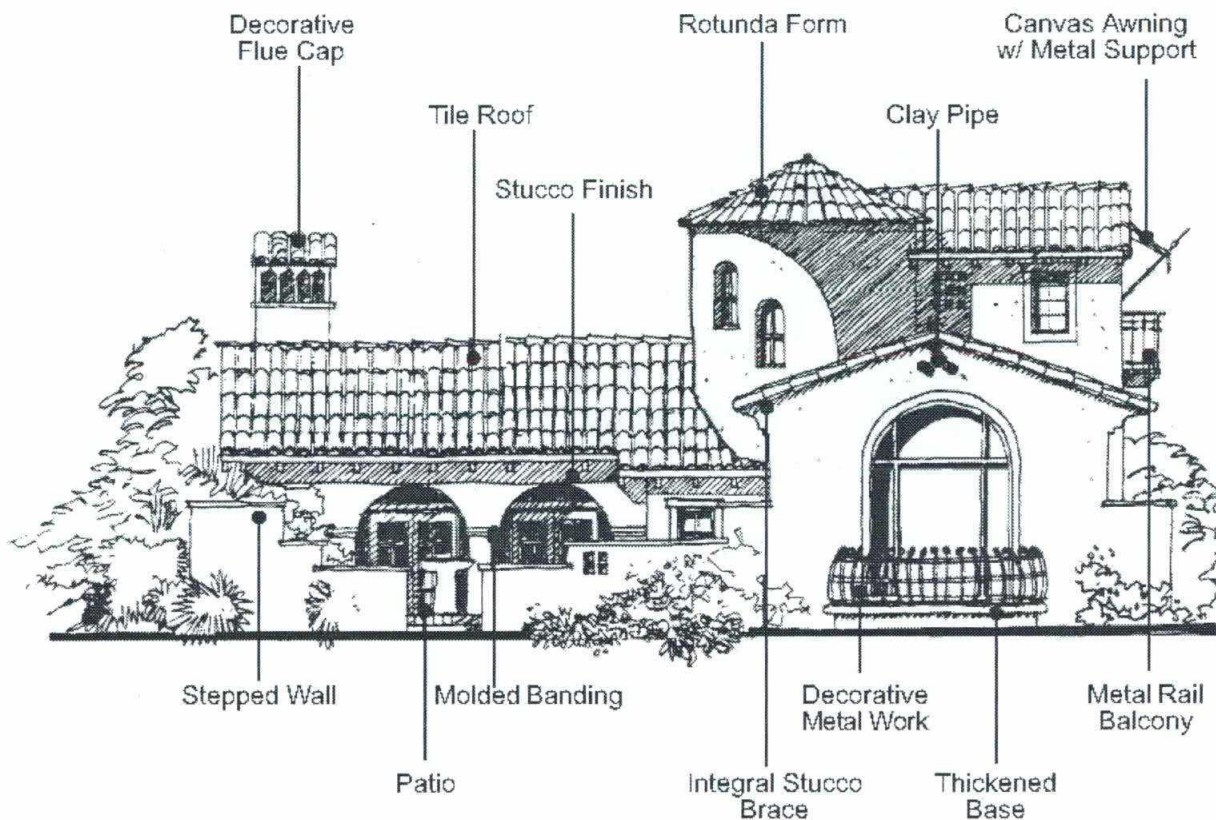
Specific building architectural styles are not mandated but should be complementary to the Campus Park theme established for the common use and commercial areas of the Project. Some residential architectural styles, Spanish Colonial, Spanish Mission, Monterey, Craftsman and Prairie, have been selected 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:

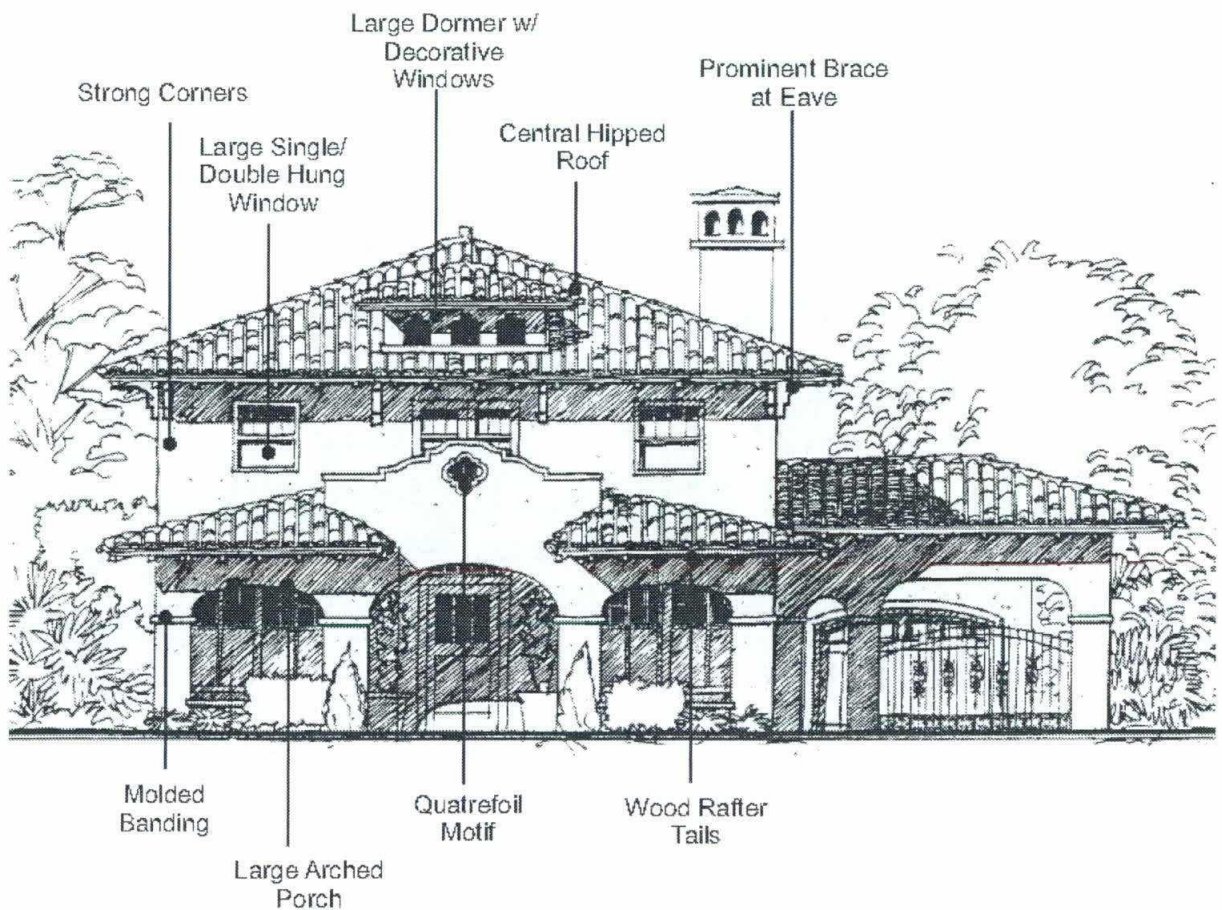
- Courtyard patio entries.
- Porches supported by arched forms.
- Front facing windows, often one large
- Arched window



**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:

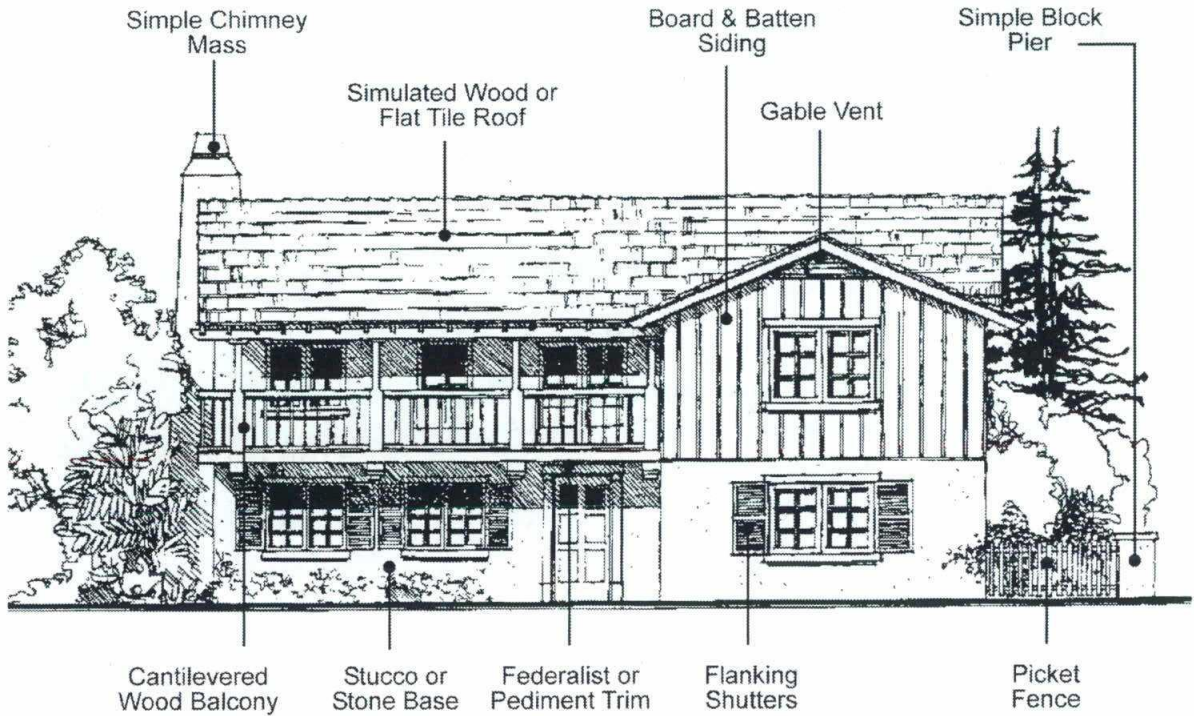
- Courtyard patio entries.
- Porches supported by arched forms.
- Front facing windows, often one large arched window.



**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:

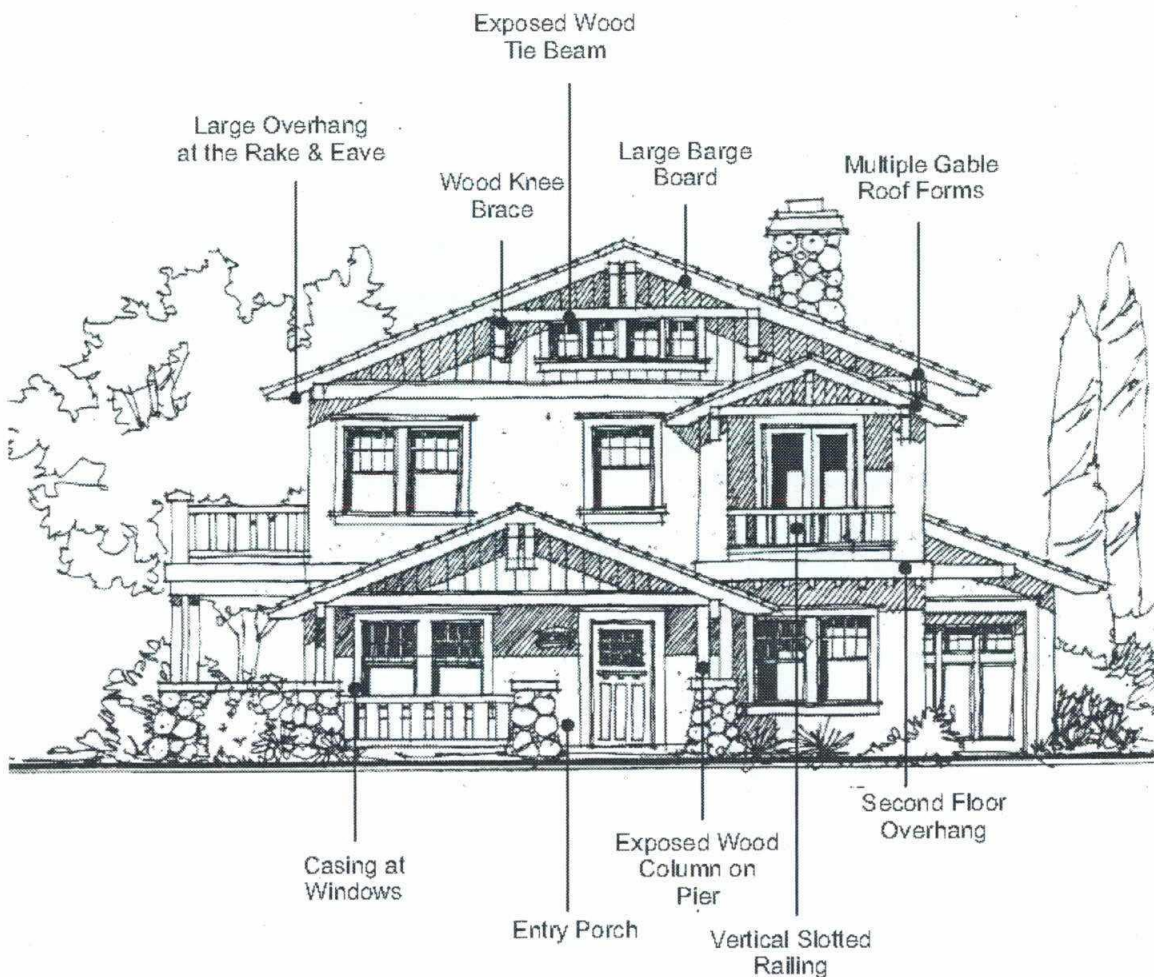
- Second story balcony or porch.
- Front facing windows.



**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:

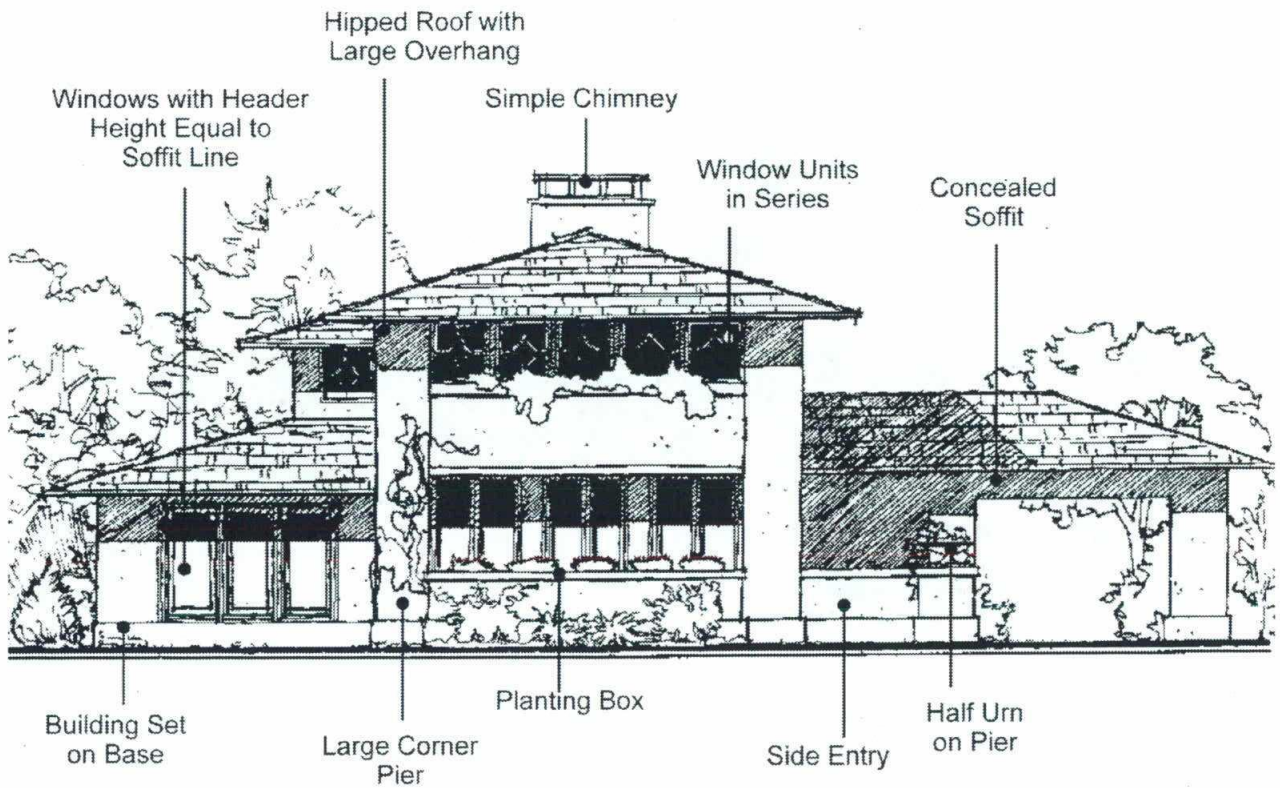
- Street-facing porches or entry patios.
- Street-facing windows and doors.
- Pergolas or porte-cocheres.



**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***

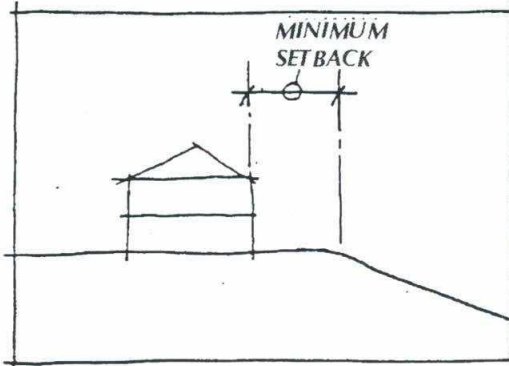
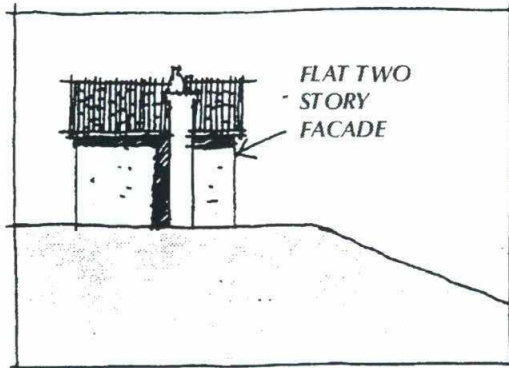
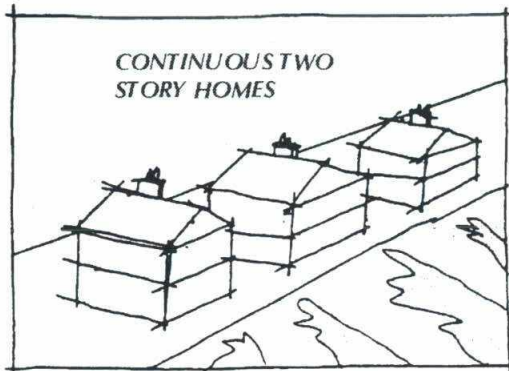
Appropriate site planning and building plotting are fundamental to creating a pedestrian-oriented neighborhood. Variety is the key to creating a vibrant neighborhood and promoting individual residential identity. Site planning and building plotting in single-family residential neighborhoods should be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

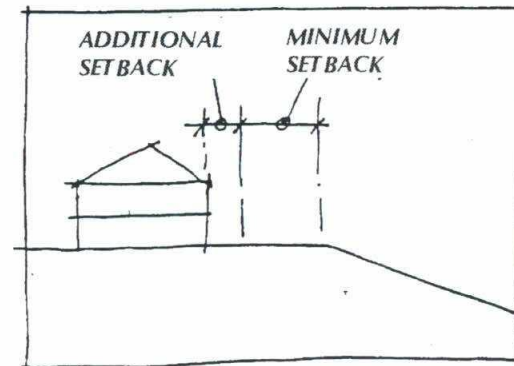
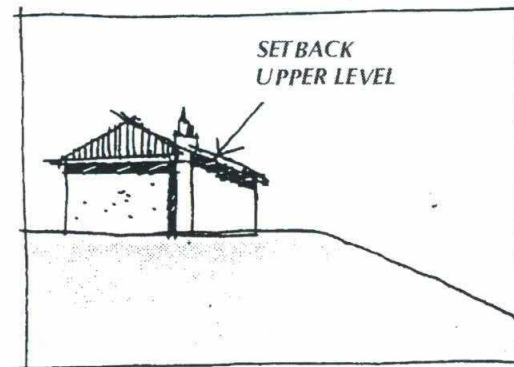
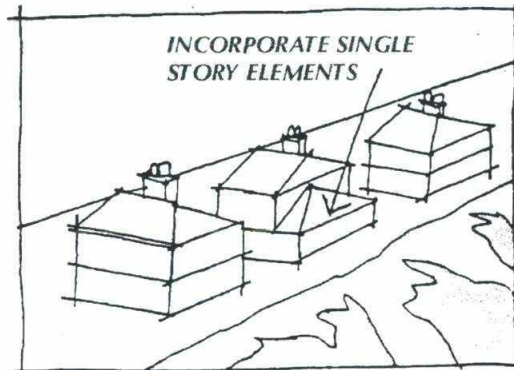
- Housing plans used on corner lots shall provide for architectural features, such as porches or entry trellises to wrap around the street-facing corner.
- Production wall fencing shall be integrated into the design of corner lots to provide for reduced wall length and other enhancements to side yards.
- 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**



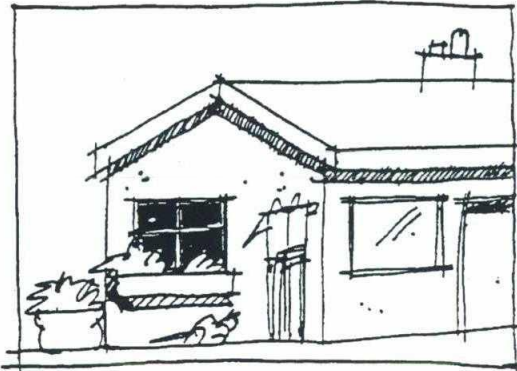
***E. Facade Elements***

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:

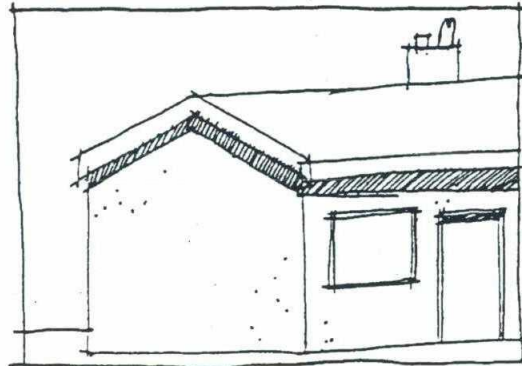
- Undulating building mass and roof planes.
- Vertical and horizontal stepped massing.
- Visually minimized garages.
- Entry features such as doors, windows, porches, patios, courtyards and trellises oriented towards the street and appropriate to the architectural style.
- Facades that visible from public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

THIS

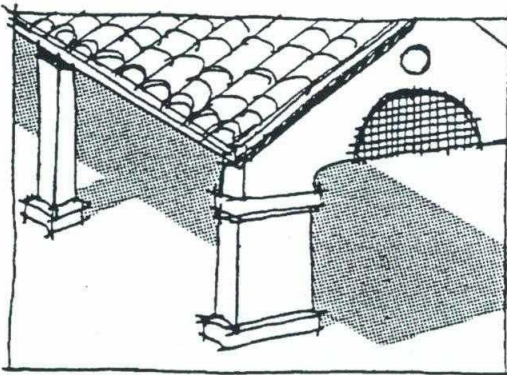
NOT THIS



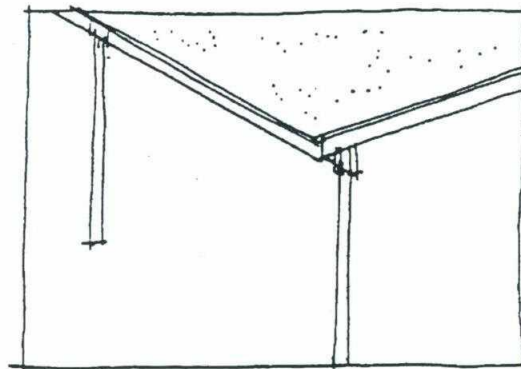
DO



AVOID BLANK FACADES



MAKE CARPORT  
match ARCHITECTURAL  
STYLE



DONT USE STEEL POLE  
and BEAM CONSTRUCTION  
as FINISHED PRODUCT



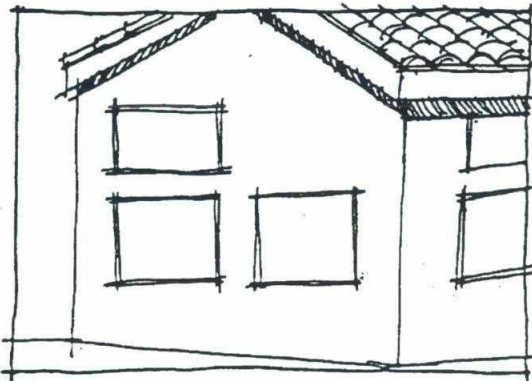
DO VARY ELEVATIONS



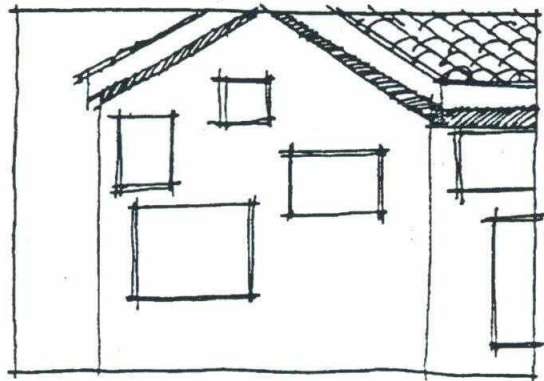
DON'T LET ELEVATIONS  
BECOME MONOTONOUS

THIS

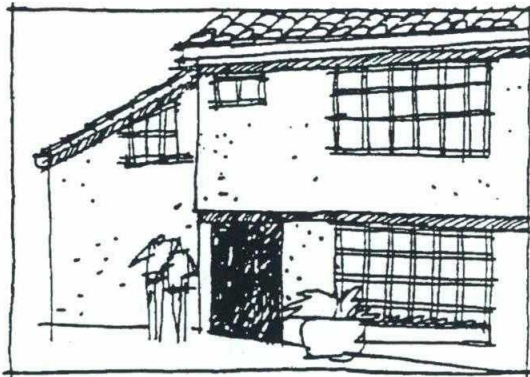
NOT THIS



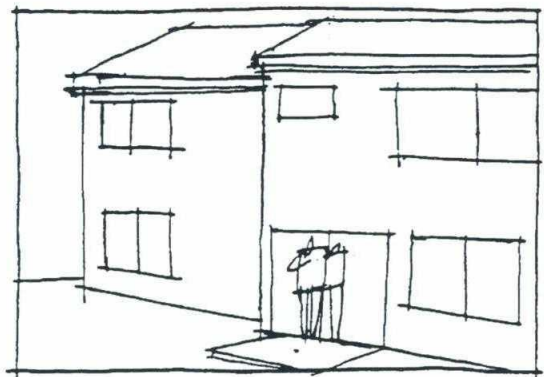
DO ALIGN WINDOWS



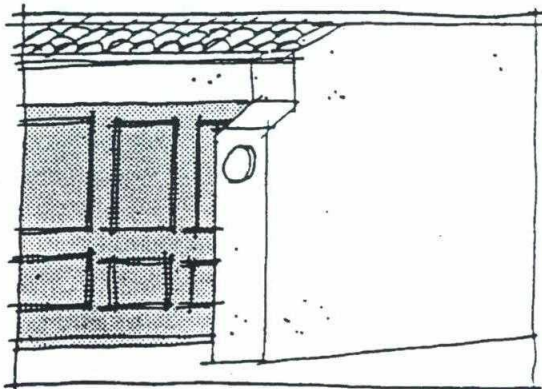
DON'T HAVE  
RANDOMLY  
PLACED WINDOWS



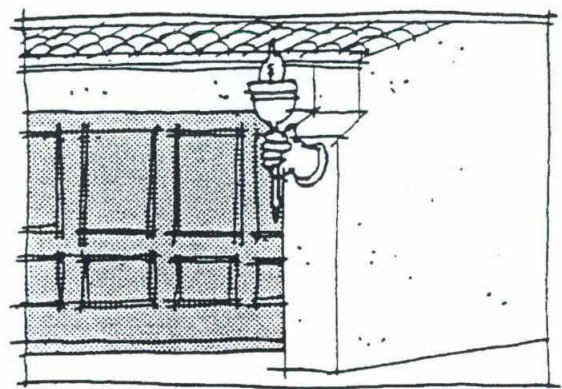
DO ADD INTEREST to  
REAR ELEVATIONS



DON'T



DO MAKE LIGHT FIXTURES  
MATCH ARCHITECTURE



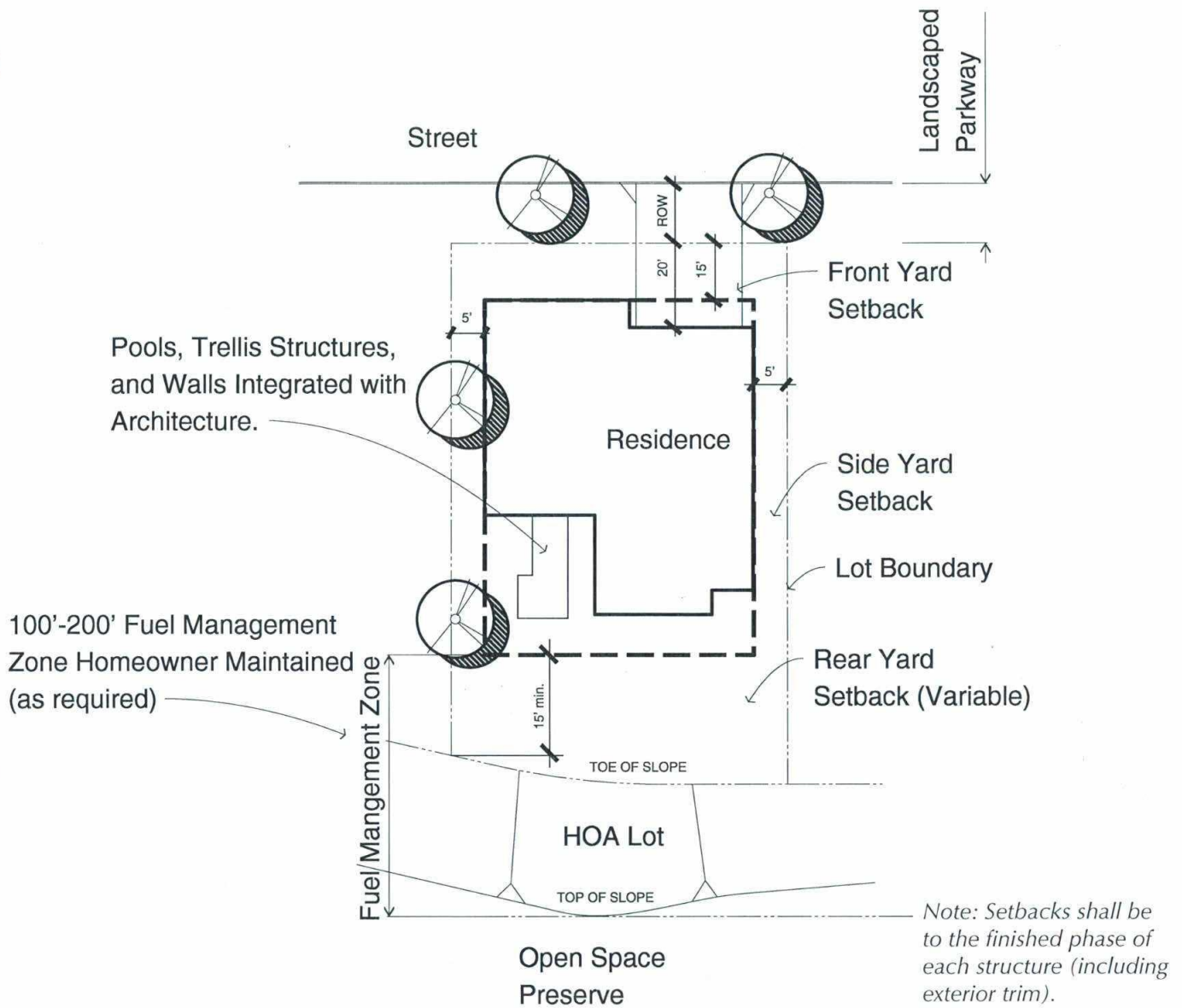
DON'T

#### ***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.

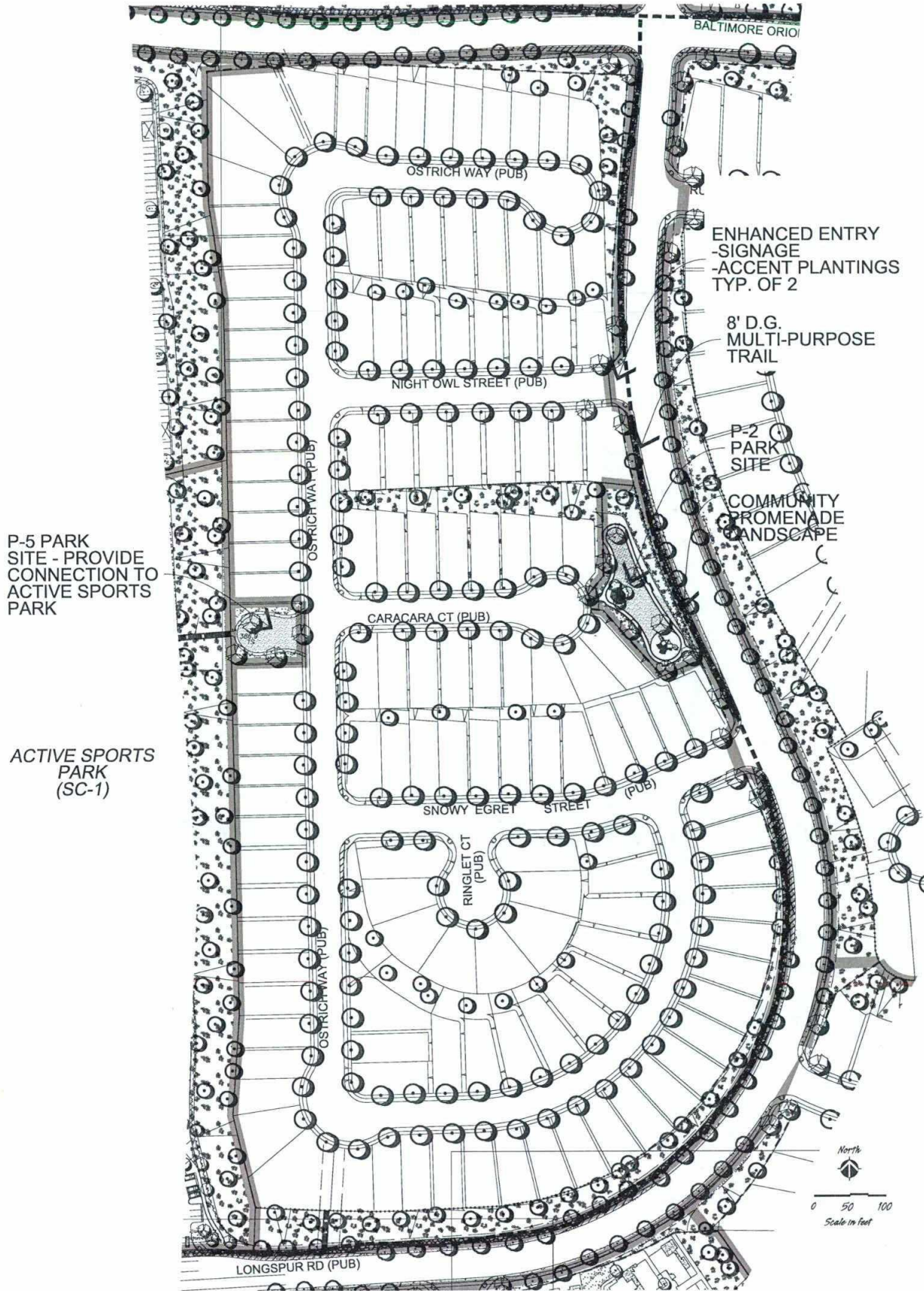
Typical single-family residential setbacks are illustrated in Figure 41, Typical Minimum Residential Lot Configuration. Concept site plans and architecture for the single-family neighborhoods of Campus Park are illustrated in Figures 42 through 49.



**TYPICAL MINIMUM LOT SETBACKS:**

GARAGE DOOR:	20 FEET FROM PROPERTY LINE
FRONT YARD:	15 FEET FROM PROPERTY LINE
EXTERIOR SIDE YARD:	10 FEET FROM EDGE OF STREET RIGHT-OF-WAY
SIDE YARD:	5 FOOT SIDE YARD SETBACK
REAR YARD:	15 FEET FROM TOE OF SLOPE

**TYPICAL MINIMUM RESIDENTIAL LOT CONFIGURATION**



P-5 PARK SITE - PROVIDE CONNECTION TO ACTIVE SPORTS PARK

ACTIVE SPORTS PARK (SC-1)

ENHANCED ENTRY  
-SIGNAGE  
-ACCENT PLANTINGS  
TYP. OF 2

8' D.G.  
MULTI-PURPOSE  
TRAIL

P-2  
PARK  
SITE

COMMUNITY  
PROMENADE  
LANDSCAPE

North

0 50 100  
Scale in feet

## CONCEPT SITE PLAN - NEIGHBORHOOD R-1

CAMPUS PARK SPECIFIC PLAN AMENDMENT & GENERAL PLAN AMENDMENT REPORT

FIGURE 42



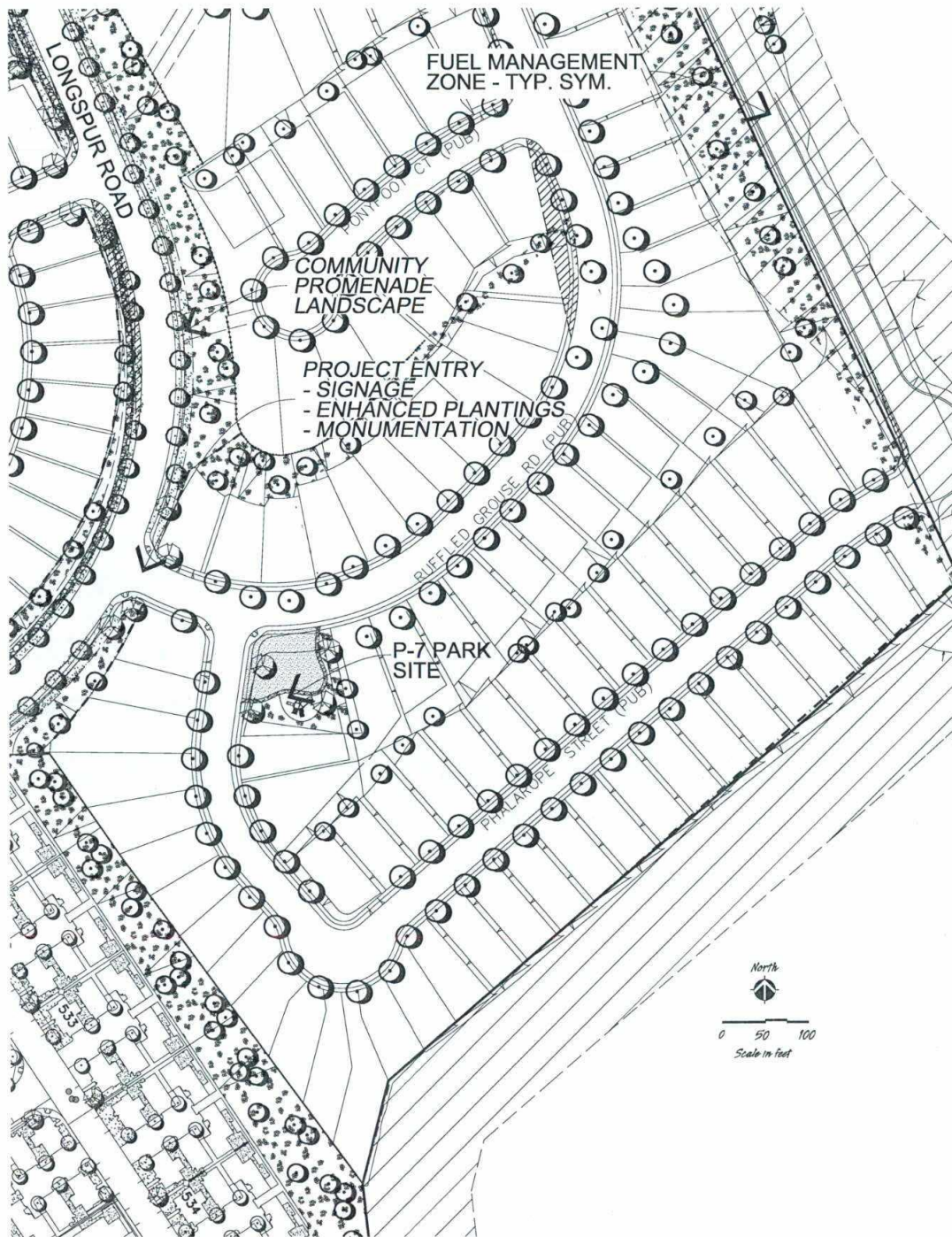
**RIGHT SIDE ELEVATION**

**REAR SIDE ELEVATION**



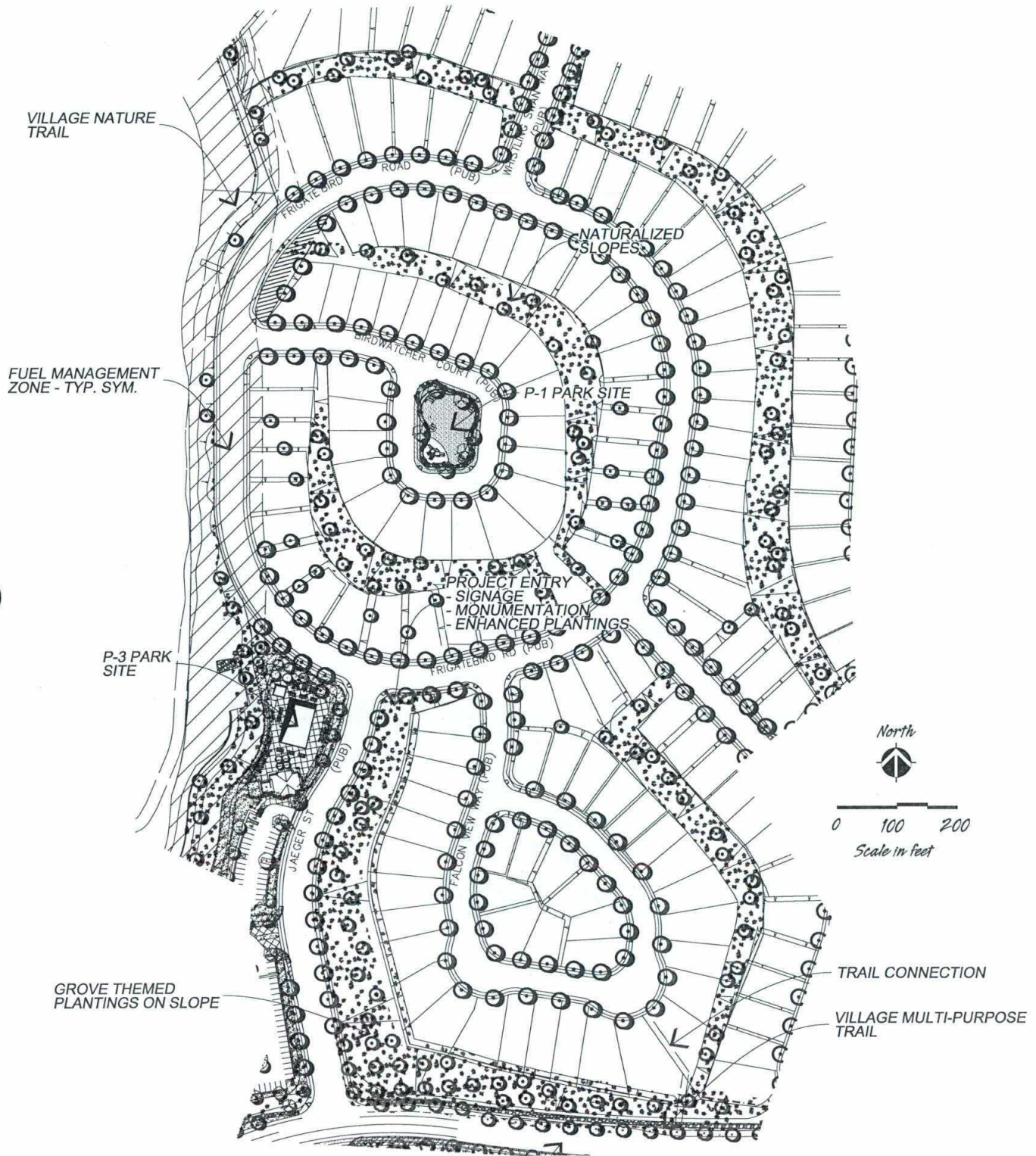
**LEFT SIDE ELEVATION**

**TYPICAL ARCHITECTURE - NEIGHBORHOOD R-1**



CONCEPT SITE PLAN - NEIGHBORHOOD R-2

CAMPUS PARK SPECIFIC PLAN AMENDMENT & GENERAL PLAN AMENDMENT REPORT



## CONCEPT SITE PLAN - NEIGHBORHOOD R-4

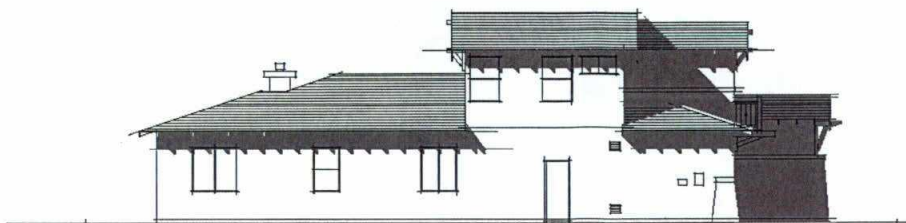
CAMPUS PARK SPECIFIC PLAN AMENDMENT & GENERAL PLAN AMENDMENT REPORT



**RIGHT SIDE ELEVATION**

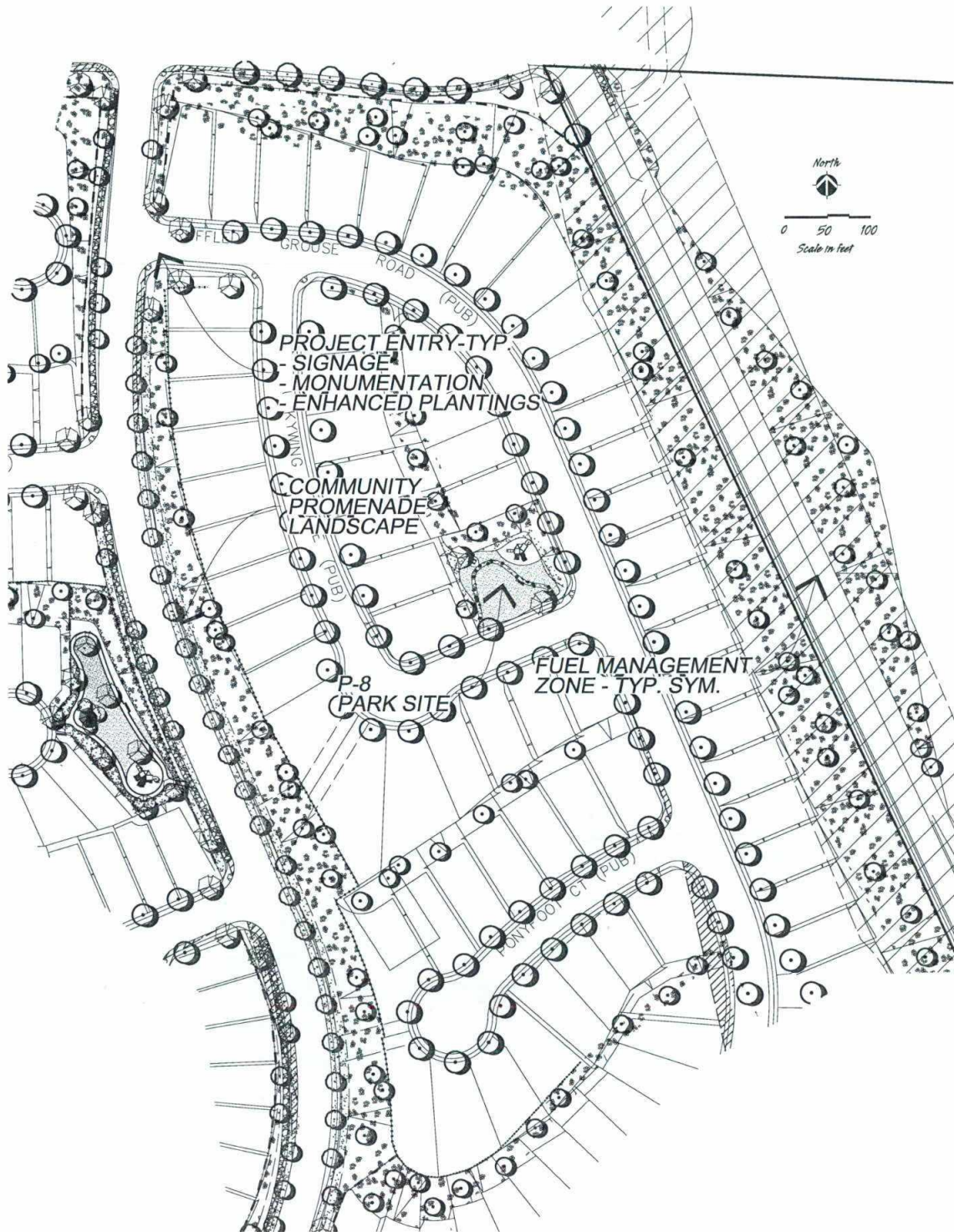


**REAR ELEVATION**



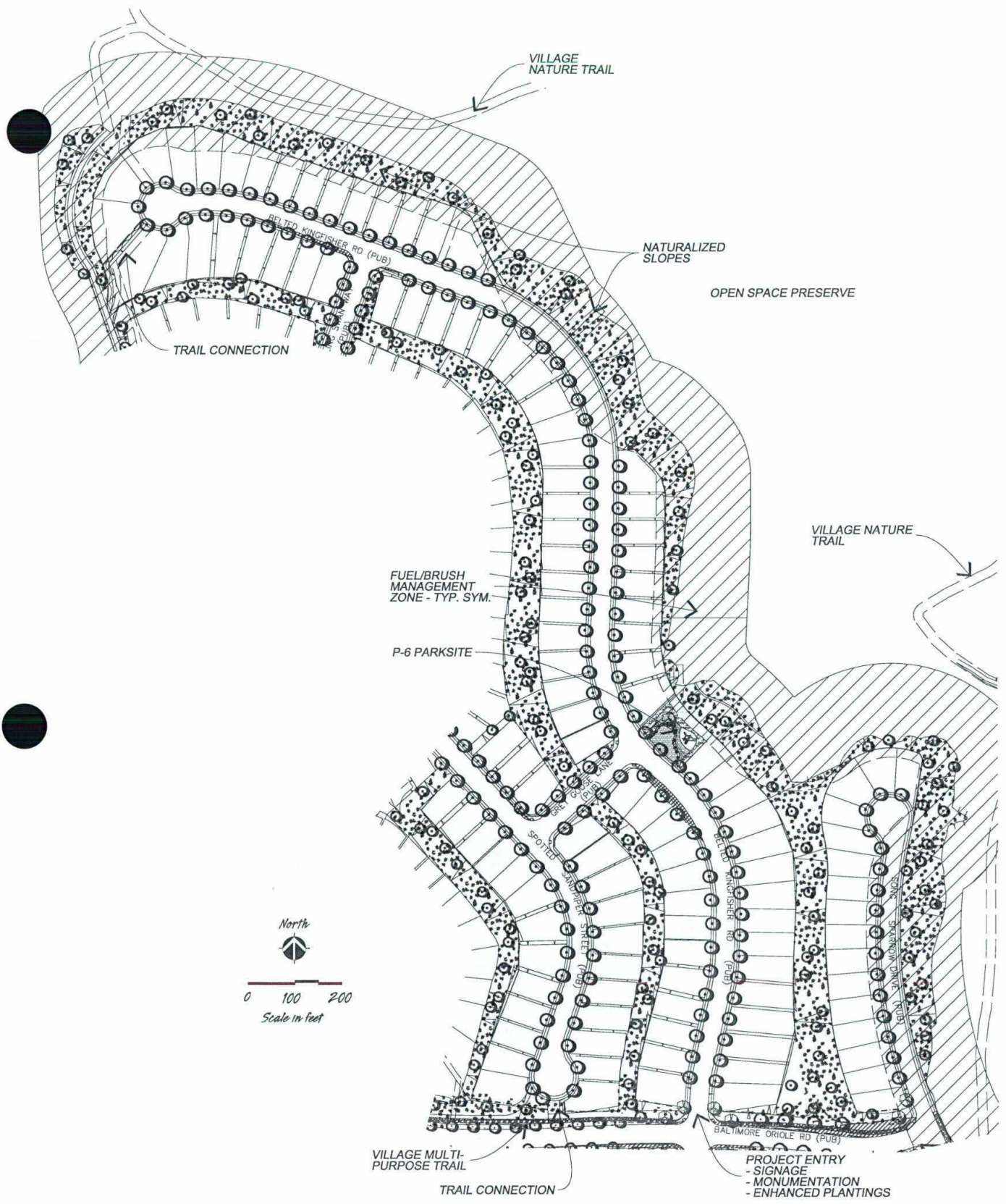
**LEFT SIDE ELEVATION**

**TYPICAL ARCHITECTURE R-2 & R-4**



CONCEPT SITE PLAN - NEIGHBORHOOD R-3

CAMPUS PARK SPECIFIC PLAN AMENDMENT & GENERAL PLAN AMENDMENT REPORT



CONCEPT SITE PLAN - NEIGHBORHOOD R-5



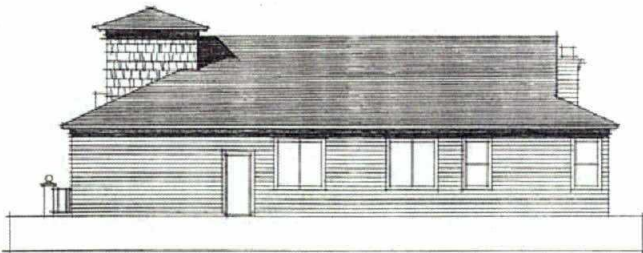
**FRONT ELEVATION**



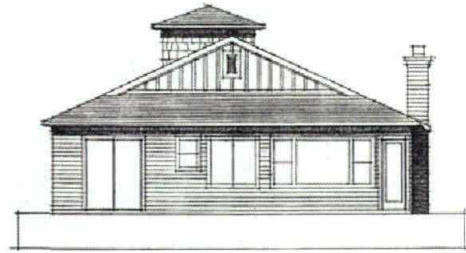
**FRONT ELEVATION**



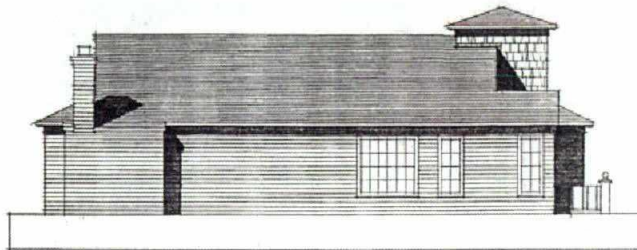
**FRONT ELEVATION**



**RIGHT ELEVATION**



**REAR ELEVATION**



**SIDE ELEVATION**

**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.

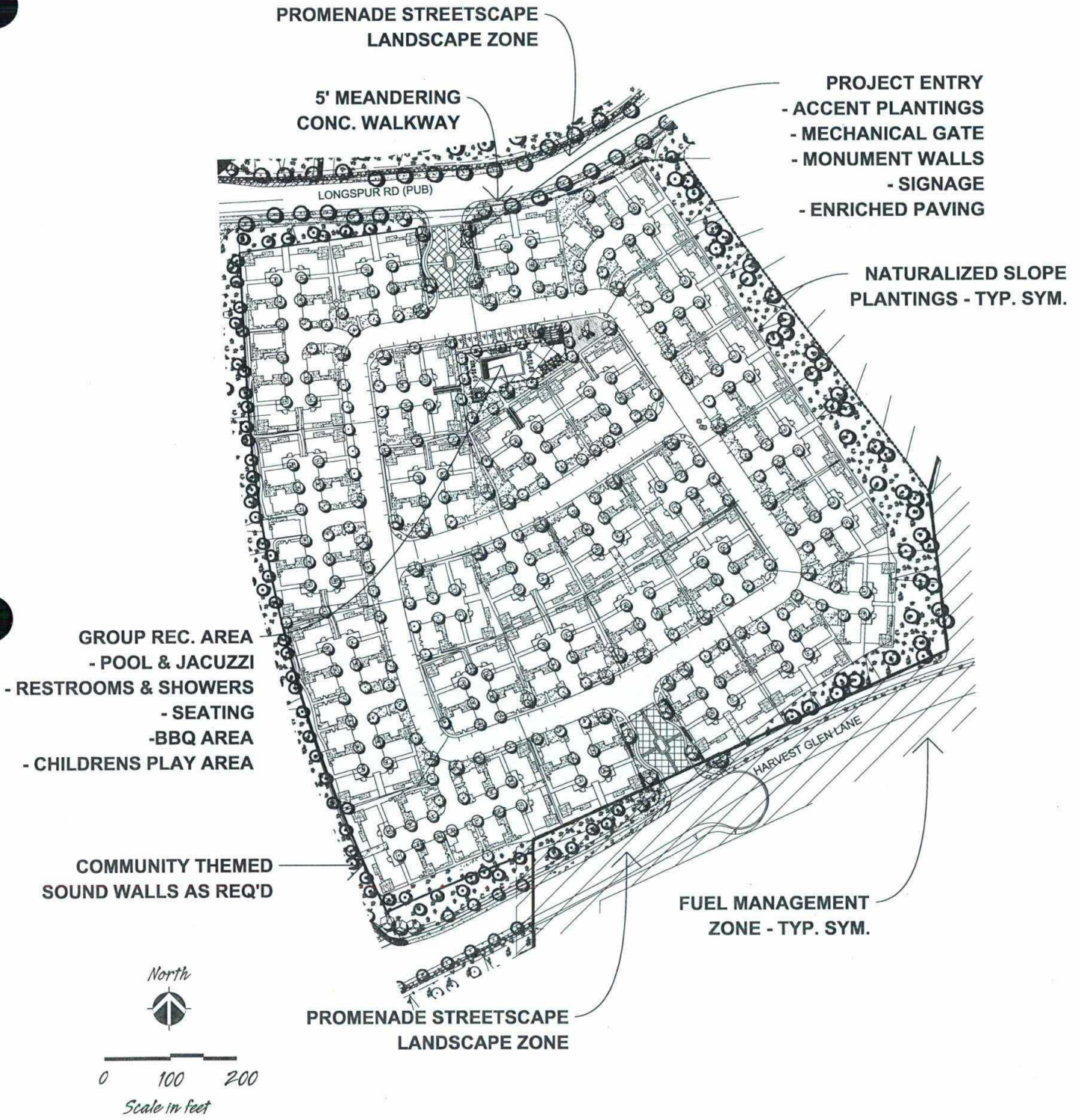
- All planting areas are to be permanently irrigated and use low water consumptive plant material wherever practical.
- Transformer and cable box locations are to be carefully planned and coordinated with the both the utility company and the landscape architect. Transformers and cable boxes should be 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

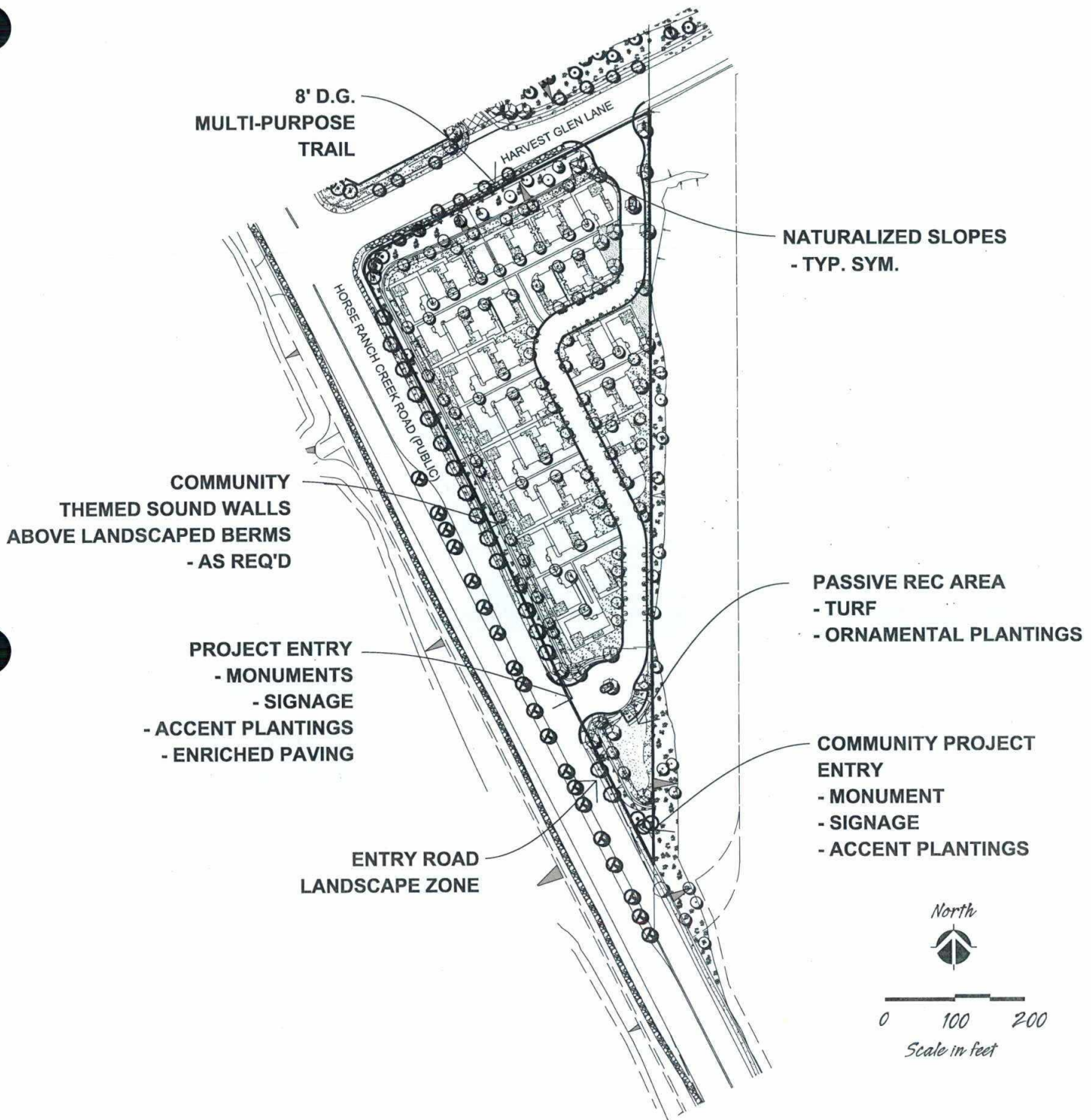
permitted. Manufactured stone products will be permitted subject to "B" Special Area Designator Site Plan design review and approval.

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



**CANTERBURY SITE CONCEPT PLAN (MF-1)**

CAMPUS PARK SPECIFIC PLAN AMENDMENT & GENERAL PLAN AMENDMENT REPORT



CANTERBURY COLLECTION SITE CONCEPT PLAN (MF-2)

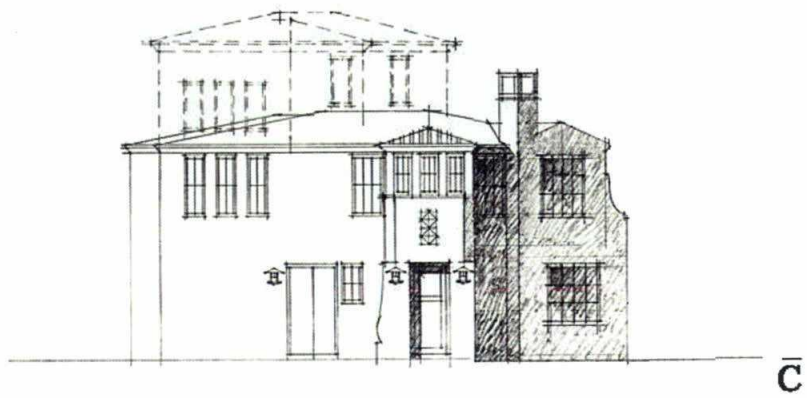
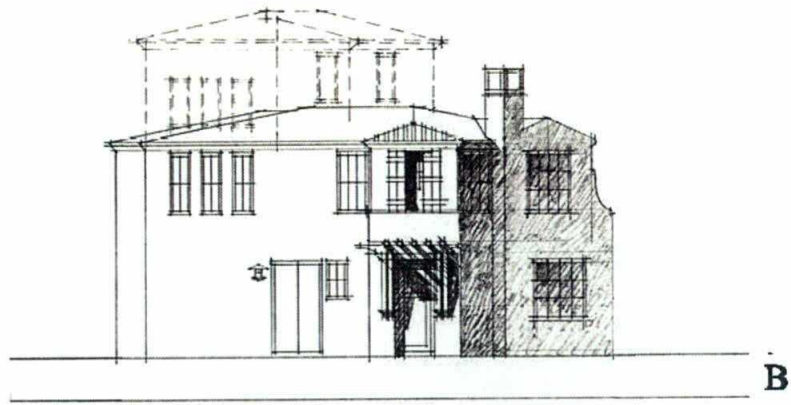
CAMPUS PARK SPECIFIC PLAN AMENDMENT & GENERAL PLAN AMENDMENT REPORT



TYPICAL MULTI-FAMILY STREETSCENE (MF-1 & MF-2)

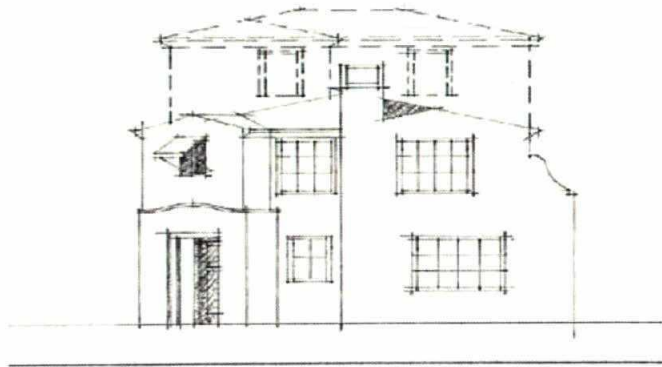
CAMPUS PARK SPECIFIC PLAN AMENDMENT & GENERAL PLAN AMENDMENT REPORT

FIGURE 52

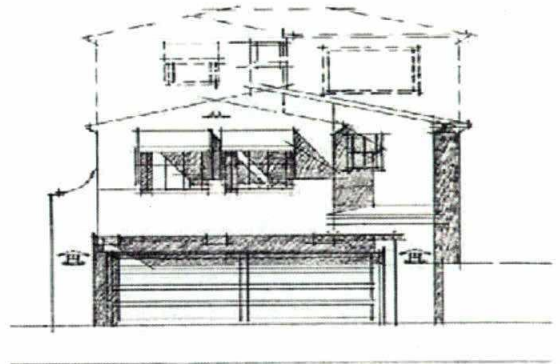


MULTI-FAMILY ELEVATIONS - TYPICAL (MF-1 & MF-2)

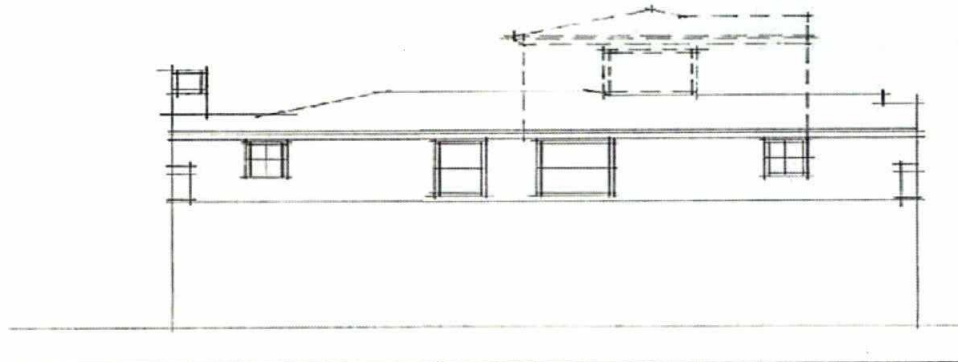
CAMPUS PARK SPECIFIC PLAN AMENDMENT & GENERAL PLAN AMENDMENT REPORT



**RIGHT SIDE ELEVATION**



**LEFT SIDE ELEVATION**



**REAR ELEVATION**

**MULTI-FAMILY ELEVATIONS - TYPICAL (MF-1 & MF-2)**

## 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.

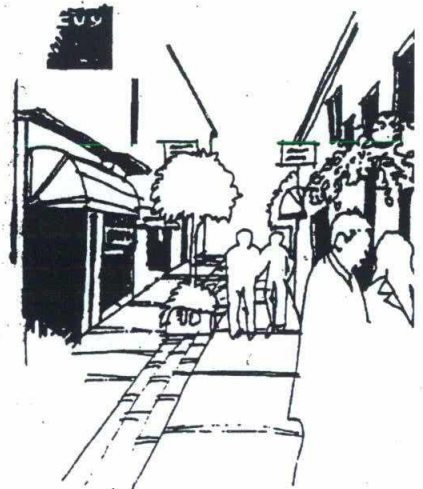
A site plan will be required for the Town Center. The site plan will expand on the design concepts and themes of this document and provide more detailed guidelines for architecture, signage, lighting, street furnishings and landscape. Professional Office Design Guidelines

### ***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



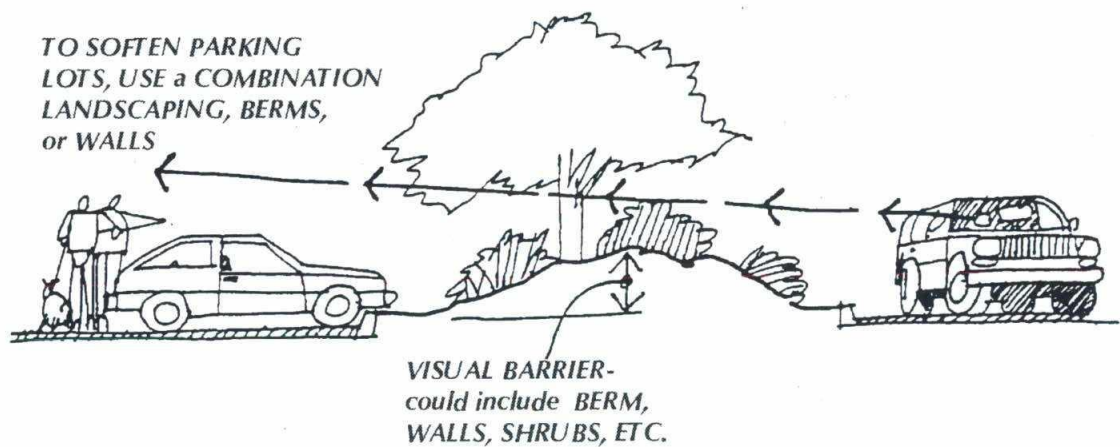
dual pedestrian oriented to both street and internal parking sides.

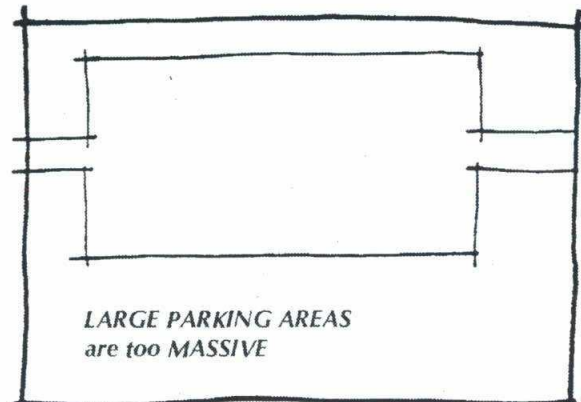
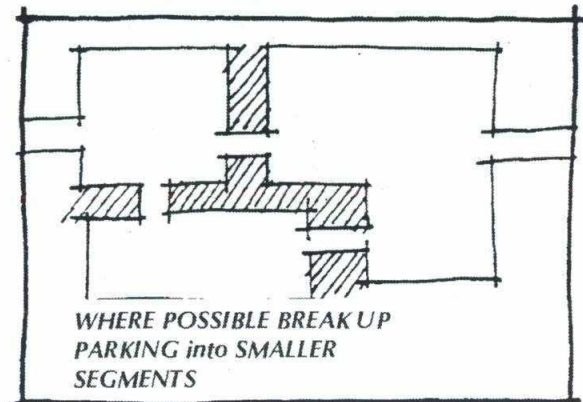
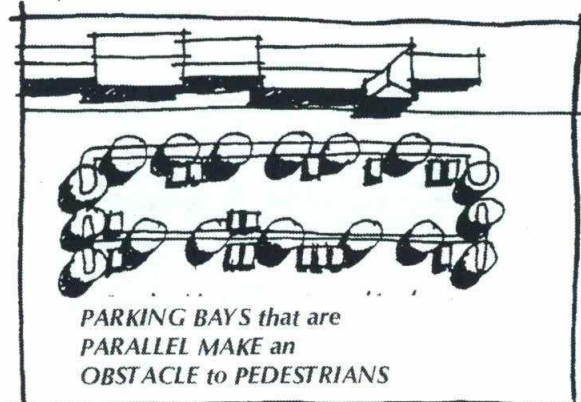
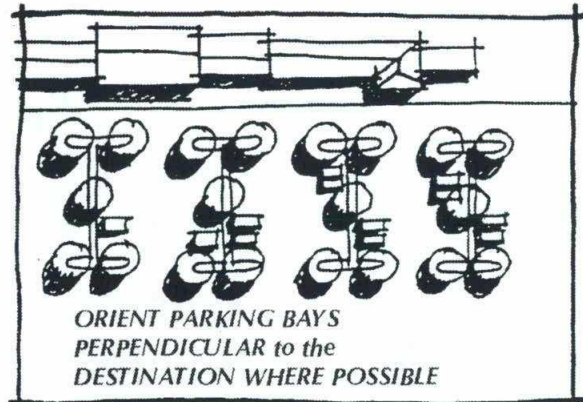
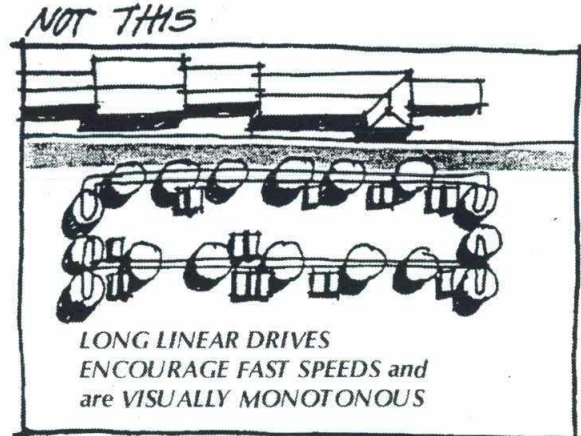
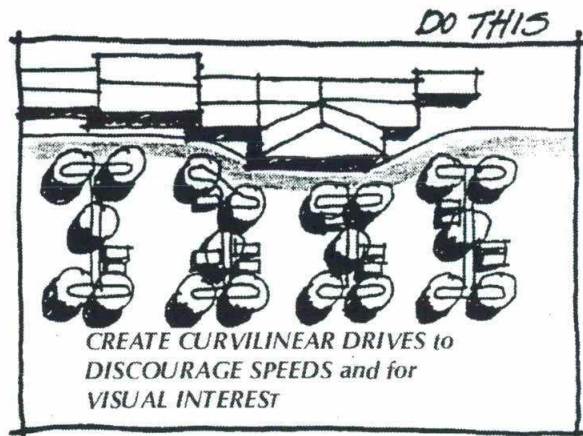
***D. Pedestrian and Vehicular Access***

- 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.

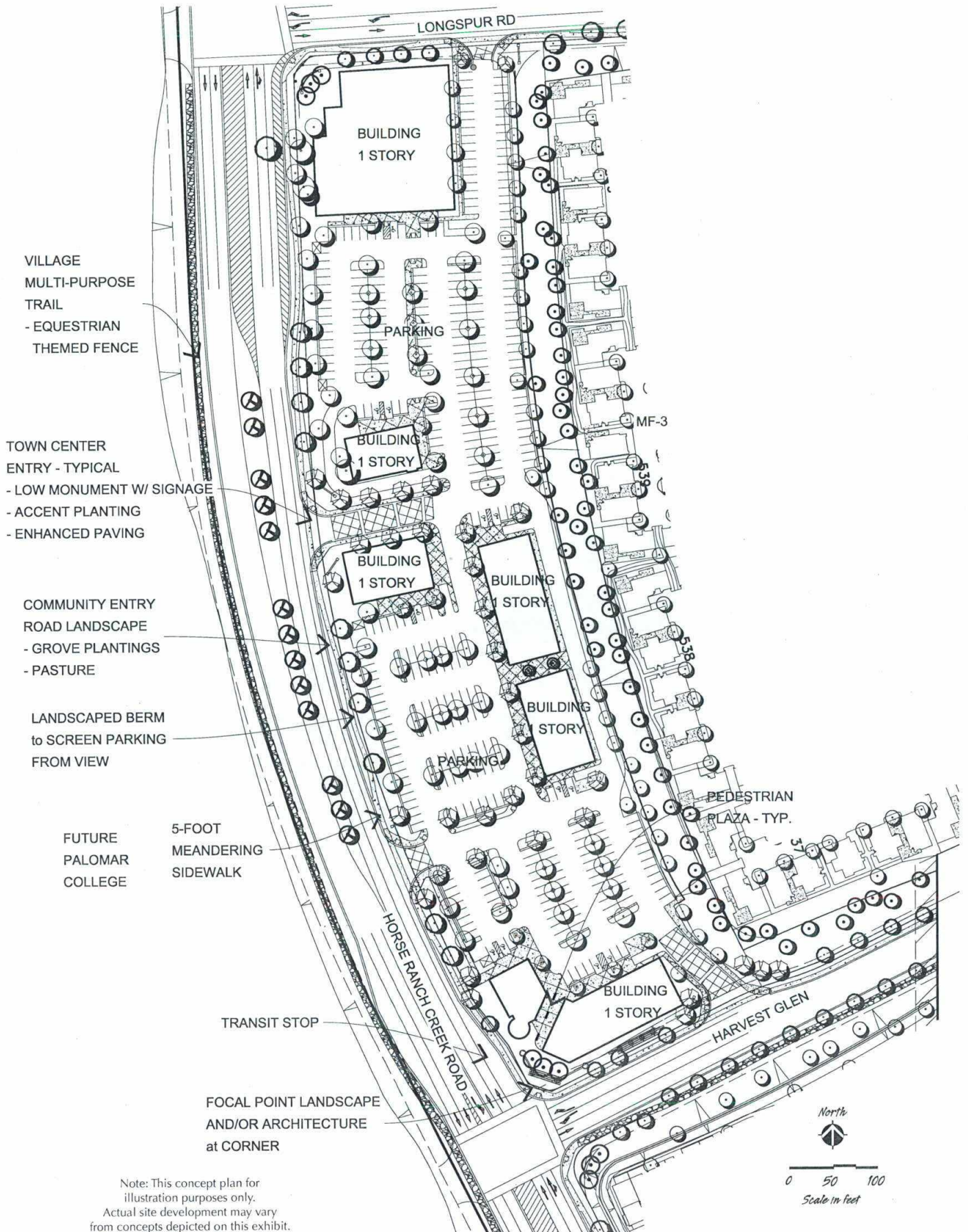




***F. Lighting, Signing and Street Furnishings***

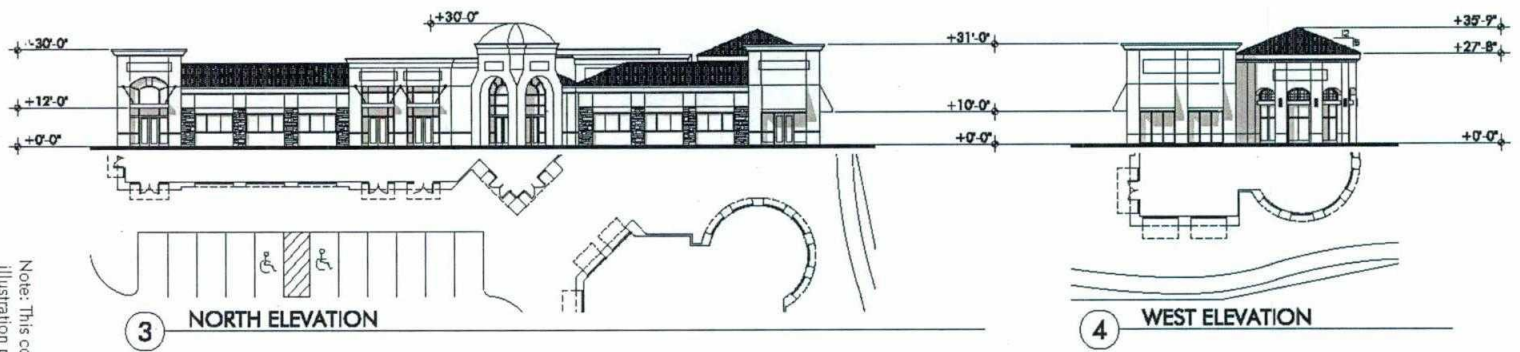
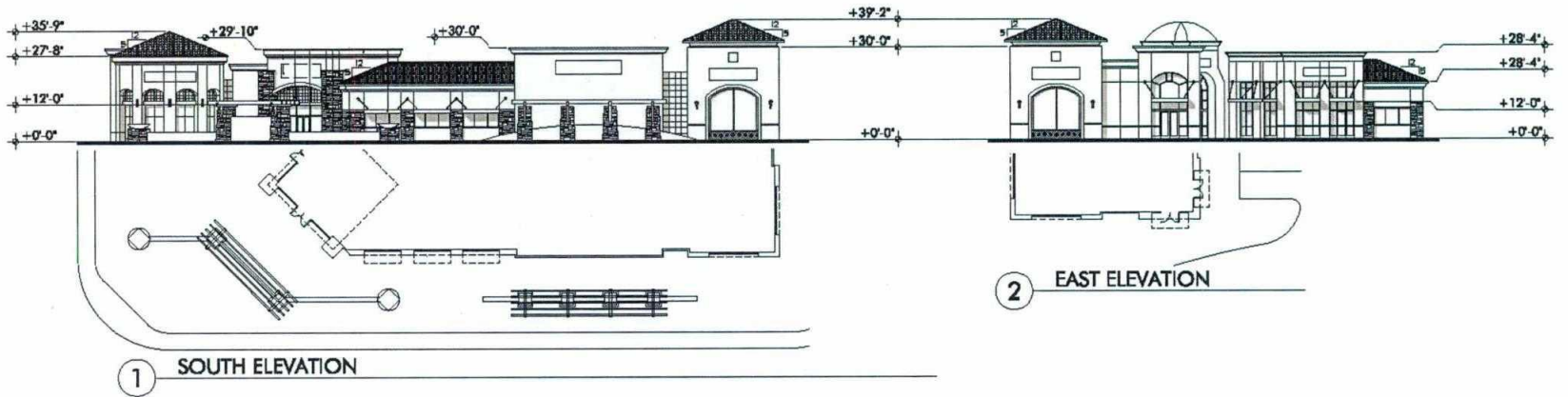
- Streets adjacent to the Town Center should be well lit to encourage evening use. Street lighting fixtures should relate to the pedestrian scale and architectural accent lighting is encouraged.
- Illumination of walkway/trail connections should be provided through the use of low intensity fixtures for 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.





Note: This concept plan for illustration purposes only. Actual site development may vary from concepts depicted on this exhibit.

### TOWN CENTER CONCEPT PLAN (TC-1)



Note: This concept plan for illustration purposes only. Actual site development may vary from concepts depicted on this exhibit.

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.

- 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)***

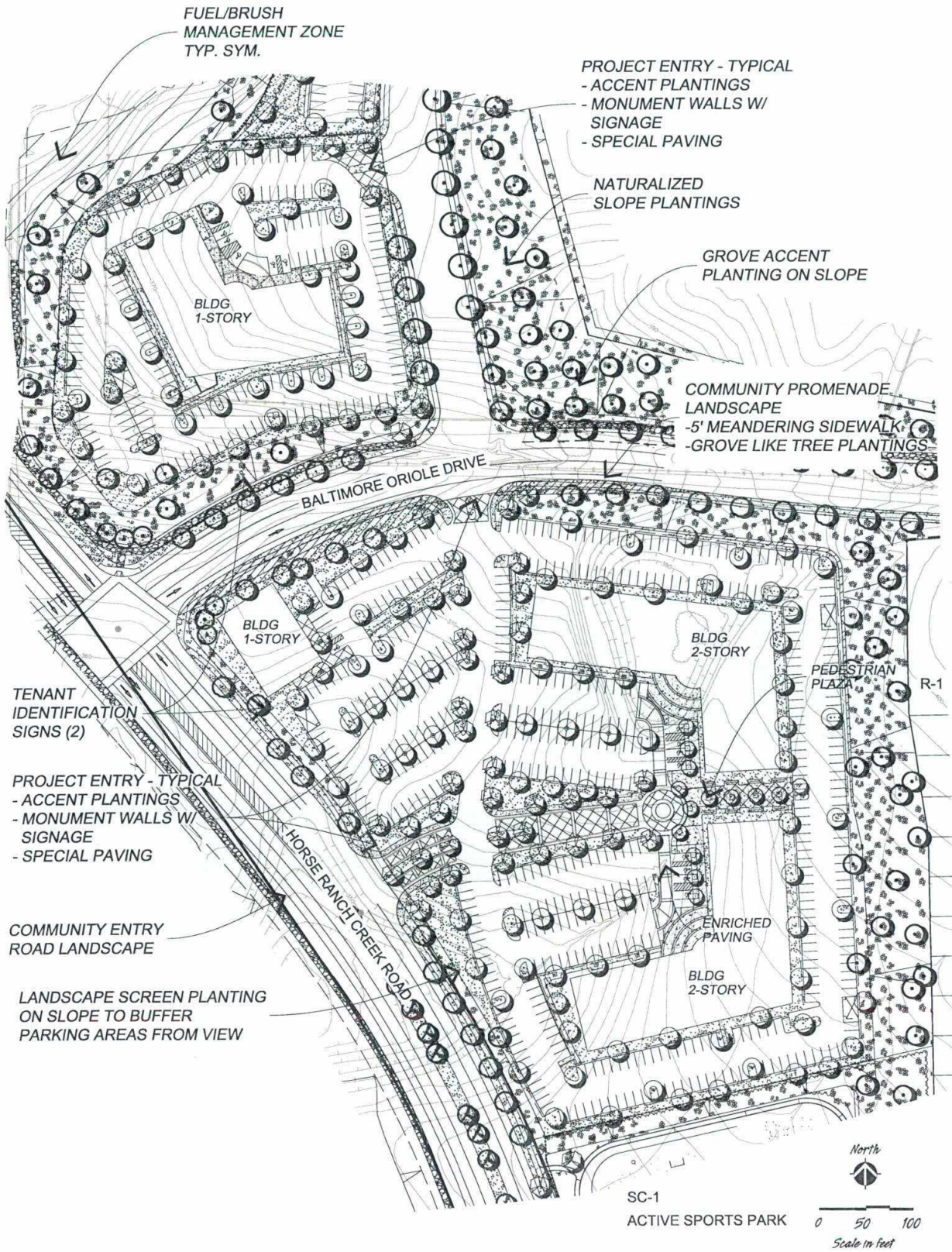
Landscape design will be one of the most important elements serving to unify the various planning areas within Campus Park. The use of materials relating to the locally occurring materials such as stone and native and/or locally occurring plant materials is required in keeping with the predominant Project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

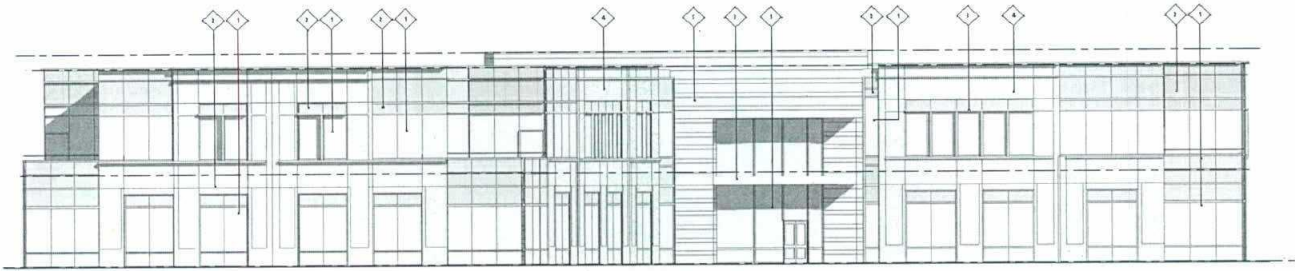
***F. Lighting and Signing***

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.

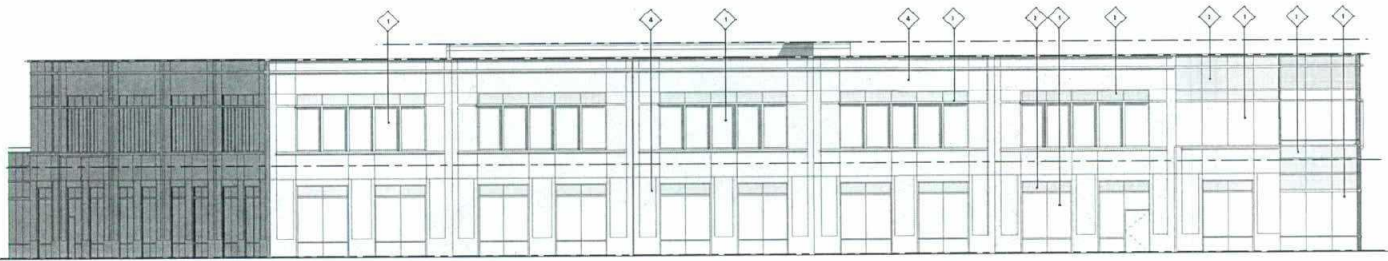
- Architectural accent lighting is encouraged.
- All site, landscape and building exterior lighting shall be of a configuration, style and finish color that compliments the architectural theme and materials established by the building architecture.
- Within building groups, architectural and accent lighting 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.



OFFICE PROFESSIONAL CONCEPT PLAN (PO-1 & PO-2)  
 CAMPUS PARK SPECIFIC PLAN AMENDMENT & GENERAL PLAN AMENDMENT REPORT  
 FIGURE 57



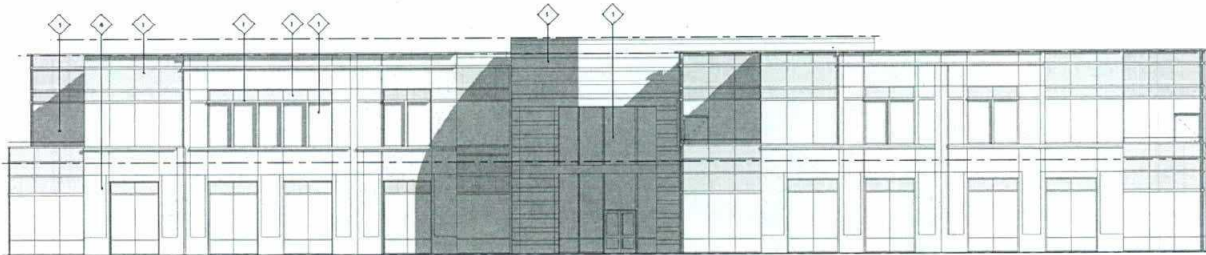
1 BUILDING A - EAST ELEVATION  
1/8" = 1'-0"



2 BUILDING A - SOUTH ELEVATION  
1/8" = 1'-0"



3 BUILDING A - WEST ELEVATION  
1/8" = 1'-0"

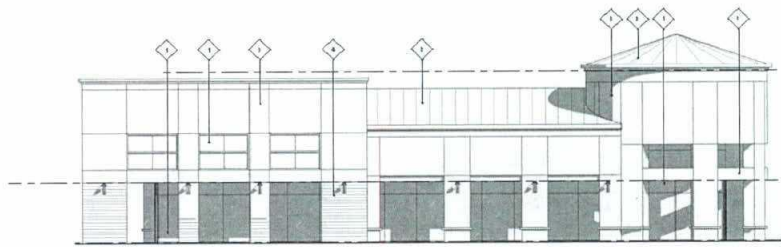


4 BUILDING A - NORTH ELEVATION  
1/8" = 1'-0"

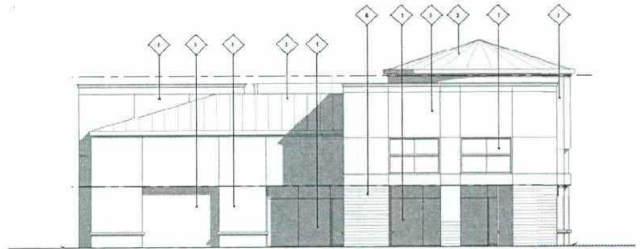
1	GLASS
2	SPANONEL GLASS
3	METAL FINISH
4	TILT UP CONCRETE W/ TEXTURED FINISH
5	STONE TILE
KEY NOTE LEGEND	

OFFICE PROFESSIONAL CONCEPTUAL 2-STORY ARCHITECTURE (PO-1 & PO-2)

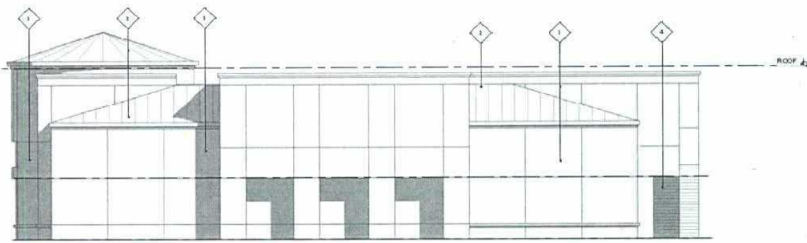
CAMPUS PARK SPECIFIC PLAN AMENDMENT & GENERAL PLAN AMENDMENT REPORT



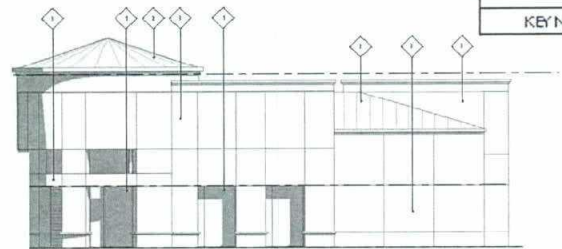
**1** BLDG D - EAST ELEVATION  
 1/8" = 1'-0"



**2** BLDG D - SOUTH ELEVATION  
 1/8" = 1'-0"



**3** BLDG D - WEST ELEVATION  
 1/8" = 1'-0"



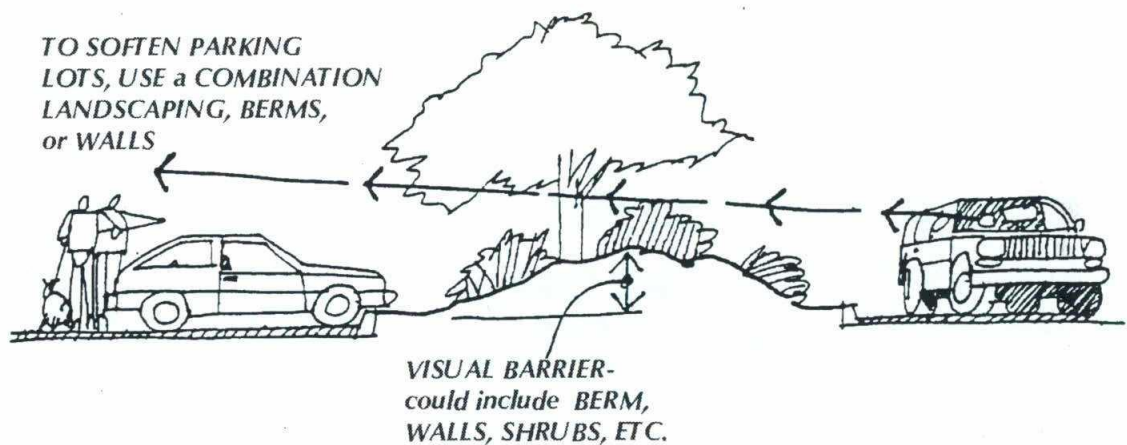
BLDG D - NORTH ELEVATION  
 1/8" = 1'-0"

	GLASS
	STANDING SEAM METAL ROOF
	PLASTER FINISH
	CULTURED STONE
KEY NOTE LEGEND	

## 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.

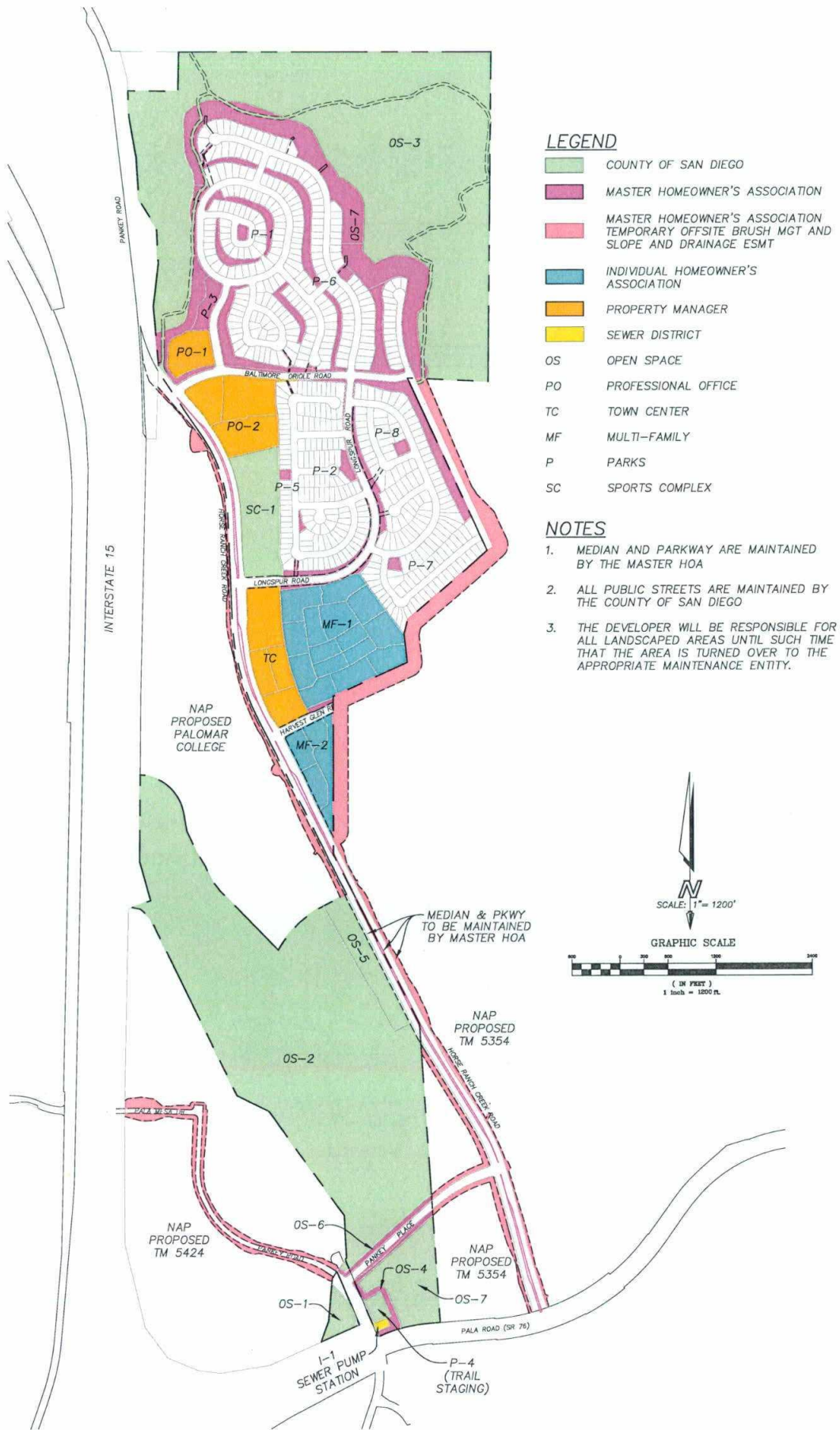
## H. FINANCING PLAN

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

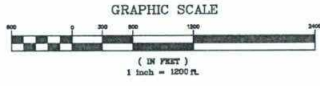


**LEGEND**

- COUNTY OF SAN DIEGO
- MASTER HOMEOWNER'S ASSOCIATION
- MASTER HOMEOWNER'S ASSOCIATION TEMPORARY OFFSITE BRUSH MGT AND SLOPE AND DRAINAGE ESMT
- INDIVIDUAL HOMEOWNER'S ASSOCIATION
- PROPERTY MANAGER
- SEWER DISTRICT
- OS OPEN SPACE
- PO PROFESSIONAL OFFICE
- TC TOWN CENTER
- MF MULTI-FAMILY
- P PARKS
- SC SPORTS COMPLEX

**NOTES**

1. MEDIAN AND PARKWAY ARE MAINTAINED BY THE MASTER HOA
2. ALL PUBLIC STREETS ARE MAINTAINED BY THE COUNTY OF SAN DIEGO
3. THE DEVELOPER WILL BE RESPONSIBLE FOR ALL LANDSCAPED AREAS UNTIL SUCH TIME THAT THE AREA IS TURNED OVER TO THE APPROPRIATE MAINTENANCE ENTITY.



Source: Landmark Engineering

**COMMUNITY MAINTENANCE**

## IV. Implementation

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

## 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:

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. In Circulation Element, modify circulation plan to reflect proposed roads and classifications. In Fallbrook Community Plan, modify text regarding Project site. 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 U.S.Fish & Wildlife Service 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.

STEWART CANYON ROAD  
PANKEY ROAD

HWY 395

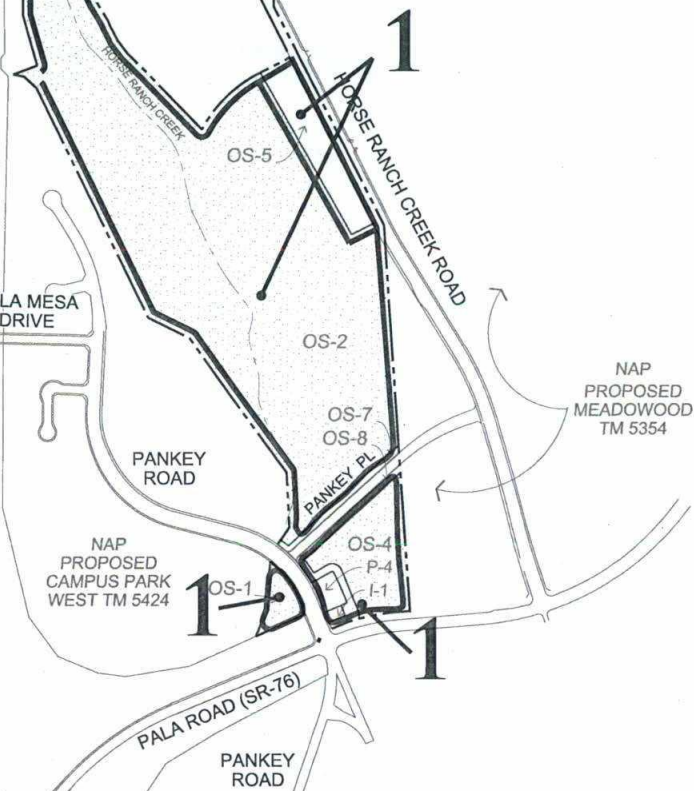
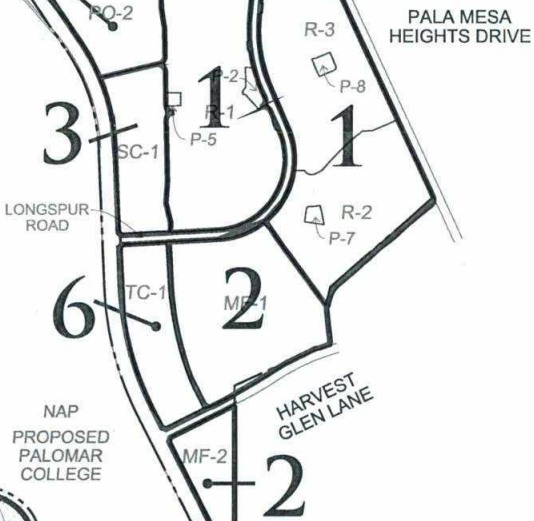
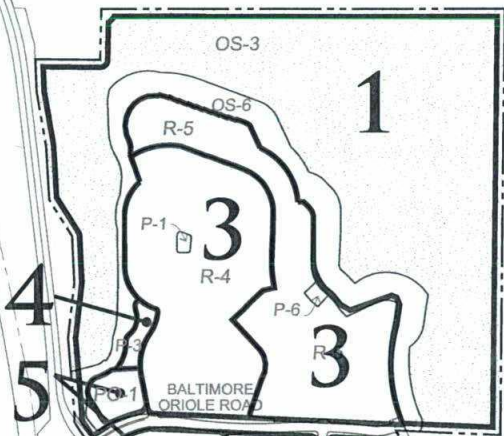
INTERSTATE 15

HWY 395

PALA MESA DRIVE

NAP PROPOSED CAMPUS PARK WEST TM 5424

PALA ROAD (SR-76)  
PANKEY ROAD

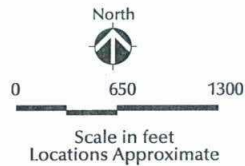


### LEGEND

— PHASE BOUNDARY

#### NOTE:

- 1. Product phasing is subject to change based on market conditions.



## PHASING

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

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

## **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

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

## **APPENDIX A – LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION**

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

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

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

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

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

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

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
<b>COUNTY OF SAN DIEGO GENERAL PLAN (cont.)</b>		
<p><i>LAND USE ELEMENT (cont.)</i>  <u>Environmental Goals</u>                      3.2. Promote the conservation of water and energy resources.</p>	<p>The Project would provide open space preserve that would include the segment of Horse Ranch Creek that runs along the western portion of the Project site. The Project plant palette would utilize native and drought-tolerant plants to the extent possible, thereby minimizing water use. The proposed development would relieve commuter traffic by providing a balanced master planned community where jobs, housing, retail, and recreational opportunities are within walking distance of one another. In so doing, the Project would also aid in the decrease of future energy consumption.</p>	Yes
<p><u>Capitol Facilities Goals</u>                      4.1. Assure efficient, economical and timely provision of facilities and services for water, sewer, fire protection, schools, and roads to accommodate anticipated development.</p>	<p>The Proposed Project identifies needed facilities and provides for their implementation with Project development. County Board of Supervisor's Policy I-84, the Public Facilities Element, and the requirements of the Specific Plan Amendment would assure that facilities and services are available concurrent with need and that development would not proceed until commitments from service provider agencies are documented.</p>	Yes
<p><u>Housing and Social Goals</u>                      6.1. Encourage the development of communities that are accessible to a mix of residents' representative of the full ranges of age, income, and ethnic groups in the region.</p>	<p>Implementation of the Proposed Project would meet the goal of providing a variety of housing types. The affirmative fair housing action plan required of all new housing projects would ensure that the residential development is made available to all regardless of age, race, or ethnic origins.</p>	Yes
<p><u>Housing and Social Goals</u>                      6.3. Assist the private sector in the provision of sufficient housing units in the unincorporated area to accommodate regional population projections endorsed by the Board of Supervisors.</p>	<p>See Housing and Social Goal 6.1.</p>	Yes

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
<b>COUNTY OF SAN DIEGO GENERAL PLAN (cont.)</b>		
<p><i>LAND USE ELEMENT (cont.)</i>  <u>Policy 1 - Regional Categories</u>                      1.1. Current Urban Development Area (CUDA)                      The CUDA includes those County lands to which near-term urban development should be directed.</p> <ul style="list-style-type: none"> <li>-- Commercial, industrial and residential uses and densities will be those permitted by the applicable land use designations on the community or subregional plan maps.</li> <li>-- On residential lands achievement of overall densities of at least four dwelling units per gross acre will be encouraged.</li> </ul>	<p>The Proposed Project includes a General Plan Land Use designation change from EDA to CUDA, which would permit parcels less than one acre in size, thereby increasing overall density, and would be consistent with the adopted abutting Hewlett-Packard Specific Plan and <i>I-15/Highway 76 Interchange Master Specific Plan</i>. Project implementation would involve reclassifying the entire Project site to the Regional Land Use Plan designation of SPA (with an allowable density of 1.9 du/ac).</p>	<p>Yes, with Project approval</p>
<p><u>Policy 1 - Regional Categories</u>                      1.3. Estate Development Area (EDA)                      The EDA combines agriculture and low density residential uses (parcel size of two to twenty acres will apply). Included in the category are those areas outside the Urban Limit Line but within the boundaries of the County Water Authority.</p>	<p>The Proposed Project would be inconsistent with the EDA designation as described in the Regional Land Use Element of the General Plan. The northern area of the Project site is currently designated with a regional category of EDA. The EDA designation allows lot sizes of 2 to 20 acres. In addition, while smaller lot sizes are allowed within the EDA, the total number of DUs cannot exceed the allowable total per the land use designation and zoning. Under the General Plan, the maximum total number of DUs allowed on the northern area of the Project site is 68 (based on the existing slope gradients). As proposed, the Project would develop 751 dwelling units (248 single-family homes in the northern area), which would exceed the allowable number of homes and create more density than is permissible. Parcel sizes of the Proposed Project would range from 4,000 s.f. to 5,000 s.f.) for single-family homes, which is less than the required minimum. However, the Proposed Project includes an application for a GPA, which would change the designation of the northern area from EDA to CUDA, and would be consistent with the adopted abutting Hewlett-Packard Specific Plan and <i>I-15/Highway 76 Interchange Master Specific Plan</i>. With Project approval and the adoption of the GPA, the Proposed Project would be consistent with the General Plan land use designations.</p>	<p>Yes, with Project approval</p>

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

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

Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
<b>COUNTY OF SAN DIEGO GENERAL PLAN (cont.)</b>		
<p><i>SEISMIC SAFETY ELEMENT</i>  <u>Objectives</u></p> <ul style="list-style-type: none"> <li>• To minimize the risk to human life from structures located in hazardous areas.</li> <li>• To ensure that facilities whose continuing functioning is essential to society, and facilities needed in the event of emergency, are so located and designed that they will continue to function in the event of a disaster.</li> </ul>	<p>Project design would incorporate measures to accommodate projected seismic loading pursuant to recommendations in the Project geotechnical investigations and further detailed geotechnical analysis conducted prior to issuance of a grading permit, as well as applicable seismic elements of the IBC and County Building Code. The majority of alluvial materials in the southern and central portions of the site (and most off-site road/utility corridors), as well as portions of the terrace deposits located at lower elevations in areas with shallow groundwater are potentially subject to liquefaction and related effects. Implementation of recommendations identified in the Project geotechnical investigations, as well as conformance with other pertinent geotechnical recommendations and applicable standards (e.g., the IBC), would avoid or reduce potential Project-related impacts.</p>	Yes
<p><i>SCENIC HIGHWAY ELEMENT</i>  <u>Goals</u></p> <p>It is the goal of the Scenic Highway Element to create a network of County scenic highway corridors within which scenic, historical, and recreational resources are protected and enhanced.</p>	<p>I-15 is classified as an “Eligible” California Scenic Highway from SR 76 north to SR 91 near the city of Corona. Since the Project site is immediately north of SR 76 and east of I-15, it is located within the Scenic Highway corridor.</p> <p>SR 76 from El Camino Real east to I-15, excluding the portion within the City of Oceanside, is a County-designated First Priority Scenic Route, and is located 0.5 mile west of the southern edge of the Project site. I-15 from SR 76 north to the Riverside County line is a County Third Priority Scenic Route. In addition, Reche Road and Mission Road also are listed as second priority scenic routes. As described in Section 2.1 of the EIR, no significant impact to motorists on these roadways is identified.</p>	Yes
<p><i>PUBLIC SAFETY ELEMENT</i>  <u>Policies – Fire Hazards</u></p> <ol style="list-style-type: none"> <li>1. The County shall seek to reduce fire hazards to an acceptable level of risk.</li> <li>2. The County will consider site constraints in terms of fire hazards in land use decisions. Within designated areas where population or building densities may be inappropriate to the hazards present, measures will be taken to mitigate the risk of life and property loss.</li> </ol>	<p>An FPP/FMP was prepared for the Project (EIR Appendix J). Three management zones were established based on local conditions and estimated worst-case scenarios derived from previous fire events, seasonal probabilities, and wind/weather characteristics within the southern California area. In the northern area, a 200-foot-wide vegetation management zone would be established adjacent to the single-family residential area to the east and north. A 125-foot-wide management zone would be located west of this single-family residential area and also along the eastern side of the single-family development in the southern area. A 125-foot-wide management zone also would be established around the multi-family residential areas just south and north of Harvest Glen Drive. Any lots within the balance of the proposed development bordering on open space areas or flammable vegetation would have a minimum 100-foot-wide management zone.</p>	Yes
<b>LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION</b>		

Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
<b>COUNTY OF SAN DIEGO GENERAL PLAN (cont.)</b>		
<p><u>PUBLIC SAFETY ELEMENT (cont.)</u>  <u>Policies – Geologic Hazards</u>                      2. The County will continue to pursue erosion and landslide control programs through such means as strict enforcement of the grading ordinance, continued support of the floodplain zoning program, and by requiring soils and geologic reports in hazardous areas.</p>	<p>Graded/excavated areas and fill materials would be stabilized through efforts such as compaction and installation of hardscape (paving, etc.) and landscaping. All developed areas would be stabilized through the installation of hardscape, landscaping, or native revegetation. Long-term water quality controls would be incorporated pursuant to the County Stormwater Ordinance/Stormwater Standards Manual and related NPDES Municipal Permit requirements, including measures to avoid or reduce erosion and sedimentation effects (e.g., the use of treatment control BMPs such as storm water filters). Short-term erosion and sedimentation impacts would be addressed through conformance with the NPDES Construction Permit and County Stormwater Ordinance/Stormwater Standards Manual. Erosion and sedimentation BMPs implemented for the Proposed Project would be further defined during the NPDES/County permit and SWPPP review process, with the resulting measures taking priority over the more general types of industry standard measures.</p>	Yes
<p><u>NOISE ELEMENT</u>  <u>Policies</u>                      4b. Because exterior CNELs above 60 dB and/or interior CNEL above 45 dB may have an adverse effect on public health and welfare, it is the policy of the County of San Diego that:</p> <ol style="list-style-type: none"> <li>1. Whenever it appears that new development may result in any (existing or future) noise sensitive land use being subject to CNEL equal to 60 dB (A) or greater, an acoustical analysis shall be required.</li> <li>2. If the acoustical analysis shows that noise levels at any noise sensitive land use will exceed CNEL equal to 60 dB, modifications shall be made to the development that reduce the exterior noise level to less than CNEL of 60 dB (A) and interior noise level to less than CNEL of 45 dB(A).</li> </ol>	<p>A noise analysis was prepared for the Project (Urban Crossroads 2009). This analysis used the standards cited in Policy 4b. Existing and projected future sensitive noise receptor locations were evaluated assuming future traffic volumes and Proposed Project uses. Where necessary, mitigation in the form of sound barriers was proposed. Following Project implementation, 60 dB(A) and 45 d(B)A requirements would be met, as appropriate.</p>	Yes
<b>LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION</b>		

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

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

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

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

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

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

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION

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

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

**LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION**

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

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION

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

**LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION**

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

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

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

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

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION

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

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

• Reed materials		
LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
FALLBROOK DESIGN GUIDELINES (cont.)		
LANDFORM		
CD-1. Preserve the character of the existing community landscape by retaining important natural features, land forms and scenic resources.	The majority of the Proposed Project would be located on the flatter areas of the Project site. No grading would occur on steep slopes located on the west or north sides of the property. A small portion of a steep slope on the eastern side of the property would be altered by Project development. Proposed buildings and landscaping would limit views of the resulting manufactured slope, and revegetation for slope stabilization would provide both erosion/water quality and aesthetic benefits. Additionally, the Proposed Project has been designed to preserve prominent natural landforms and features; no grading would occur within the preserved areas.	Yes
A1-3b(1). Demonstrate an effort to minimize grading and alteration of natural landforms.	Approximately 20 percent of the Project site is steeper than 25 percent. These steep slopes mainly occur in the northern and eastern portion of the Project site, in the Monserate Mountain foothills. The upper on-site elevation of the Monserate Mountain foothill slopes would remain in a dedicated open space lot, and steep slopes and rock outcroppings located within the northern area of the site also would be preserved as open space. Proposed development primarily would occur within the flatter areas of the Project site. Isolated cuts into steep slopes would occur at the eastern extent of the Project.	Yes
C2-2c(1). The community's natural landforms are an important part of its environment that should be respected in new development. Hillside grading should be minimized and designed to appear as close as possible to the surrounding land contours.	Houses located in the northern portion of the Project site would be at higher elevations than the majority of the Proposed Project; the streets and pads would be aligned to follow existing topography, minimizing grading and preserving natural contours. See discussion above. Additionally, all manufactured slopes would be planted for erosion control to reduce potential runoff, drainage, erosion or siltation, and to visually screen their manufactured appearance.	Yes
A1-3b(3). Building pads should be sited within the zoned setbacks and are to disturb the natural contours as little as possible. Balancing of cut and fill areas is encouraged.	Building pads would be designed within zoned setbacks in order to preserve the natural contours as much as possible. Cut and fill volumes would be balanced on site.	

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
<b>I-15 CORRIDOR SUBREGIONAL PLAN—SCENIC PRESERVATION GUIDELINES</b>		
<p><u>SITE DESIGN</u> <u>Site Planning Standards</u></p> <p>1. Individual projects shall reinforce the character of the sites, the attributes of adjacent projects and preserve viewsheds, natural topographic features, and natural watercourses.</p>	<p>The Proposed Project has been designed to be compatible with the setting. Higher intensity development would occur within the Town Center area, and lower density residential development would be located in the outlying areas to blend in with surrounding rural residential development to the north and northeast. Development would occur within the flatter areas of the Project to preserve steep slopes. The Horse Ranch Creek riparian corridor would be preserved as open space, as would the steep slope areas in the north.</p>	Yes
<p><u>Site Planning Standards</u></p> <p>2. Individual projects shall relate on-site open space and pedestrian areas with those of other projects, both visually and in terms of providing for continuous paths of travel.</p>	<p>Pedestrian areas would be designed to reflect the village concept. Pedestrian circulation would be well defined and would provide logical connections to residential neighborhoods, office professional buildings, Town Center, recreation facilities/parks, and open space. The overall scale of the proposed development would be compatible with existing and planned development within the I-15 Corridor Subregional Plan area. Pedestrian trails would connect to the adjacent proposed Meadowood project to the east, the Monserate Mountain trail to the north and the SR 76 trail to the south.</p>	Yes
<p><u>Site Planning Standards</u></p> <p>3. Building setbacks shall be coordinated between adjacent lots so as to capitalize on usable site area between buildings.</p>	<p>Setbacks between structures would be regulated by the required development standard of the applicable zone use regulations. Compliance with the required setbacks would ensure that usable site areas between buildings would be optimized.</p>	Yes
<p><u>Site Planning Standards</u></p> <p>4. Building orientation shall take maximum advantage of existing views and create view corridors.</p>	<p>The Proposed Project has been designed to preserve prominent natural landforms and features, including steep slopes, rock outcroppings, and riparian areas. Views of these features would be available within the Project site, as well as from off-site areas within the I-15 View Corridor.</p>	Yes

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

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

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

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
<b>I-15 CORRIDOR SUBREGIONAL PLAN—SCENIC PRESERVATION GUIDELINES (cont.)</b>		
<p><i>SITE DESIGN (cont.)</i>  <u>Landscape Design Standards</u>                      3. Landscape plans shall utilize native and drought-tolerant plants where possible, per the plan provided by County staff.</p>	<p>The landscape concept for the Project includes native and drought-tolerant species.</p>	<p>Yes</p>
<p><u>Landscape Design Standards</u>                      4. Trees and plantings adjacent to pedestrian paths and within parking areas shall be selected to enhance the human scale.                      a. Tree canopies shall be encouraged to soften the visual impact of vehicular circulation and parking areas and relieve them from heat build-up. Trees shall be placed away from entrances to buildings, parking lots and street intersections for visibility and safety where possible.                      b. Low scale plantings shall be located adjacent to driveway entrances and street corners where possible and shall not obscure driveway visibility.                      c. Parking areas shall be visually screened with peripheral landscaping wherever feasible. Exposed vehicular use areas shall include a minimum of 10% of the paved areas in landscaping, dispersed throughout the parking area.</p>	<p>The Campus Park SPA/GPA Report contains landscape design guidelines that call for landscaping to be of appropriate scale of adjacent uses to reinforce the pedestrian scale and rural country village. Landscape maintenance would (among other things) ensure adequate sight distance. Off-street parking areas would be screened from public view through landscaping and/or berms.</p>	<p>Yes</p>
<p><u>Landscape Design Standards</u>                      5. Common open spaces and recreational areas shall be linked by pedestrian pathways to individual lots.</p>	<p>Community multi-purpose and/or nature trails would be provided that would connect open space and recreation areas to the Town Center, with sidewalks also providing access to individual residential neighborhoods.</p>	<p>Yes</p>

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

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
<b>I-15 CORRIDOR SUBREGIONAL PLAN—SCENIC PRESERVATION GUIDELINES (cont.)</b>		
<i>SITE DESIGN (cont.)</i>		
<u>Public Utilities and Safety Standards</u>		
2. Fire prevention and suppression in the design of all new projects shall be encouraged.	The Project would include fuel modification zones. Road widths, secondary access, water supply, and fire hydrant spacing would also be in conformance with fire protection development standards established by the NCFPD.	Yes
<u>Public Utilities and Safety Standards</u>		
3. Utilities shall be placed underground (electrical, telephone, cable, etc.), where practical.	All proposed utility lines would be placed underground.	Yes
<u>Public Utilities and Safety Standards</u>		
4. The alignment of utility infrastructure shall be correlated with the topography, to minimize disruption of natural features within the viewshed areas.	Most of the Project development would occur within the flatter areas of the Project site. Underground utility pipelines generally would be located within road rights-of-way or other developed areas. Sewage would connect to an existing 12-inch-diameter off-site sewer force main, the connection of which would occur in SR 76 west of the Project sewer lift station.	Yes
<u>Public Utilities and Safety Standards</u>		
5. Transformers and related components shall be placed in vaults or be screened with retaining walls and/or planting and located to avoid conflict with pedestrian paths.	All transformers and related components would be placed in vaults or be screened with retaining walls and/or planting and located to avoid conflict with pedestrian paths.	Yes
<u>Development Standards for Steep Topography and Natural Features</u>		
1. Extensive grading of slope areas within viewsheds shall be minimized. a. Revegetation and erosion control shall be provided in all newly graded areas. b. Grading during the wet seasons (November to March) shall be discouraged.	Project development would primarily occur within the flatter portions of the Project site. On-site steep slopes within the higher elevations of the site that are visible from off-site areas would be preserved in open space lots. Encroachment into steep slope areas would be minimized to the extent feasible and would occur in isolated locales. Manufactured slopes would be landscaped consistent with the landscape concept.	Yes

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
<b>I-15 CORRIDOR SUBREGIONAL PLAN—SCENIC PRESERVATION GUIDELINES (cont.)</b>		
<p><i>SITE DESIGN (cont.)</i>  <u>Development Standards for Steep Topography and Natural Features</u>                      2. Hillside development shall be integrated with existing topography and landforms. Areas of steep topography, tree stands, hillside agricultural activity and rock outcroppings shall be respected and preserved.</p>	<p>Proposed development would primarily occur within the flatter areas of the Project site. Steep slopes and rock outcroppings located within the northern area of the site would be preserved as open space. Tree stands in the southern riparian area also would be preserved.</p>	Yes
<p><u>Development Standards for Steep Topography and Natural Features</u>                      4. The arrangement of building sites to optimize and retain significant viewsheds shall be encouraged.</p>	<p>Prominent visual features within the Project site would be preserved as part of the proposed open space preserve. Proposed planning areas have been sited to retain views of these features, including steep slopes, rock outcropping, and the unchannelized segment of Horse Ranch Creek and its dense riparian corridor.</p>	Yes
<p><u>Development Standards for Steep Topography and Natural Features</u>                      5. The protection and preservation of the public use of on-site vista points shall be encouraged.</p>	<p>Nature trails would be located within the open space preserve in the northern area of the Project site and would provide a connection to the off-site Monserate Mountain trail. These trails would provide public access to the higher elevations of the site that provide distant views to off-site areas. No development other than the trails would occur within the open space preserve.</p>	Yes
<p><u>Development Standards for Steep Topography and Natural Features</u>                      6. The visual quality shall be maximized and the erosion potential shall be minimized by planting native and naturalized plants, especially in disturbed areas adjacent to upgraded hillsides and watercourses.</p>	<p>The landscape concept would integrate development with the natural setting. Trees and plant species that would complement the native landscape and that are associated with San Diego rural settings would be used. Manufactured slopes also would be landscaped to reduce erosion potential and present a more natural appearance. To the extent possible, native species have been incorporated into the Landscape Plan.</p>	Yes

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
<b>I-15 CORRIDOR SUBREGIONAL PLAN—SCENIC PRESERVATION GUIDELINES (cont.)</b>		
<p><i>SITE DESIGN (cont.)</i>  <u>Development Standards for Steep Topography and Natural Features</u>                      7. Natural watercourses shall be protected and existing watershed and groundwater resources shall be conserved.</p>	<p>Horse Ranch Creek and its dense riparian corridor within the southern portion of the site would be included within the proposed open space preserve. No development would occur within the open space preserve. In addition, the Project does not propose the use of groundwater.</p>	Yes
<p><u>Development Standards for Steep Topography and Natural Features</u>                      8. Any grading above 25% slope will blend with the surrounding area and be landscaped appropriately to look natural.</p>	<p>Minimal grading would occur within areas that have slope gradients of more than 25 percent. Where such grading does occur, the altered terrain would be landscaped appropriately, pursuant to the landscape concept plan.</p>	Yes
<p><b>ARCHITECTURAL DESIGN</b>                      A. Building forms, materials and colors shall complement adjacent topography, landscape and buildings in the area.                      1. Architectural harmony with the surrounding community shall be achieved, through the use of natural appearing materials and complementary styles.                      2. Colors for primary building forms shall be coordinated with landscaping materials. Earthtones and muted pastels are preferred for large areas, with primary colors limited to accent points and trim.                      3. Building materials used shall convey a sense of permanence and quality.</p>	<p>The Campus Park SPA/GPA Report contains architectural design guidelines that address among other things, architectural style, building forms, building materials, colors, and roof forms. Adherence to proposed design guidelines within the Campus Park SPA/GPA Report would ensure architectural consistency within the development. No reflective or mirrored glass would be used on buildings visible from I-15.</p>	Yes

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
<b>I-15 CORRIDOR SUBREGIONAL PLAN—SCENIC PRESERVATION GUIDELINES (cont.)</b>		
<p><i>ARCHITECTURAL DESIGN (cont.)</i></p> <p>4. Where a site is visible from higher elevations, roof forms shall be considered integral design elements, with consideration given to colors and pattern of roofing materials.</p> <p>5. The use of mirrored glass, which can cause the sun to glare into the driver's eyes and therefore, a potential safety hazard, shall be prohibited on buildings visible from I-15.</p>		
<p>B. Building forms shall be of appropriate scale, provide visual interest, avoid block-like configurations and, where feasible, be integrated into the existing topography.</p> <p>1. The use of special detail treatments in roof forms, window and entries shall be encouraged.</p> <p>2. Roof-mounted satellite dishes, solar systems, ventilation ducts and other mechanical equipment shall be integrated into the architectural design, and be screened where visible from adjacent properties or high elevations.</p> <p>3. Building forms shall be scaled to step up and away from primary circulation routes and from each other; parallel and continuous building facades and paved surfaces shall be avoided where possible.</p>	<p>The Campus Park SPA/GPA Report contains architectural design guidelines that address among other things, architectural style, building forms, window treatments, entry treatments, and roof forms. In addition, mechanical equipment would be architecturally screened. Adherence to proposed design guidelines within the Campus Park SPA/GPA Report would ensure architectural consistency within the development. Natural space, streetscape and unpaved pathways would provide substantial visual interest and relief from built forms.</p>	<p>Yes</p>

LAND USE PLANS AND POLICIES CONSISTENCY EVALUATION		
Applicable Elements, Goals, and Policies	Project Compliance	Consistent (Yes/No)
<b>I-15 CORRIDOR SUBREGIONAL PLAN—SCENIC PRESERVATION GUIDELINES (cont.)</b>		
<p><i>ARCHITECTURAL DESIGN (cont.)</i></p> <p>D. Signage shall not adversely impact the environment and visual quality of the area.</p> <ol style="list-style-type: none"> <li>1. All signs shall be limited to the minimum size and height necessary to adequately identify a business location.</li> <li>2. All signs shall be kept as low to the ground as possible.</li> <li>3. Signs shall be used for identification, not advertisement.</li> <li>4. Signage design shall be carefully integrated with the site and building design concepts to create a unified appearance for the total development.               <ol style="list-style-type: none"> <li>a. Signs shall be part of a comprehensive graphic program for each project.</li> </ol> </li> <li>5. Signs shall be predominantly natural materials, non-moving, externally illuminated.</li> <li>6. Off-premise signs shall be prohibited except for temporary real estate directional, community identification and direction signs, as specified in Section 6207 of the County Zoning Ordinance.</li> </ol>	<p>The Campus Park SPA/GPA Report contains design guidelines that address community-wide signage. In addition, a Planned Sign Program is required for the Town Center, and office professional development (involving more than four tenants). Where the Planned Sign Program does not specifically address an issue, the County of San Diego Off-Premise Sign Regulations (Section 6200 <i>et seq.</i> of the Zoning Ordinance) and the On-Premise Sign Regulations (Section 6250 <i>et seq.</i> of the Zoning Ordinance) would apply. Adherence to proposed design guidelines within the Campus Park SPA/GPA Report and the noted County sign regulations (if applicable) would ensure consistency with these required guidelines.</p>	Yes
<b>INTERSTATE 15/HIGHWAY 76/INTERCHANGE MASTER SPECIFIC PLAN</b>		
<p>The Master Specific Plan designates the entire MSP with the S90 Holding Area Use Regulation and SSA regional category until supporting studies were completed and the Board of Supervisors adopted alternative zoning for the various component properties. The intention of the MSP is to replace the S90 Holding Area Use Regulation with other use regulations when it was determined that adequate public services and utilities would be available and appropriate</p>	<p>Each of the studies outlined in the Master Specific Plan have been addressed by the County or would be fulfilled in processing the Meadowood Specific Plan/General Plan Report. These studies have been or will be addressed as follows:</p> <ul style="list-style-type: none"> <li>• <b>San Luis Rey River Plan:</b> The County has addressed the San Luis Rey River Plan through completion of the Draft San Luis Rey River Park Master Plan, a comprehensive river plan for the San Luis Rey River corridor for the area east of I-15 and west to the old Bonsall Bridge. The plan establishes a framework for the creation of passive and active recreational amenities,</li> </ul>	Yes

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

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

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

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## 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, they will determine how and when the needed services, utilities and roads can be built, and establish a financing and phasing plan to construct these improvements as needed. The studies may indicate that some of the land uses suggested here have unacceptable impacts on the infrastructure and environment and may recommend that this proposed plan be modified. These modifications would be considered by the Planning Commission and Board of Supervisors in adopting the final Master Specific Plan and its component Specific Plans.

### INTERIM ZONING

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

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

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

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

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

### NECESSARY SUPPORTING STUDIES

#### A. River Plan

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

#### B. Traffic Study

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

#### C. Facilities Financing Plan

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

#### D. Phasing Plan

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

#### E. Market Analysis

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

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

**F. Dark Sky Policy**

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

**G. Design Guidelines**

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

**H. Park/Open Space**

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

## PROPOSED LAND USES

### Recommended County General Plan Regional Category

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

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

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

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

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

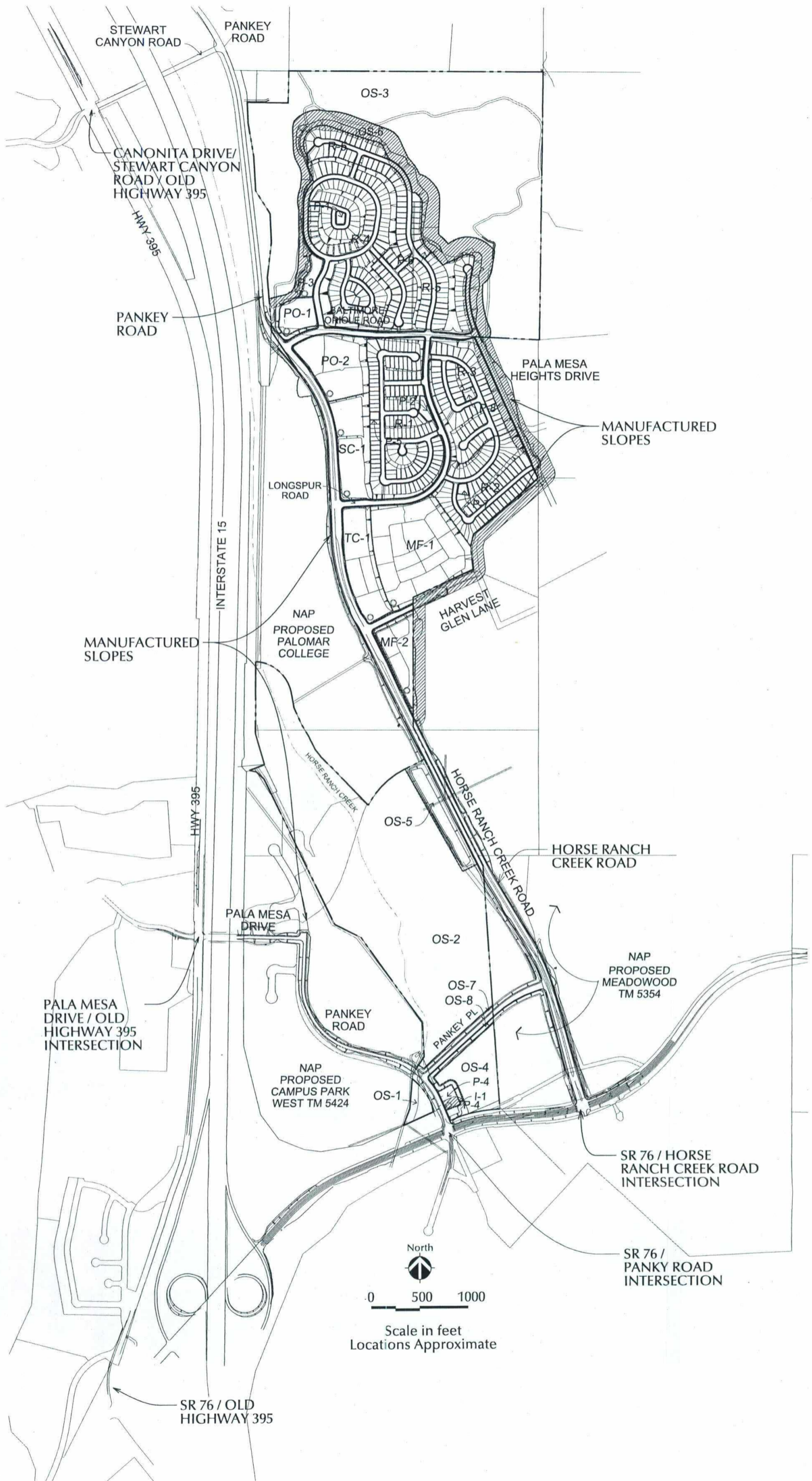
applied which would allow the approved map to guide the development. If any substantial changes are proposed, or changes which require a new map or permits, the Master Specific Plan controls will apply. If this occurs, traffic and other impacts of a project which may be proposed within an amendment to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

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

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

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

## APPENDIX E – 1000 SCALE VICINITY MAP



**APPENDIX E - 1000 SCALE VICINITY MAP**

CAMPUS PARK SPECIFIC PLAN AMENDMENT & GENERAL PLAN AMENDMENT REPORT

## APPENDIX F –SERVICE DISTRICT LETTERS



**COUNTY OF SAN DIEGO**  
**DEPARTMENT OF PLANNING AND LAND USE: Zoning**  
**PROJECT FACILITY AVAILABILITY FORM, Water**

*Please type or use pen*

ORG \_\_\_\_\_ **W**  
 ACCT \_\_\_\_\_  
 ACT \_\_\_\_\_  
 TASK \_\_\_\_\_  
 DATE 10/13/10 AMT \$ 30

Owner's Name PASSERELLE Phone 619-696-7355  
 Owner's Mailing Address 402 WEST BROADWAY, STE 1320  
 City SAN DIEGO State CA Zip 92109

**DISTRICT CASHIER'S USE ONLY**

**SECTION 1. PROJECT DESCRIPTION TO BE COMPLETED BY APPLICANT**

A.  Major Subdivision (TM)  Specific Plan or Specific Plan Amendment  
 Minor Subdivision (TPM)  Certificate of Compliance  
 Boundary Adjustment  
 Rezone (Reclassification) from EDA to SPA zone.  
 Major Use Permit (MUP), purpose: \_\_\_\_\_  
 Time Extension... Case No. \_\_\_\_\_  
 Expired Map... Case No. \_\_\_\_\_  
 Other \_\_\_\_\_

B.  Residential . . . . . Total number of dwelling units 751  
 Commercial . . . . . Gross floor area 61,200 SF  
 Industrial . . . . . Gross floor area \_\_\_\_\_  
 Other Office . . . . . Gross floor area 117,000

C.  Total Project acreage 46.1 Total number of lots 0

D. Is the project proposing the use of groundwater? Yes  No   
 Is the project proposing the use of reclaimed water?  Yes  No

Assessor's Parcel Number(s)  
 (Add extra if necessary)

108-421-03	108-120-57
108-421-04	108-121-17
108-120-58	108-121-13
108-120-56	125-061-03
108-120-59	125-061-02

Thomas Bros. Page \_\_\_\_\_ Grid \_\_\_\_\_  
 Project address NORTH of SE-76<sup>th</sup> ST Street 15  
FALLBROOK Community Planning Area/Subregion Zip 92028

Owner/Applicant agrees to pay all necessary construction costs, dedicate all district required easements to extend service to the project and COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: \_\_\_\_\_ Date: 10-12-10  
 Address: SUN ACORN Phone: 619 987-7780

(On completion of above, present to the district that provides water protection to complete Section 2 below.)

**SECTION 2: FACILITY AVAILABILITY TO BE COMPLETED BY DISTRICT**

District Name: RAINBOW MUNICIPAL WATER DIST Service area FALLBROOK

A.  Project is in the district.  
 Project is not in the district but is within its Sphere of Influence boundary, owner must apply for annexation.  
 Project is not in the district and is not within its Sphere of Influence boundary.  
 The project is not located entirely within the district and a potential boundary issue exists with the \_\_\_\_\_ District.

B.  Facilities to serve the project  ARE  ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached \_\_\_\_\_ (Number of sheets)  
 Project will not be served for the following reason(s): \_\_\_\_\_

C.  District conditions are attached. Number of sheets attached: 14  
 District has specific water reclamation conditions which are attached. Number of sheets attached: \_\_\_\_\_  
 District will submit conditions at a later date.

D.  How far will the pipeline(s) have to be extended to serve the project? \_\_\_\_\_

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized signature: [Signature] Print name BRIAN C. LEE  
 Print title DISTRICT ENGINEER Phone 760 728-1178 Date OCTOBER 13, 2010

**NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE DISTRICT**  
 On completion of Section 2 by the district, applicant is to submit this form with application to:  
 Zoning Counter, Department of Planning and Land Use, 5201 Ruffin Road, San Diego, CA 92123



## CONDITIONS

October 13, 2010

TM 5338

Project Processing Control Center  
County of San Diego DPLU  
5201 Ruffin Road, Suite B  
San Diego, CA 92123

RE: Assessor's Parcel Number 108-421-03, 04, 108-120-56 thru 108-120-59, 108-121-13, 17,  
125-061-02, 03 DPLU 399W

DPLU 399W

To Whom It May Concern:

Rainbow Municipal Water District (RMWD) conditions regarding the parcels referenced above are as follows:

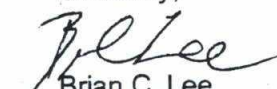
- 1) All work to conform to the most current edition of RMWD Standards and Specifications.
- 2) Each parcel must be served by its own meter and installed within 45 days of the purchase date.

RMWD is currently in a Level 2 Drought Condition, declared at the April 2009 Board Meeting. The developer shall comply with all Level 2 Conditions. RMWD will not sign the Project Facility Commitment Form (DPLU 400W) until the following conditions are met:

- 1) Drought Response Level 2 Conditions are met by:
  - a. RMWD Board of Directors decrease the Drought Response Level 2 to a Drought Response Level 1 condition or lower; or
  - b. The Developer provides substantial evidence of an enforceable binding commitment that water demands for the project will be offset prior to the provision of new water meters to the satisfaction of RMWD. Please refer to the attached Ordinance 08-01 for details.

If you have any questions please contact me at (760) 728-1178.

Sincerely,



Brian C. Lee  
District Engineer

**ORDINANCE NO. 08-01**

**AN ORDINANCE OF RAINBOW MUNICIPAL WATER  
DISTRICT ADOPTING A DROUGHT RESPONSE  
CONSERVATION PROGRAM**

WHEREAS, article 10, section 2 of the California Constitution declares that waters of the State are to be put to beneficial use, that waste, unreasonable use, or unreasonable method of use of water be prevented, and that water be conserved for the public welfare; and

WHEREAS, conservation of current water supplies and minimization of the effects of water supply shortages that are the result of drought are essential to the public health, safety and welfare; and

WHEREAS, regulation of the time of certain water use, manner of certain water use, design of rates, method of application of water for certain uses, installation and use of water-saving devices, provide an effective and immediately available means of conserving water; and

WHEREAS, California Water Code sections 375 et seq. authorize water suppliers to adopt and enforce a comprehensive water conservation program; and

WHEREAS, adoption and enforcement of a comprehensive water conservation program will allow the Rainbow Municipal Water District to delay or avoid implementing measures such as water rationing or more restrictive water use regulations pursuant to a declared water shortage emergency as authorized by California Water Code sections 350 et seq.; and

WHEREAS, San Diego County is a semi-arid region and local water resources are scarce. The region is dependent upon imported water supplies provided by the San Diego County Water Authority, which obtains a substantial portion of its supplies from the Metropolitan Water District of Southern California. Because the region is dependent upon imported water supplies, weather and other conditions in other portions of this State and of the Southwestern United States affect the availability of water for use in San Diego County; and

WHEREAS, the San Diego County Water Authority has adopted an Urban Water Management Plan that includes water conservation as a necessary and effective component of the Water Authority's programs to provide a reliable supply of water to meet the needs of the Water Authority's 24 member public agencies, including the Rainbow Municipal Water District. The Water Authority's Urban Water Management Plan also includes a contingency analysis of actions to be taken in response to water supply shortages. This ordinance is consistent with the Water Authority's Urban Water Management Plan; and

WHEREAS, as anticipated by its Urban Water Management Plan, the San Diego County Water Authority, in cooperation and consultation with its member public agencies, has adopted a Drought Management Plan, which establishes a progressive program for responding to water supply limitations resulting from drought conditions. This ordinance is intended to be consistent with and to implement the Water Authority's Drought Management Plan; and

WHEREAS, the Water Authority's Drought Management Plan contains three stages containing regional actions to be taken to lessen or avoid supply shortages. This ordinance contains drought response levels that correspond with the Drought Management Plan stages; and

WHEREAS, the Rainbow Municipal Water District, due to the geographic and climatic conditions within its territory and its dependence upon water imported and provided by the San Diego County Water Authority, may experience shortages due to drought conditions, regulatory restrictions enacted upon imported supplies and other factors. The Rainbow Municipal Water District has adopted an Urban Water Management Plan that includes water conservation as a necessary and effective component of its programs to provide a reliable supply of water to meet the needs of the public within its service territory. The Rainbow Municipal Water District Urban Water Management Plan also includes a contingency analysis of actions to be taken in response to water supply shortages. This ordinance is consistent with the Urban Water Management Plan adopted by the Rainbow Municipal Water District; and

WHEREAS the water conservation measures and progressive restrictions on water use and method of use identified by this ordinance provide certainty to water users and enable Rainbow Municipal Water District to control water use, provide water supplies, and plan and implement water management measures in a fair and orderly manner for the benefit of the public.

NOW, THEREFORE, the Board of Directors of Rainbow Municipal Water District does ordain as follows:

**SECTION 1.0            DECLARATION OF NECESSITY AND INTENT**

(a) This ordinance establishes water management requirements necessary to conserve water, enable effective water supply planning, assure reasonable and beneficial use of water, prevent waste of water, prevent unreasonable use of water, prevent unreasonable method of use of water within the Rainbow Municipal Water District (RMWD) in order to assure adequate supplies of water to meet the needs of the public, and further the public health, safety, and welfare, recognizing that water is a scarce natural resource that requires careful management not only in times of drought, but at all times.

(b) This ordinance establishes regulations to be implemented during times of declared water shortages, or declared water shortage emergencies. It establishes four levels of drought response actions to be implemented in times of shortage, with increasing restrictions on water use in response to worsening drought conditions and decreasing available supplies.

(c) Level 1 condition drought response measures are voluntary and will be reinforced through local and regional public education and awareness measures that may be funded in part by RMWD. During drought response condition Levels 2 through 4, all conservation measures and water-use restrictions are mandatory and become increasingly restrictive in order to attain escalating conservation goals.

(d) During a Drought Response Level 2 condition or higher, the water conservation measures and water use restrictions established by this ordinance are mandatory and violations are subject to criminal, civil, and administrative penalties and remedies specified in this ordinance and as provided in RMWD Administrative or Municipal Code.

## **SECTION 2.0            DEFINITIONS**

(a) The following words and phrases whenever used in this chapter shall have the meaning defined in this section:

1. "Grower" refers to those engaged in the growing or raising, in conformity with recognized practices of husbandry, for the purpose of commerce, trade, or industry, or for use by public educational or correctional institutions, of agricultural, horticultural or floricultural products, and produced: (1) for human consumption or for the market, or (2) for the feeding of fowl or livestock produced for human consumption or for the market, or (3) for the feeding of fowl or livestock for the purpose of obtaining their products for human consumption or for the market. "Grower" does not refer to customers who purchase water subject to the Metropolitan Interim Agricultural Water Program or the Water Authority Special Agricultural Rate programs.
2. "Water Authority" means the San Diego County Water Authority.
3. "DMP" means the Water Authority's Drought Management Plan in existence on the effective date of this ordinance and as readopted or amended from time to time, or an equivalent plan of the Water Authority to manage or allocate supplies during shortages.
4. "Metropolitan" means the Metropolitan Water District of Southern California.

5. "Person" means any natural person, corporation, public or private entity, public or private association, public or private agency, government agency or institution, school district, college, university, or any other user of water provided by the RMWD.

### **SECTION 3.0 APPLICATION**

(a) The provisions of this ordinance apply to any person in the use of any water provided by the RMWD.

(b) This ordinance is intended solely to further the conservation of water. It is not intended to implement any provision of federal, State, or local statutes, ordinances, or regulations relating to protection of water quality or control of drainage or runoff. Refer to the local jurisdiction or Regional Water Quality Control Board for information on any stormwater ordinances and stormwater management plans.

(c) Nothing in this ordinance is intended to affect or limit the ability of the RMWD to declare and respond to an emergency, including an emergency that affects the ability of the RMWD to supply water.

(d) Notwithstanding any other section of this ordinance, the restrictions imposed upon the use of water herein do not apply to use of water from private wells or to recycled water.

(e) Nothing in this ordinance shall apply to use of water that is subject to a special supply program, such as the Metropolitan Interim Agricultural Water Program ("IAWP") or the Water Authority Special Agricultural Rate programs, except as may be specified in those programs. For instance, the water reductions contained in this ordinance shall not be in addition to any mandatory reductions which may apply to a participant in the IAWP, unless expressly stated in the IAWP. Violations of the conditions of special supply programs are subject to the penalties established under the applicable program. A person using water subject to a special supply program and other water provided by the RMWD is subject to this ordinance in the use of the other water.

### **SECTION 4.0 DROUGHT RESPONSE LEVEL 1 – DROUGHT WATCH CONDITION**

(a) A Drought Response Level 1 condition is also referred to as a "Drought Watch" condition. A Level 1 condition applies when the Water Authority notifies its member agencies that due to drought or other supply reductions, there is a reasonable probability there will be supply shortages and that a consumer demand reduction of up to 10 percent is required in order to ensure that sufficient supplies will be available to meet anticipated demands. The General Manager shall declare the existence of a Drought Response Level 1 and take action to implement the Level 1 conservation practices identified in this ordinance.

(b) During a Level 1 Drought Watch condition, RMWD will increase its public education and outreach efforts to emphasize increased public awareness of the need to implement the following water conservation practices. [The same water conservation practices become mandatory if RMWD declares a Level 2 Drought Alert condition]:

1. Stop washing down paved surfaces, including but not limited to sidewalks, driveways, parking lots, tennis courts, or patios, except when it is necessary to alleviate safety or sanitation hazards.
2. Stop water waste resulting from inefficient landscape irrigation, such as runoff, low head drainage, or overspray, etc. Similarly, stop water flows onto non-targeted areas, such as adjacent property, non-irrigated areas, hardscapes, roadways, or structures.
3. Irrigate residential and commercial landscape before 10 a.m. and after 6 p.m. only.
4. Use a hand-held hose equipped with a positive shut-off nozzle or bucket to water landscaped areas, including trees and shrubs located on residential and commercial properties that are not irrigated by a landscape irrigation system.
5. Irrigate nursery and commercial grower's products before 10 a.m. and after 6 p.m. only. Watering is permitted at any time with a hand-held hose equipped with a positive shut-off nozzle, a bucket or watering can. Irrigation of nursery propagation beds is permitted at any time. Watering of livestock is permitted at any time.
6. Use re-circulated water to operate ornamental fountains.
7. Wash vehicles using a bucket and a hand-held hose with positive shut-off nozzle, mobile high pressure/low volume wash system, or at a commercial site that re-circulates (reclaims) water on-site. Avoid washing during hot conditions when additional water is required due to evaporation.
8. Serve and refill water in restaurants and other food service establishments only upon request.
9. Offer guests in hotels, motels, and other commercial lodging establishments the option of not laundering towels and linens daily.
10. Repair all water leaks within five (5) days of notification by the RMWD unless other arrangements are made with the General Manager.
11. Use recycled or non-potable water for construction purposes when available.

(c) During a Drought Response Level 2 condition or higher, all persons shall be required to implement the conservation practices established in a Drought Response Level 1 condition.

**SECTION 5.0 DROUGHT RESPONSE LEVEL 2 – DROUGHT ALERT CONDITION**

(a) A Drought Response Level 2 condition is also referred to as a “Drought Alert” condition. A Level 2 condition applies when the Water Authority notifies its member agencies that due to cutbacks caused by drought or other reduction in supplies, a consumer<sup>1</sup> demand reduction of up to 20 percent is required in order to have sufficient supplies available to meet anticipated demands. The RMWD Board of Directors shall declare the existence of a Drought Response Level 2 condition and implement the mandatory Level 2 conservation measures identified in this ordinance.

(b) All persons using RMWD water shall comply with Level 1 Drought Watch water conservation practices during a Level 2 Drought Alert, and shall also comply with the following additional conservation measures:

1. Limit residential and commercial landscape irrigation to no more than three (3) assigned days per week on a schedule established by the General Manager and posted by the RMWD. During the months of November through May, landscape irrigation is limited to no more than once per week on a schedule established by the General Manager and posted by the RMWD. This section shall not apply to commercial growers or nurseries.

2. Limit lawn watering and landscape irrigation using sprinklers to no more than ten (10) minutes per watering station per assigned day. This provision does not apply to landscape irrigation systems using water efficient devices, including but not limited to: weather based controllers, drip/micro-irrigation systems and stream rotor sprinklers.

3. Water landscaped areas, including trees and shrubs located on residential and commercial properties, and not irrigated by a landscape irrigation system governed by section 5 (b) (1), on the same schedule set forth in section 5 (b) (1) by using a bucket, hand-held hose with positive shut-off nozzle, or low-volume non-spray irrigation.

4. Repair all leaks within seventy-two (72) hours of notification by the RMWD unless other arrangements are made with the General Manager.

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<sup>1</sup> Also referred to as Municipal or Industrial (M&I) water user.

(c) Upon the declaration of a Drought Response Level 2 condition, no new potable water service shall be provided, no new temporary meters or permanent meters shall be provided, and no statements of immediate ability to serve or provide potable water service (such as, will serve letters, certificates, or letters of availability) shall be issued, except under the following circumstances:

1. A valid, unexpired building permit has already been issued for the project; or
2. In the opinion of the RMWD Board of Directors the project is necessary to protect the public's health, safety, and welfare; or
3. The applicant provides substantial evidence of an enforceable binding commitment that water demands for the project will be offset prior to the provision of a new water meter(s) to the satisfaction of RMWD.

This provision shall not be construed to preclude the resetting or turn-on of meters to provide continuation of water service or to restore service that has been interrupted for a period of one year or less, provided that such period shall in no event commence before the effective date of this ordinance.

(d) Upon the declaration of a Drought Response Level 2 condition, RMWD will suspend consideration of annexations to its service area until such time that the Drought Response Level 2 is decreased to a Drought Response Level 1 condition or lower.

(e) The RMWD may establish a water allocation for any property served by the RMWD using a method that does not penalize persons for previous implementation of conservation methods or the installation of water saving devices. The decision to establish a water allocation and the method utilized to determine the amount of the allocation shall be at the sole discretion of RMWD.

## **SECTION 6.0 DROUGHT RESPONSE LEVEL 3 – DROUGHT CRITICAL CONDITION**

(a) A Drought Response Level 3 condition is also referred to as a "Drought Critical" condition. A Level 3 condition applies when the Water Authority notifies its member agencies that due to increasing cutbacks caused by drought or other reduction of supplies, a consumer demand reduction of up to 40 percent is required in order to have sufficient supplies available to meet anticipated demands. The RMWD Board of Directors shall declare the existence of a Drought Response Level 3 condition and implement the Level 3 conservation measures identified in this ordinance.

(b) All persons using RMWD water shall comply with Level 1 Drought Watch and Level 2 Drought Alert water conservation practices during a Level 3 Drought Critical condition and shall also comply with the following additional mandatory conservation measures:

1. Limit residential and commercial landscape irrigation to no more than two (2) assigned days per week on a schedule established by the General Manager and posted by the RMWD. During the months of November through May, landscape irrigation is limited to no more than once per week on a schedule established by the General Manager and posted by the RMWD. This section shall not apply to commercial growers or nurseries.

2. Water landscaped areas, including trees and shrubs located on residential and commercial properties, and not irrigated by a landscape irrigation system governed by section 6 (b) (1), on the same schedule set forth in section 6 (b) (1) by using a bucket, hand-held hose with a positive shut-off nozzle, or low-volume non-spray irrigation.

3. Stop filling or re-filling swimming pools, spas, ornamental fountains, lakes ponds or other water features, except to the extent needed to sustain aquatic life, provided that such animals are of significant value and have been actively managed within the water feature prior to declaration of a drought response level under this ordinance.

4. Stop washing vehicles except at commercial carwashes that recirculate water, or by high pressure/low volume wash systems.

5. Repair all leaks within forty-eight (48) hours of notification by the RMWD unless other arrangements are made with the General Manager.

#### **SECTION 7.0 DROUGHT RESPONSE LEVEL 4 – DROUGHT EMERGENCY CONDITION**

(a) A Drought Response Level 4 condition is also referred to as a “Drought Emergency” condition. A Level 4 condition applies when the Water Authority Board of Directors declares a water shortage emergency pursuant to California Water Code section 350 and notifies its member agencies that Level 4 requires a demand reduction of more than 40 percent in order for the RMWD to have maximum supplies available to meet anticipated demands. The RMWD Board of Directors shall declare a Drought Emergency in the manner and on the grounds provided in California Water Code section 350.

(b) All persons using RMWD water shall comply with conservation measures required during Level 1 Drought Watch, Level 2 Drought Alert, and Level 3 Drought Critical conditions and shall also comply with the following additional mandatory conservation measures:

1. Stop all landscape irrigation, except crops and landscape products of commercial growers and nurseries. This restriction shall not apply to the following categories of use unless the RMWD has determined that recycled water is available and may be lawfully applied to the use:

A. Maintenance of trees and shrubs that are watered on the same schedule set forth in section 6 (b) (1) by using a bucket, hand-held hose with a positive shut-off nozzle, or low-volume non-spray irrigation;

B. Maintenance of existing landscaping necessary for fire protection as specified by the Fire Marshal of the local fire protection agency having jurisdiction over the property to be irrigated;

C. Maintenance of existing landscaping for erosion control;

D. Maintenance of plant materials identified to be rare or essential to the well being of rare animals;

E. Maintenance of landscaping within active public facilities, including parks and playing fields, day care centers, school grounds, cemeteries, and golf course greens, provided that such irrigation does not exceed two (2) days per week according to the schedule established under section 6 (b) (1);

F. Watering of livestock; and

G. Public works projects and actively irrigated environmental mitigation projects.

2. Repair all water leaks within twenty-four (24) hours of notification by the RMWD unless other arrangements are made with the General Manager.

(c) The RMWD may establish a water allocation for any property served by the RMWD using a method that does not penalize persons for previous implementation of conservation methods or the installation of water saving devices. The decision to establish a water allocation and the method utilized to determine the amount of the allocation shall be at the sole discretion of RMWD.

**SECTION 8.0 CORRELATION BETWEEN DROUGHT MANAGEMENT PLAN AND DROUGHT RESPONSE LEVELS**

(a) The correlation between the Water Authority's DMP stages and the RMWD's drought response levels identified in this ordinance is described herein. Under DMP Stage 1, the RMWD would implement Drought Response Level 1 actions. Under DMP Stage 2, the RMWD would implement Drought Response Level 1 or Level 2 actions. Under DMP Stage 3, the RMWD would implement Drought Response Level 2, Level 3, or Level 4 actions.

(b) The drought response levels identified in this ordinance correspond with the Water Authority DMP as identified in the following table:

<b>Drought Response Levels</b>	<b>Use Restrictions</b>	<b>Conservation Target</b>	<b>DMP Stage</b>
1 - Drought Watch	Voluntary	Up to 10%	Stage 1 or 2
2 - Drought Alert	Mandatory	Up to 20%	Stage 2 or 3
3 - Drought Critical	Mandatory	>20 to 40%	Stage 3
4 - Drought Emergency	Mandatory	Above 40%	Stage 3

**SECTION 9.0 PROCEDURES FOR DETERMINATION AND NOTIFICATION OF DROUGHT RESPONSE LEVEL**

(a) The existence of a Drought Response Level 1 condition may be declared by the General Manager upon a written determination of the existence of the facts and circumstances supporting the determination. A copy of the written determination shall be filed with the Clerk or Secretary of the RMWD and provided to the RMWD Board of Directors. The General Manager may publish a notice of the determination of existence of Drought Response Level 1 condition in one or more newspapers, including a newspaper of general circulation within the RMWD. The RMWD may also post notice of the condition on their website.

(b) The existence of Drought Response Level 2 or Level 3 conditions may be declared by resolution of the RMWD Board of Directors adopted at a regular or special public meeting held in accordance with State law. The mandatory conservation measures applicable to Drought Response Level 2 or Level 3 conditions shall take effect on the tenth (10) day after the date the response level is declared. Within five (5) days following the declaration of the response level, the RMWD shall publish a copy of the resolution in a newspaper used for publication of official notices.

(c) The existence of a Drought Response Level 4 condition may be declared in accordance with the procedures specified in California Water Code sections 351 and 352. The mandatory conservation measures applicable to Drought Response Level 4 conditions shall take effect on the tenth (10) day after the date the response level is declared. Within five (5) days following the declaration of the response level, the RMWD shall publish a copy of the resolution in a newspaper used for publication of

official notices. If the RMWD establishes a water allocation, it shall provide notice of the allocation by including it in the regular billing statement for the fee or charge or by any other mailing to the address to which the RMWD customarily mails the billing statement for fees or charges for on-going water service. Water allocation shall be effective on the fifth (5) day following the date of mailing or at such later date as specified in the notice.

(d) The RMWD Board of Directors may declare an end to a Drought Response Level by the adoption of a resolution at any regular or special meeting held in accordance with State law.

## **SECTION 10.0      HARSHIP VARIANCE**

(a) If, due to unique circumstances, a specific requirement of this ordinance would result in undue hardship to a person using agency water or to property upon which agency water is used, that is disproportionate to the impacts to RMWD water users generally or to similar property or classes of water uses, then the person may apply for a variance to the requirements as provided in this section.

(b) The variance may be granted or conditionally granted, only upon a written finding of the existence of facts demonstrating an undue hardship to a person using agency water or to property upon which agency water is used, that is disproportionate to the impacts to RMWD water users generally or to similar property or classes of water use due to specific and unique circumstances of the user or the user's property.

1. Application. Application for a variance shall be a form prescribed by RMWD and shall be accompanied by a non-refundable processing fee in an amount set by resolution of the RMWD Board of Directors.

2. Supporting Documentation. The application shall be accompanied by photographs, maps, drawings, and other information, including a written statement of the applicant.

3. Required Findings for Variance. An application for a variance shall be denied unless the approving authority finds, based on the information provided in the application, supporting documents, or such additional information as may be requested, and on water use information for the property as shown by the records of the RMWD, all of the following:

A. That the variance does not constitute a grant of special privilege inconsistent with the limitations upon other RMWD customers.

B. That because of special circumstances applicable to the property or its use, the strict application of this ordinance would have a disproportionate impact on the property or use that exceeds the impacts to customers generally.

C. That the authorizing of such variance will not be of substantial detriment to adjacent properties, and will not materially affect the ability of the RMWD to effectuate the purpose of this chapter and will not be detrimental to the public interest.

D. That the condition or situation of the subject property or the intended use of the property for which the variance is sought is not common, recurrent or general in nature.

4. Approval Authority. The General Manager shall exercise approval authority and act upon any completed application no later than 30 days after submittal and may approve, conditionally approve, or deny the variance. The applicant requesting the variance shall be promptly notified in writing of any action taken. Unless specified otherwise at the time a variance is approved, the variance applies to the subject property during the term of the mandatory drought response.

5. Appeals to RMWD Board of Directors. An applicant may appeal a decision or condition of the General Manager on a variance application to the being mailed to the applicant. The appeal must be in the form of a written request for a hearing, and shall state the grounds for the appeal. At a public meeting, the RMWD Board of Directors shall act as the approval authority and review the appeal de novo by following the regular variance procedure. The decision of the RMWD Board of Directors is final.

## **SECTION 11.0 VIOLATIONS AND PENALTIES**

(a) Any person, who uses, causes to be used, or permits the use of water in violation of this ordinance is guilty of an offense punishable as provided herein.

(b) Each day that a violation of this ordinance occurs is a separate offense.

(c) Administrative fines may be levied for each violation of a provision of this ordinance as follows:

1. One hundred dollars for a first violation.
2. Two hundred dollars for a second violation of any provision of this ordinance within one year from occurrence of the first violation.
3. Five hundred dollars for each additional violation of this ordinance within one year of the first violation.

(d) Violation of a provision of this ordinance is subject to enforcement through installation of a flow-restricting device in the meter.

(e) Each violation of this ordinance may be prosecuted as a misdemeanor punishable by imprisonment in the county jail for not more than thirty (30) days or by a fine not exceeding \$1,000, or by both as provided in Water Code section 377.

(f) Willful violations of the mandatory conservation measures and water use restrictions as set forth in Section 7.0 and applicable during a Level 4 Drought Emergency condition may be enforced by discontinuing service to the property at which the violation occurs as provided by Water Code section 356.

(g) All remedies provided for herein shall be cumulative and not exclusive.

**SECTION 12.0 EFFECTIVE DATE**

This ordinance is effective immediately upon adoption or as otherwise established by State law for RMWD.

**PASSED, APPROVED AND ADOPTED** this 24<sup>th</sup> day of June, 2008, by the following vote:

AYES: Directors Griffiths, Lucy, McManigle, Petty, and Walson  
NOES: None  
ABSTAIN: None  
ABSENT: None

\_\_\_\_\_  
Rua Petty, Board President

ATTEST:

\_\_\_\_\_  
Dawn Washburn, Board Secretary



# COUNTY OF SAN DIEGO

## DEPARTMENT OF PLANNING AND LAND USE: Zoning

### PROJECT FACILITY AVAILABILITY FORM, Sewer

Please type or use pen

PASSERELLE 619-696-7355  
 Owner's Name Phone  
402 WEST BRADWAY STE 1320  
 Owner's Mailing Address Street  
SAN DIEGO CA 92009  
 City State Zip

ORG \_\_\_\_\_  
 ACCT \_\_\_\_\_  
 ACT \_\_\_\_\_  
 TASK \_\_\_\_\_  
 DATE 10/13/10 AMT \$ 75

S

DISTRICT CASHIER'S USE ONLY

#### SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

- A.  Major Subdivision (TM)  Certificate of Compliance: \_\_\_\_\_  
 Minor Subdivision (TPM)  Boundary Adjustment  
 Specific Plan or Specific Plan Amendment  
 Rezone (Reclassification) from \_\_\_\_\_ to \_\_\_\_\_ zone  
 Major Use Permit (MUP), purpose: \_\_\_\_\_  
 Time Extension... Case No. \_\_\_\_\_  
 Expired Map... Case No. \_\_\_\_\_  
 Other \_\_\_\_\_
- B.  Residential . . . . . Total number of dwelling units 751  
 Commercial . . . . . Gross floor area 61,200 SF  
 Industrial . . . . . Gross floor area \_\_\_\_\_  
 Other OFFICE Gross floor area 117,600 SF
- C. Total Project acreage 4.61 Total lots 4 Smallest proposed lot 4,000
- D. Is the project proposing its own wastewater treatment plant?  Yes  No  
 Is the project proposing the use of reclaimed water?  Yes  No

Assessor's Parcel Number(s)  
(Add extra if necessary)

108-421-03	108-120-57
108-421-04	108-121-17
108-120-58	108-121-13
108-120-56	125-061-03
108-120-59	125-061-02

Thomas Bros. Page \_\_\_\_\_ Grid \_\_\_\_\_  
 Project address NORTH of 76 / EAST of I-15 Street  
FALLBROOK 92028  
 Community Planning Area/Subregion Zip

Owner/Applicant agrees to pay all necessary construction costs and dedicate all district required easements to extend service to the project.  
 OWNER/APPLICANT MUST COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: \_\_\_\_\_ Date: 10-12-10  
 Address: See ABOVE Phone: 619-987-7730  
 (On completion of above, present to the district that provides sewer protection to complete Section 2 below.)

#### SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District name RAINBOW MUNICIPAL WATER DIST Service area FALLBROOK

- A.  Project is in the District.  
 Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.  
 Project is not in the District and is not within its Sphere of Influence boundary.  
 Project is not located entirely within the District and a potential boundary issue exists with the \_\_\_\_\_ District.
- B.  Facilities to serve the project  ARE  ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached. Number of sheets attached: \_\_\_\_\_  
 Project will not be served for the following reason(s): \_\_\_\_\_
- C.  District conditions are attached. Number of sheets attached: 1  
 District has specific water reclamation conditions which are attached. Number of sheets attached: \_\_\_\_\_  
 District will submit conditions at a later date.
- D.  How far will the pipeline(s) have to be extended to serve the project? \_\_\_\_\_

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Brian C. Lee BRIAN C. LEE  
 Authorized signature Print name  
DISTRICT ENGINEER 760 728-1178 OCTOBER 13, 2010  
 Print title Phone Date

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF FACILITIES OR SERVICE BY THE DISTRICT. On completion of Section 2 by the district, applicant is to submit this form with application to: Zoning Counter, Department of Planning and Land Use, 5201 Ruffin Road, San Diego, CA 92123



## CONDITIONS

October 13, 2010

TM 5338

Project Processing Control Center  
County of San Diego DPLU  
5201 Ruffin Road, Suite B  
San Diego, CA 92123

RE: Assessor's Parcel Number 108-421-03, 04, 108-120-56 thru 108-120-59, 108-121-13, 17,  
125-061-02, 03 DPLU 399S

To Whom It May Concern:

Rainbow Municipal Water District (RMWD) conditions regarding the parcels referenced above are as follows:

- 1) All work to conform to the most current edition of RMWD Standards and Specifications.
- 2) A separate sewer lateral shall be provided for each building. Sewer Connection Fees must be paid in full.

Sincerely,

Brian C. Lee  
District Engineer



COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE: Zoning PROJECT FACILITY AVAILABILITY FORM, School

Sc

Owner's Name: PASSERILE, Phone: 619-696-7355, Owner's Mailing Address: 402 WEST BROADWAY, STE 1320, City: San Diego, State: CA, Zip: 92009

ORG, ACCT, ACT, TASK, DATE, ELEMENTARY, HIGH SCHOOL, UNIFIED

DISTRICT CASHIER'S USE ONLY TO BE COMPLETED BY APPLICANT

SECTION 1: PROJECT DESCRIPTION

A. LEGISLATIVE ACT, B. DEVELOPMENT PROJECT, C. Residential, Commercial, Industrial, Other office, D. Total Project acreage

Table with 2 columns: Parcel Number(s), Assessor's Parcel Number(s). Includes entries like 108-421-03, 108-120-57, etc.

Thomas Bros. Page, Grid, Project address: NORTH of SR-76 / EAST of I-15, Community Planning Area/Subregion: FALLBROOK, Zip: 92028

Applicant's Signature, Date: 10-12-10, Address, Phone: 619-987-7700

SECTION 2: FACILITY AVAILABILITY TO BE COMPLETED BY DISTRICT

District Name: Fallbrook Union High School, BONSAC UNION

Indicate the location and distance of proposed schools of attendance. Elementary, Junior/Middle, High school. Includes checkboxes for overcrowding, fees, and project location.

Authorized signature: Wilson A. Hatcher, Chief Business Officer; Print name: WILSON H. HATCHER, CBO; Phone: 760-723-6332 x 6195

On completion of Section 2 by the district, applicant is to submit this form with application to: Zoning Counter, Department of Planning and Land Use, 5201 Ruffin Road, San Diego, CA 92123



# COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE: Zoning PROJECT FACILITY AVAILABILITY FORM, School

*Please type or use pen*  
(Two forms are needed if project is to be served by separate school districts)

**Sc**

PASSELLER 619-696-7355  
Owner's Name Phone  
402 West Broadway, Ste 1320  
Owner's Mailing Address Street  
San Diego CA 92009  
City State Zip

ORG \_\_\_\_\_  
ACCT \_\_\_\_\_  
ACT \_\_\_\_\_ ELEMENTARY \_\_\_\_\_  
TASK \_\_\_\_\_ HIGH SCHOOL \_\_\_\_\_  
DATE \_\_\_\_\_ UNIFIED \_\_\_\_\_

**DISTRICT CASHIER'S USE ONLY  
TO BE COMPLETED BY APPLICANT**

### SECTION 1. PROJECT DESCRIPTION

- A. LEGISLATIVE ACT**
- Rezones changing Use Regulations or Development Regulations
  - General Plan Amendment
  - Specific Plan
  - Specific Plan Amendment
- B. DEVELOPMENT PROJECT**
- Rezones changing Special Area or Neighborhood Regulations
  - Major Subdivision (TM)
  - Minor Subdivision (TPM)
  - Boundary Adjustment
  - Major Use Permit (MUP), purpose: \_\_\_\_\_
  - Time Extension... Case No. \_\_\_\_\_
  - Expired Map... Case No. \_\_\_\_\_
  - Other \_\_\_\_\_
- C.**
- Residential . . . . . Total number of dwelling units 751
  - Commercial . . . . . Gross floor area 64,200 SF
  - Industrial . . . . . Gross floor area \_\_\_\_\_
  - Other OFFICE . . . . . Gross floor area 117,600 SF
- D.**  Total Project acreage 4.6 ac Total number lots 0

Assessor's Parcel Number(s)  
(Add extra if necessary)

108-421-03	108-120-57
108-421-04	108-121-17
108-120-58	108-121-13
108-120-56	125-061-03
108-120-59	125-061-02

Thomas Bros. Page \_\_\_\_\_ Grid \_\_\_\_\_  
Project address NORTH 165R-76 / EAST 1-15 Street  
FALLBROOK 92028  
Community Planning Area/Subregion Zip

Applicant's Signature: \_\_\_\_\_ Date: 10-12-10  
Address: See Above Phone: 619-987-7780  
(On completion of above, present to the district that provides school protection to complete Section 2 below.)

### SECTION 2: FACILITY AVAILABILITY

**TO BE COMPLETED BY DISTRICT**

If not in a unified district, which elementary or high school district must also fill out a form?

District Name: Fallbrook Union Elementary School District

Indicate the location and distance of proposed schools of attendance. Elementary: Live Oak School miles 3.5

Junior/Middle: Potter Jr. High School miles: 3.8 High school: \_\_\_\_\_ miles

- This project will result in the overcrowding of the  elementary  junior/school  high school. (Check)
- Fees will be levied or land will be dedicated in accordance with Education Code Section 17620 prior to the issuance of building permits.
- Project is located entirely within the district and is eligible for service.
- The project is not located entirely within the district and a potential boundary issue may exist with the \_\_\_\_\_ school district.

Authorized signature: \_\_\_\_\_ Raymond N. Proctor  
Print name  
Assistant Superintendent of Business Services (760) 731-5445  
Print title Phone 10-12-10

On completion of Section 2 by the district, applicant is to submit this form with application to:  
Zoning Counter, Department of Planning and Land Use, 5201 Ruffin Road, San Diego, CA 92123



# COUNTY OF SAN DIEGO

## DEPARTMENT OF PLANNING AND LAND USE: Zoning PROJECT FACILITY AVAILABILITY FORM, Fire

Please type or use pen

Owner's Name: PASSERELLI Phone: 619 616 7355  
 Owner's Mailing Address: 402 WEST BROADWAY, STE 1320 Street  
 City: San Diego State: CA Zip: 92009

ORG \_\_\_\_\_  
 ACCT \_\_\_\_\_  
 ACT \_\_\_\_\_  
 TASK \_\_\_\_\_  
 DATE \_\_\_\_\_ AMT \$ \_\_\_\_\_

**F**

DISTRICT CASHIER'S USE ONLY

### SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

- A.  Major Subdivision (TM)  Specific Plan or Specific Plan Amendment  
 Minor Subdivision (TPM)  Certificate of Compliance:  
 Boundary Adjustment  
 Rezone (Reclassification) from Edc to SRA zone.  
 Major Use Permit (MUP), purpose: \_\_\_\_\_  
 Time Extension... Case No. \_\_\_\_\_  
 Expired Map... Case No. \_\_\_\_\_  
 Other \_\_\_\_\_
- B.  Residential ..... Total number of dwelling units 751  
 Commercial ..... Gross floor area \_\_\_\_\_  
 Industrial ..... Gross floor area 61,300 SF  
 Other Office ..... Gross floor area 117,000 SF
- C. Total Project acreage 46.1 Total lots 0 Smallest proposed lot \_\_\_\_\_

Assessor's Parcel Number(s)  
 (Add extra if necessary)

108-421-03	108-120-57
108-421-04	108-121-17
108-120-58	108-121-13
108-120-56	125-061-03
108-120-59	125-061-02

Thomas Bros. Page \_\_\_\_\_ Grid \_\_\_\_\_  
 Project address: NORTH OF SR 76 / EAST OF I-15 Street  
FALLBROOK Community Planning Area/Subregion Zip 92028

OWNER/APPLICANT AGREES TO COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: \_\_\_\_\_ Date: 10-12-10  
 Address: See Above Phone: 619-987-7780  
 (On completion of above, present to the district that provides fire protection to complete Section 2 and 3 below.)

### SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

- District name: North County Fire Protection District  
 Indicate the location and distance of the primary fire station that will serve the proposed project: #4 @ 4375 Pala Mesa Drive, Distance seems to be a moving target
- A.  Project is in the District and eligible for service.  
 Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.  
 Project is not in the District and not within its Sphere of Influence boundary.  
 Project is not located entirely within the District and a potential boundary issue exists with the \_\_\_\_\_ District.
- B.  Based on the capacity and capability of the District's existing and planned facilities, fire protection facilities are currently adequate or will be adequate to serve the proposed project. The expected emergency travel time to the proposed project is \_\_\_\_\_ minutes.
- C.  Fire protection facilities are not expected to be adequate to serve the proposed development within the next five years.  
 District conditions are attached. Number of sheets attached: 2  
 District will submit conditions at a later date.

### SECTION 3. FUELBREAK REQUIREMENTS

Note: The fuelbreak requirements prescribed by the fire district for the proposed project do not authorize any clearing prior to project approval by the Department of Planning and Land Use.

- Within the proposed project 100 feet of clearing will be required around all structures.  
 The proposed project is located in a hazardous wildland fire area, and additional fuelbreak requirements may apply. Environmental mitigation requirements should be coordinated with the fire district to ensure that these requirements will not pose fire hazards.

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized signature: \_\_\_\_\_ Print name and title: So Morel / Fire Marshal Phone: 760 723-2015 Date: 10/19/10

On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:  
 Zoning Counter, Department of Planning and Land Use, 5201 Ruffin Road, Suite B, San Diego, CA 92123

Expires 10/12



# NORTH COUNTY FIRE PROTECTION DISTRICT

330 S. Main Avenue • Fallbrook, California 92028-2938 • (760) 723-2005 • Fax (760) 723-2072 • [www.ncfireprotectiondistrict.org](http://www.ncfireprotectiondistrict.org)

## BOARD OF DIRECTORS

RUTH HARRIS  
WAYNE HOOPER  
KENNETH E. MUNSON  
PAUL SCHADEN  
KATHLEEN THUNER

WILLIAM R. METCALF - Fire Chief/CEO  
[wmetcall@ncfire.org](mailto:wmetcall@ncfire.org)  
ROBERT H. JAMES - Counsel  
LOREN A. STEPHEN-PORTER - Board Secretary  
[lstephen@ncfire.org](mailto:lstephen@ncfire.org)

October 19, 2010

County of San Diego  
Dept. of Planning & Land Use  
5201 Ruffin Rd., Suite B  
San Diego, CA 92123-1666

RE: TM 5338 Campus Park,

Please review the following comments pertaining to fire protection for this proposed development:

**The project was proposing a 55 foot professional office building and a third story option for the Canterbury Collection. The fire district does not have an Aerial ladder that can adequately access these types of buildings. The district would require the project to mitigate for the height of the buildings by providing an appropriate apparatus. The project now states they have removed the excessive height of the buildings; however, we do not have plans showing the changes.**

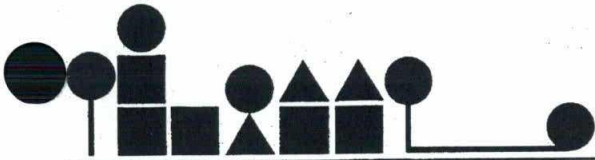
### Access:

- These access roads appear to be over the allowed 800 feet for lots less than 1 acre. Phalarope Street and the section between Grey Goose Lane and Whistling Swan Way.
- Improvement of Pala Mesa Dr. from Hwy 395 to Pankey Rd has been changed and now proceeds south after crossing the I-15. This change was proposed without fire department input. The developer shall ensure fire apparatus response time within 5 minutes to all portions of this development and the accompanying development. Therefore, it is necessary to improve Stewart Canyon from Canonita to Horse Ranch Creek Road, to the standard of Horse Ranch Creek Road.
- The technical report performed by Jim Hunt regarding excessive response time mitigation is not approved. The report states that a full assignment would arrive within 15 minutes travel time and that the full assignment includes a ladder truck. Currently our district does not have a ladder truck and would be relying on mutual aid for laddering capabilities. The ladder truck response would be in excess of 20 minutes. The technical report is not accepted.
- The response time allows for a 45 mph road speed along Old 395 but this agency feels the response will certainly slow to less than 35 mph if Stewart Canyon is allowed to stay in its current configuration. Palomar College has expressed that they will be pursuing students from the Riverside area and the closest route would be to exit I-15 south at Mission, proceed down Old 395 to Canonita accessing the college via Stewart Canyon. Certain times of the day would result in extended travel times due to the amount of vehicles on Stewart Canyon trying to access Palomar College. Proper mitigation needs to include widening of Stewart Canyon to the Horse Ranch Creek standard so that vehicles have room to move over and allow the responding vehicles room to respond. There also needs to be some kind of off ramp on ramp configuration that allows vehicle to exit I-15 at Stewart Canyon to access Palomar College.
- Fire Protection: The existing Tax Rate Area for this subdivision is inadequate to support fire protection for this proposed development. This will require negotiation of tax exchange rates for the entire project, inasmuch as the existing TRA is inadequate to support services to be provided.



PROUDLY SERVING THE COMMUNITIES OF FALLBROOK, BONSALE AND RAINBOW

## **APPENDIX G - COUNTY OF SAN DIEGO ZONING ORDINANCE SUMMARY**



# ZONING ORDINANCE SUMMARY

County of San Diego  
 DEPARTMENT OF PLANNING AND LAND USE  
 ZONING INFORMATION

APN: \_\_\_\_\_

Community Plan: \_\_\_\_\_

General Plan Designation: \_\_\_\_\_

Regional Category: \_\_\_\_\_

ZONE	
USE REGULATIONS	
ANIMAL REGULATIONS	
DEVELOPMENT REGULATIONS	Density
	Lot Size
	Building Type
	Maximum Floor Area
	Floor Area Ratio
	Height
	Lot Coverage
	Setback (*SEE SETBACK SCHEDULE)
Open Space	
SPECIAL AREA REGULATIONS	

Information provided by: \_\_\_\_\_

Date: \_\_\_\_\_

## PURPOSE OF THIS BROCHURE

This brochure is intended to summarize the regulations of the Zoning Ordinance which are specified in the "Zone Box." You should refer to the complete Zoning Ordinance text for further information.

## WHERE TO GET MORE INFORMATION

Come to the Zoning Information Counter at the Department of Planning and Land Use, 5201 Ruffin Road, Suite B, San Diego (Kearny Mesa), or call (858) 565-5981 or Toll Free No. (888) 267-8770. See County Website link for Zone Box information:

<http://gis.co.san-diego.ca.us/imf/sites/property/index.jsp>

### WHAT IS ZONING?

The Zoning Ordinance was adopted by the Board of Supervisors to regulate land uses in the unincorporated (non-city) portions of the County of San Diego. The unincorporated area is divided into zones according to the present and potential uses of the land. A business that may be out of place in a single-family neighborhood may fit comfortably among other businesses. By zoning land, citizens insure that new growth and development will take place according to an orderly plan.

To fulfill the requirements of State law, the County has also prepared a General Plan. The Plan is an outline for the future. To be effective and to conform to State law, the Zoning Ordinance and zoning maps must be consistent with the General Plan, because they are the primary methods for achieving the objectives of the Plan.

The Zoning Ordinance is not the only land use regulation which is applicable to property. Others are listed in the back of the brochure

### HOW IS THE ORDINANCE ORGANIZED?

The San Diego County ordinance differs from most zoning ordinances in certain key respects. Many zoning ordinances utilize zones such as RR1, A70, etc., which specify not only the uses permitted, but also lot size, density, height, building types, animal regulations and other requirements. The Zoning Ordinance of the County of San Diego separates each of these subjects and governs each with an individual designator. The designators are found in the appropriate schedules of the Zoning Ordinance.

A "zone" is the combination of the Use Regulation and the other regulations, i.e., the entire zone "box." The Use Regulation is not the zone, but specifies the permitted uses. Other regulations are indicated by the designator for the subject. [A dash (-) or blank space indicates that a particular designator is not used.] Because a zone is the combination of all designators, a change in any designator requires a zone reclassification.

You should be aware that the County does not have standardized zones. Side-by-side parcels may have the same use regulation but may have different animal, development, and special area regulations.

### EXAMPLE OF A ZONE BOX:

Following is an example of a zone box for a zone commonly used for single family dwellings on 6,000 square foot lots:

ZONE		
USE REGULATIONS	RS-7	
ANIMAL REGULATIONS	Q	
DEVELOPMENT REGULATIONS	Density	7.26
	Lot Size	6000
	Building Type	C
	Maximum Floor Area	-
	Floor Area Ratio	-
	Height	G
	Lot Coverage	-
	Setback (*SEE SETBACK SCHEDULE)	J
Open Space	-	
SPECIAL AREA REGULATIONS	-	

## HOW TO GET THE ZONE BOX FOR YOUR PROPERTY:

The zone box for your property is not found in the Zoning Ordinance text. The purpose of the text is to set forth the regulations listed in the box. The actual zoning regulations (box) applied to property in the unincorporated area are kept on overlay sheets upon Assessor maps in the Department of Planning and Land Use offices. To get the complete zone box regulations on a parcel of land, you should come into our office or call Zoning Information at 858-565-5981. See County Website link for Zone Box information: (<http://gis.co.sandiego.ca.us/imf/sites/property/index.jsp>). You will need to know the Assessor's Parcel Number (APN) of the property.

## HOW TO READ THE ZONE BOX:

### Use Regulations

Use regulations appear in the designation of every zone in the County. They are represented by letters and numbers, such as RC, M50, or A72. The basic types of Use Regulations are residential (R), commercial (C), manufacturing and industrial (M), agricultural (A), and special purpose (S).

Each basic type of Use Regulation has several variations. For example, agriculture can be A70 or A72. Part Two of the Zoning Ordinance (beginning at Section 2000) describes each Use Regulation, what uses are allowed in it, and what kinds of uses require a permit. The Use Regulations are summarized in Table A (attached).

### Animal Regulations

The Animal Regulations apply to the keeping of animals. Sections 3000 and 3120 of the Zoning Ordinance contain the Animal Regulations. The Animal Regulations designator can be found in the Animal Schedule (attached). The designator also specifies the animal enclosure setback regulations (attached).

### Development Regulations

The Development Regulations are found in Section 4000 to 4920 of the Zoning Ordinance. They are intended to establish regulations regarding the physical character and intensity of development. There are nine development designators, which are listed in the middle of the Zone Box under Development Regulations. The meaning of each letter or number is below:

**Density:** Number indicates dwelling units per net acres

**Lot Size:** Number indicates required net lot area in square feet, unless acres are specified.

**Building Type:** Letter indicates building designator on the "Building Type Schedule" (Schedule A, attached).

**Maximum Floor Area:** Number indicates the maximum floor area expressed in thousands of square feet, i.e., "10" indicates 10,000 and "2.5" indicates 2,500 square feet.

**Floor Area Ratio:** Number is ratio of total floor area to area of lot.

**Height:** Letter indicates height designator on the Height Schedule (Schedule B, attached).

**Lot Coverage.** The maximum area of a building site which may be covered by a building is indicated by either of the following numbers:

- a. A decimal fraction specifies the maximum lot coverage as a fraction of the total building site.
- b. A whole number specifies the maximum coverage in square feet.

If both are specified, the more restrictive applies.

**Setback:** The letter indicates the setback designator on the Setback Schedule (Schedule C, attached). Be sure to check the Setback Schedule footnotes for any special information.

Certain streets may have special setbacks. See Section 4816 of the Ordinance for the listing of those streets. Some streets may have additional setback requirements if they are part of the County General Plan Circulation Element.

For setbacks on a particular parcel of land, call Zoning Information at 858-565-5981. See County Website link for Zoning Box information: (<http://gis.co.san-diego.ca.us/imf/sites/property/index.jsp>) Remember to have the Assessor's Parcel Number of the property.

**Useable Open Space:** The letter designator refers to required open space for multiple-family dwellings as shown on the Usable Space Schedule (Schedule D, attached).

### **Special Area Regulations**

The purpose of the Special Area Regulations is to set forth special regulations which have limited applications, such as floodplains, and ensure that consideration is given to areas of special interest or unusual value. Table B, attached, lists the Special Area designators. You should consult Sections 5000 to 5964 of the Ordinance for further details.

### **ENCLOSURE REGULATIONS**

The Enclosure Regulations are not part of the Zone Box, but they are part of the zoning regulations. Their purpose is to set forth the type of enclosure, if any, of buildings and other structures or areas used for the purpose of accommodating various uses, including accessory uses. The degree of enclosure required depends on the Use Type and the Use Regulations or Special Area Regulations. See the Enclosure Matrix, Table C, attached. Consult Section 6814 of the Ordinance for exceptions to the enclosure requirements.

**TABLE A**

**Summary of Use Regulations**

RS, RD, RM, RV, and RU are residential use regulations. Refer to the density designator and building type designator in the Zone Box for more complete information

RMH – Residential Mobile Home. Family Residential use in a Mobile home	C38 – Service Commercial. General commercial, wholesaling and service uses. Industrial uses conforming to performance and power standards permitted. Residences may be permitted as secondary uses.
RR – Rural Residential. Family Residential uses permitted with Group Residential, limited packing and processing, and other uses allowed by Use Permit	
RRO – Residential-Recreation Oriented. Residential uses permitted with certain recreation uses allowed by Use Permit	C40 –Rural Commercial. Intended for commercial centers which serve predominantly rural or semi-rural areas with a broad range of goods and services
RC – Residential-Commercial. Intended for mixed residential-commercial areas where residential uses predominate, and limited commercial, office and sales are allowed by Use Permit	C42 –Visitor Service Commercial. Intended for areas devoted to the provision of a broad range of recreational and tourist services. Other uses are very limited.
C30 – Office-Professional. Allows administrative and professional offices and other limited commercial uses	C44 – Freeway Commercial. Intended for small commercial areas to serve traveling public at freeway interchanges. Allows gasoline sales, motels, restaurants and similar uses.
C31 – Residential-Office Professional. Same as C30, but also allows Family and Group Residential uses	C46 – Medical Center. Allows medical services and related facilities
C32 – Convenience Commercial. Intended for retail commercial uses conducted inside buildings of limited size to serve immediate need of surrounding residential areas. Residences may be permitted as secondary uses of commercial buildings.	M50 – Basic Industrial. Allows almost all processing and manufacturing uses. Permits only limited commercial uses. Virtually all uses must be enclosed within buildings.
C34 – General Commercial-Residential. Intended for mixed commercial-residential developments. General retail and residential uses permitted. Uses generally required to be enclosed within buildings. Outdoor uses may be allowed by Use Permit	M52 – Limited Industrial. Allows wide range of industrial and commercial uses frequently associated with industrial operations; such as wholesaling, auto and truck repair and administrative and professional offices. Virtually all uses must be conducted within buildings except when outdoor uses are allowed by Use Permit
C35 – General Commercial/Limited Residential. Intended for mixed commercial-residential developments. General retail uses permitted. Uses generally required to be enclosed within buildings. Residential uses and outdoor uses may be allowed by Use Permit	M54 – General Impact Industrial. Allows unenclosed commercial and industrial operations having potential nuisance characteristics such as construction sales and services
C36 – General Commercial. General retail sales and services permitted if conducted within buildings. Outdoor uses may be allowed by Use Permit. Residences may be permitted as secondary uses	M56 – Mixed Industrial. Intended to create an industrial area, and a maximum of 5% of each lot to be designated as support commercial area. Generally applied to large areas of 100 or more acres where a unified appearance can be created. A Specific Plan will be required.
C37 – Heavy Commercial. Same as C36, except enclosure of uses not required, and additional wholesaling and other uses permitted. Industrial uses conforming to performance and power standards are permitted. Residences may be permitted as secondary uses.	M58 – High-Impact Industrial. Same as M54, but allows petroleum refining, manufacture of explosives and radioactive materials by Major Use Permit.
A70 – Limited Agriculture. Intended for crop or animal agriculture. Number of animals allowed are specified by neighborhood regulations.	S88 – Specific Plan. Allows limited uses, and after adoption of a specific plan, any use allowed by the specific plan
A72 – General Agriculture. Intended for crop or animal agriculture. Number of animals allowed are specified by neighborhood regulations	S90 – Holding Area. Used to prevent premature urban or non-urban development until more precise zoning regulations are prepared. Permitted uses are similar to A70. Any temporary use allowed by Major Use Permit
S80 – Open Space. Intended for recreation areas or areas with severe environmental constraints.	S92 – General Rural. A residential and agriculture zone which is intended to provide approximate controls for land which is rugged terrain, watershed, dependent on ground water for a water supply, desert, susceptible to fire and erosion, or subject to other environmental constraints
S82 – Extractive Use. Intended for mining and borrow pits	
S86 – Parking. Allows vehicle parking	
S87 – Limited Control. Limited control was applied to that land which was unzoned as of 12-1-69. Will be converted to more appropriate zoning through implementation of long-range planning programs. Present permitted uses are similar to A72. Any other use by Major Use Permit	S94 – Transportation and Utility Corridor. Intended to create and protect existing and future transportation corridors, and corridors for facilities for transmission of electricity, gas, water and other materials / forms of energy.



ANIMAL USE TYPE (See Note 4)	Restrictions and Density Range	DESIGNATOR																								
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	
(C) Large Animal Raising, continued (other than horsekeeping)	4 acres+, 8 animals + 1 cow or sheep per 1 acre over 4 acres											X	X	X	X											
	2 animals										X						X	X	X					X	X	
	4 acres plus by MUP										X				X											
	½ acre plus 2 animals per ½ acre by ZAP	X	X	X																					X	
(See Note 2)	Grazing Only																				X	X				
(d) Horse keeping (other than animal sales and services: Horse Stables)	Permitted							X	X	X	X	X	X	X	X	X	X	X	X				X	X	X	
	2 horses + 1 per ½ acre over 1 acre				X	X	X																			
	ZAP required				X	X	X																			
	½ acre plus by ZAP	X	X	X																						
(e) Specialty Animal Raising: Bees (See Title 6, Division 2, Chapter 9, County Code)	Permitted				X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
	ZAP Required	X	X	X																						
(f) Specialty Animal Raising: Wild or Undomesticated (See Note 3)	ZAP Required				X	X	X	X	X	X			X	X	X	X	X			X	X	X		X		
(g) Specialty Animal Raising: Other (Excluding Birds)	25 maximum				X	X	X				X	X	X				X	X	X	X	X		X	X		
	25 max by ZAP	X	X	X																						
	25 plus by ZAP				X	X	X				X	X	X	X		X				X	X	X	X	X		
	Permitted							X	X	X					X	X									X	
(h) Specialty Animal Raising: Birds	25 max				X	X	X					X					X	X	X	X	X					
	100 max							X	X	X	X	X				X								X		
	Additional by ZAP	X	X	X				X	X	X	X	X				X							X	X		
	Permitted													X	X	X								X	X	
(i) Racing Pigeons	100 Maximum										X	X												X		
	100 Max 1 acre +																X									
	Permitted												X	X	X	X	X							X	X	
ANIMAL ENCLOSURE SETBACKS (See Section 3112)																										
Most Restrictive		X			X			X			X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Moderate			X			X			X																	
Least Restrictive				X			X			X															X	

MUP = Major Use Permit      + = plus      ZAP = Minor Use Permit

**Notes:**

1. Dogs and cats not constituting a kennel are accessory uses subject to the Accessory Use Regulations commencing at Section 6150
2. Grazing of horses, bovine animals and sheep permitted provided no buildings, structure, pen or corral shall be designated or used for housing or concentrated feeding of animals, and the number of such animals shall not exceed 1 animal per ½ acre of land.
3. One wild or undomesticated animal, kept or maintained in conformance with State and local requirements, is an accessory use subject to the Accessory Use Regulations commencing at Section 6150, and is not subject to the Animal Schedule. (Amended by Ordinance Number 7432 (N.S.) adopted January 6, 1988.)
4. The Animal Schedule does not apply to small animals, specialty animals, dogs or cats which are kept for sale in zones where the Retail Sales, General Use type is permitted provided that all activities are conducted entirely within an enclosed building, the building is completely soundproof, there are no outside runs or cages, no boarding of animals, no outside trash containers and no offensive odors.
5. Chinchillas are considered small animals except that a MUP may be approved for more than 25 chinchillas on property with the "L" Designator.

(Amended by Ordinance Number 7740 (N.S.) adopted March 28, 1990)

## Animal Enclosure Setback Table

(Section 3112)

Notwithstanding the provisions of an applicable setback designator, enclosures containing the animal related use types listed in Section 3110 shall have the minimum setbacks specified in the Animal Enclosure Setback Table. The Animal Enclosure Setback Table is incorporated into this section, and all references to this section shall include references to it. Animals subject to the Animal Setback Table must be confined within the appropriate enclosure.

ANIMAL ENCLOSURE LOCATION	ANIMAL ENCLOSURE SETBACKS (a)		
	MOST RESTRICTIVE (b)	MODERATE (b)	LEAST RESTRICTIVE (b)
Distance from Street Center Line	Same as for main building (c)	Same as for main building	Zero (0) feet (from street line)
Distance from Interior Side Lot Line	Fifteen (15) feet	Five (5) feet	Zero (0) feet for open enclosure. Five (5) feet for roofed enclosure.
Distance from Rear Lot Line	Ten (10) feet	Zero (0) feet for open enclosure, Five(5) feet for roofed enclosure	Zero (0) feet

### NOTES:

- a. Animal enclosure includes pens, coops, hutches, stables, barns, corrals and similar structures used for keeping of poultry and animals.
- b. A fenced pasture containing a minimum of 2 acres, with no building used for human habitation and having no interior cross-fencing, is exempt from the animal enclosure setback requirements.
- c. Refer to applicable setback designator and setback schedule at Section 4810

(Amended by Ordinance Number 5508 (N.S.) adopted May 16, 1979)

(Amended by Ordinance Number 7432 (N.S.) adopted January 6, 1988)

(Amended by Ordinance Number 7740 (N.S.) adopted March 28, 1990)

(Amended by Ordinance Number 8166 (N.S.) adopted October 21, 1992)

## SCHEDULE A – BUILDING TYPE SCHEDULE

PERMITTED BUILDING TYPES	DESIGNATOR																									
	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	
RESIDENTIAL:																										
Single detach (1 du per lot)		X	X	X	X	X	X	X	X	X	X	X	X	X												
Semi-detached (1 du per lot)				X	X	X	X	X	X	X	X	X	X	X												
Duplex or Doubled detached* (2 du on same lot)					X	X	X	X	X	X	X	X	X	X	X	X	X	X								
Stacked (Same lot)						X	X	X	X	X	X	X	X	X	X	X	X	X								
Triplex, 3 unit Multiple* (same lot)							X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Attached. 3 to 8 du (Separate lots)								X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Multi-Dwelling (Same Lot)										X	X	X	X	X	X	X		X	X	X	X	X	X	X	X	X
MIXED RESIDENTIAL / NONRESIDENTIAL																										
Limited Nonresidential (Ground level and basement Only)			X			X	X	X	X	X		X	X	X		X	X	X		X	X	X				
Unlimited Nonresidential (Any Level)											X				X					X						
NONRESIDENTIAL																										
Detached (One or more main buildings per lot)			X			X	X	X	X	X		X	X	X		X	X	X		X	X		X	X	X	X
Attached (Same lot or separate lots)			X			X		X	X	X		X	X		X					X			X		X	X

\*Detached dwellings are permitted

(Amended by Ordinance Number 7220 (N.S.) adopted October 22, 1986)

## SCHEDULE B – HEIGHT SCHEDULE

DESIGNATOR	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
Maximum height (Feet)	15	20	25	25	30	30	35	35	35	40	40	45	45	50	55	60	60	(b)
Maximum Number of Stories	1	2	2	3	2	3	2	3	4	3	4	4	(a)	(a)	(a)	4	(a)	(a)

**NOTES:**

- (a) Any number of stories is permitted, provided all building code requirements and floor-area ratio limitations are met.
- (b) Greater than 60 feet. Any height in excess of 60 feet requires a Major Use Permit.

**\*SCHEDULE C – SETBACK SCHEDULE (Zoning)**

DESIGNATOR	FRONT YARD (a)				SIDE YARD		REAR YARD
	Abutting public street or private thoroughfare except those subject to Note (d). (Measured from Centerline)				Interior Setback measured from lot line	Exterior (s) Setback measured from centerline	Setback measured from lot line (e)
	Standard Setback	Setbacks for certain Major Subdivisions recorded after January 1, 1966 (c.)					
		Street Width in Feet:					
		50	52	56			
A	100	100	100	100	15	35	50
B	60	60	60	60	15	35	50
C	60	60	60	60	15	35	25
D	60 (f)	60 (f)	60 (f)	60 (f)	15 (g)	35	25
E	60	60	60	60	0 (h)	35 (i)	15
F	60	60	60	60	(j)	35	25
G	50	45	46	48	10	35	40
H	50	45	46	48	10	35	25
I	50	45	46	48	7 ½	35	25
J	50	45	46	48	5	35	25
K	50	45	46	48	5 (k)	35	25
L	50	45	46	48	5 (l)	35	25
M	50	50	50	50	5 (l)	35	25
N	50 (t)	45	46	48	5	35	25
O	50	50	50	50	0 (h)	35	25 (m)
P	50	50	50	50	0 (n)	35	15 (o)
Q	50	50	50	50	0 (h)	35	15
R	(p)	(p)	(p)	(p)	0 (h)	35	15
S	30 (q)	25	26	28	(j)	35	15
T	30 (q)	25	26	28	0	35	15
U	30 (q)	25	26	28	0 (r)	35	0 (r)
V	Setbacks to be established during planned development, use permit or site plan review						
W(v)	60	60	60	60	25 (v)	35	25

Note: (b) not used

**\* Fire Code Setbacks may be more restrictive.**

(Amended by Ordinance Number 5508 (N.S.) adopted May 16, 1979, Effective June 16, 1979)

(Amended by Ordinance Number 6654 (N.S.) adopted September 21, 1983, Effective October 15, 1979)

(Amended by Ordinance Number 7110 (N.S.) adopted April 2, 1986, Effective May 2, 1986)

(Amended by Ordinance Number 8185 (N.S.) adopted December 16, 1992)

\* Fire Code Setbacks may be more restrictive. Check with local Fire Marshal.

**SETBACK SCHEDULE FOOTNOTES:**

- a. Any front yard setback requirement shall be deemed to be met when the front yard setback provided at least equals the average of that established by existing buildings which occupy 50 percent or more of the lots which are:
  1. Within the same zone;
  2. On the same side of the street; and
  3. Within the same block or within 300 feet in either direction from the subject property, whichever distance is lesser.
- b. Not used
- c. Applicable only to lots shown on a final map of subdivision recorded after January 1, 1966, abutting street right-of-way 50, 52, or 56 feet in width
- d. This provision applies only to those lots which front on a private street or easement which is less than 40 feet in width. The front yard setback required shall be 40 feet from the centerline of said street or easement. For lots fronting on the terminal end of said street or easement, the 40 feet shall be measured from a point on the centerline and the front lot line.
- e. When a rear yard opens onto an alley, public park or beach, or other permanent open space,  $\frac{1}{2}$  of the width of such alley, public park or beach, or other permanent open space may be considered as applying to the rear yard setback to the extent of not more than 50% of the required rear yard setback; provided however, there shall not be any reduction in the required setbacks from the top of the ocean bluff, or from the line demarking the landward extent of the beach, as provided for in the Coastal Development Area Regulations commencing at Section 5150
- f. For any legal lot or building site less than  $\frac{1}{2}$  acre in area, the minimum front yard setback shall be 50 feet from the centerline. No main building shall be located closer than 20 feet from the front lot line.
- g. For any legal lot or building site less than  $\frac{1}{2}$  acre in area, the requirement for each interior side yard shall be reduced to 10 feet. For any such lot or building site less than 10,000 square feet in area, such requirement shall be reduced to 7  $\frac{1}{2}$  feet. For any such lot or site less than 7,500 feet in area, such requirement shall be reduced to 5 feet.
- h. Five feet if lot line abuts property in a residential zone.
- i. Exterior side yards shall be at least 5 feet in width measured from the property line.
- j. The combined width of the side yards shall be 15% of the lot width, provided that no individual side yard shall be less than 5 feet in width nor required to be more than 20 feet in width, except that the exterior side yard shall have a setback no less than that specified in the Setback Schedule.
- k. Each side yard shall be increased by 2  $\frac{1}{2}$  feet for each dwelling unit in excess of 2, but in no case need such side yard exceed 10 feet in width.
- l. An additional one foot for each side yard is required for each story above the second
- m. Fifteen feet if lot or building site is used exclusively for buildings with commercial principal uses or buildings with commercial principal uses with one or more dwellings on the second story.
- n. Five feet for lots with residential principal uses or whose lot lines abut property in a residential zone.
- o. Twenty-five feet from lots with residential principal uses, except that lots with the RR.5 Use Regulations in or contiguous to, the Campo Del Dios subdivision (Map Nos. 1819, 1832, 1841, 1901, 1954, 2029) shall not be subject to this restriction.
- p. Equal to setback requirement of abutting property that is nearest main building
- q. If designator applies to a commercial or manufacturing / industrial zone and property fronts on a street where 50 percent or more of the total footage between two intersecting streets is in one or more residential zones, the front yard setback requirement shall be equal to that of the most stringent residential zone fronting the street.

- r. Yards abutting property in another zone shall have setbacks equal to those required by that zone.
- s. The exterior side yards setback as measured from the nearest edge of the right-of-way shall not be less than that required for the interior side yard.
- t. Twenty feet in front yard abutting a street 30 feet or less in width.
- u. Windmills, wind-driven water pumps and appurtenant structures required for the function thereof, shall be exempted from the provisions of an applicable setback designator.
- v. The "W" setback designator may be applied only to property having use regulations requiring a minimum lot size of 2 acres or greater. Where applied, the interior side yard setback shall be 15 feet for:
  1. Any legal lot less than 2 acres in area;
  2. Any legal lot developed with a structure used or intended for use as a dwelling prior to the effective date of the ordinance applying the "W" designator to the property in question; or
  3. Any legal lot less than 3 acres in area, created prior to August 10, 1988, the original date of adoption of the San Diego County Interim Sensitive Lands Ordinance.

(Amended by Ordinance Number 5508 (N.S.) adopted May 16, 1979)  
 (Amended by Ordinance Number 6268 (N.S.) adopted April 14, 1982)  
 (Amended by Ordinance Number 6761 (N.S.) adopted April 25, 1984)  
 (Amended by Ordinance Number 7110 (N.S.) adopted April 2, 1986)  
 (Amended by Ordinance Number 7740 (N.S.) adopted March 28, 1990)  
 (Amended by Ordinance Number 8185 (N.S.) adopted December 16, 1992)  
 (Amended by Ordinance Number 8482 (N.S.) adopted November 30, 1994)

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## 4813 – SETBACKS ESTABLISHED BY MAJOR USE PERMIT

When a Major Use Permit for a use or structure is granted, the use permit may authorize an exception to the Setback Regulations and establish other setback and spacing requirements as a condition thereof.

(Amended by Ordinance Number 5508 (N.S.) adopted May 16, 1979)

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## SCHEDULE D – USABLE OPEN SPACE SCHEDULE

USABLE OPEN SPACE PER DWELLING UNIT (In Square Feet)																
DESIGNATOR	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
Private	0	0	0	0	100	100	100	100	350	350	350	350	600	600	600	600
Group	0	150	500	800	0	150	500	800	0	150	500	800	0	150	500	800

**TABLE B**

**Listing of Designators**  
The following shall be used as appropriate

DESIGNATOR	SPECIAL AREA DESIGNATOR	(See Section)
A	Agriculture Preserve	5100 – 5110
B	Community Design Review Area	5750 – 5799
D	Design Review	5900 – 5910
E	Fault Displacement	5400 – 5406
F	Flood Plain	5500 – 5522
G	Sensitive Resource	5300 – 5349
H	Historic/Archaeological Landmark	5700 – 5747
J	Specific Historic District	5749
P	Planned Development	5800 – 5806
R	Coastal Resource Protection Area	5950 – 5957
S	Scenic	5200 – 5212
T	Unsewered Area	5960 – 5964
V	Vernal Pool Area	5850 – 5856
W	Flood Channel	5450 – 5472

(Amended by Ordinance Number 5330 (N.S.) adopted December 13, 1978)  
(Amended by Ordinance Number 6186 (N.S.) adopted November 18, 1981)  
(Amended by Ordinance Number 6236 (N.S.) adopted February 17, 1982)  
(Amended by Ordinance Number 6240 (N.S.) adopted February 17, 1982)  
(Amended by Ordinance Number 6743 (N.S.) adopted January 11, 1985)  
(Amended by Ordinance Number 7101 (N.S.) adopted March 12, 1986)  
(Amended by Ordinance Number 7127 (N.S.) adopted May 7, 1986)  
(Amended by Ordinance Number 7630 (N.S.) adopted May 23, 1989)  
(Amended by Ordinance Number 8114 (N.S.) adopted July 29, 1992)  
(Amended by Ordinance Number 8166 (N.S.) adopted October 21, 1992)

**TABLE C**

**Enclosure Matrix**

(Part of Section 6816)

Use or Special Area Regulations	TYPE OF ENCLOSURE												
	Civic Use			Commercial Use				Industrial Use			Agricultural Use		
	Enclos	Open	Drive in	Enclos	Semi-Enclos	Open	Drive in	Enclos	Semi-Enclos	Open	Enclos	Semi-Enclos	Open
R-S	•	•									<u>m</u>	<u>m</u>	•
R-D	•	•									<u>m</u>	<u>m</u>	•
R-M	•	•									<u>m</u>	<u>m</u>	•
R-V	•	•									<u>m</u>	<u>m</u>	•
R-U	•	•									<u>m</u>	<u>m</u>	•
RMH	•	•									<u>m</u>	<u>m</u>	•
R-R	•	•	<u>m</u>	•	•	•					•	•	•
R-RO	•	•	<u>m</u>	•	•	•					<u>m</u>	<u>m</u>	•
R-C	•	•		•	<u>m</u>	<u>m</u>		•			<u>m</u>	<u>m</u>	•
C-30	•	•		•			<u>m</u>						
C-31	•	•		•			<u>m</u>						
C-32	•	•		•			<u>m</u>	•			A	A	•
C-34	•	•		•	<u>m</u>	M	<u>m</u>	•			A	A	•
C-35	•	•		•	<u>m</u>	M	<u>m</u>	•			A	A	•
C-36	•	•		•	<u>m</u>	M	•	•			A	A	•
C-37	•	•	•	•	•	•	•	•	•	•	A	A	•
C-38	•	•	•	•	•	•	•	•	•	•	A	A	•
C-40	•	•	•	•	•	•	•	•	•	•	A	A	•
C-42	•	•		•	•	•	•				A	A	•
C-44	•	•	•	•	•	•	•				A	A	•
C-46	•	•		•							A	A	•
M-50	•	•		•	<u>m</u>	M	<u>m</u>	•	<u>m</u>	M	A	A	•
M-52	•	•		•	<u>m</u>	M	<u>m</u>	•	<u>m</u>	M	A	A	•
M-54	•	•		•	•	•	•	•	•	•	A	A	•
M-58	•	•		•	•	•	•	•	•	•	A	A	•
A-70	•	•	<u>m</u>	•	•	•		•	•	<u>m</u>	•	•	•
A-72	•	•	<u>m</u>	•	•	•		•	•	<u>m</u>	•	•	•
S-80	•	•		•	S	M					A	A	•
S-82	•	•		•	•	•					•	•	•
S-86	•	•		•	•	•	•						
S-87	•	•	<u>m</u>	•	•	•	•	•	•	•	•	•	•
S-88	•	•	•	•	•	•	•	•	•	•	•	•	•
S-90	•	•	<u>m</u>	•	•	•	•	•	•	•	•	•	•
S-92	•	•	<u>m</u>	•	•	•		•	•	<u>m</u>	•	•	•
S-94	•	•	<u>m</u>	•	•	•	•	•	•	•	•	•	•
Scenic Area	•	<u>m</u>	<u>m</u>	•	S	<u>m</u>	<u>m</u>	•	S	M	S	S	•

**LEGEND:**

- Permitted
- m Permitted by Minor Use Permit
- A Permitted by Administrative Permit
- M Permitted by Major Use Permit
- S Permitted by Site Plan

## Other Land Use Regulations

The Zoning Ordinance is not the only regulation relating to use and development of land. Others include:

REGULATION / SUBJECT	PURPOSE	CONTACT AGENCY (County agency unless otherwise specified)
General Plan	Establishes long range goals and policies for land use and public facilities	DPLU
Codes: Uniform Building, Fire, Plumbing, Mechanical, Electrical, Solar Energy, and Historic Buildings	Establishes minimum structural standards to protect life and property	DPLU
Subdivision Ordinance	Regulates division of property	DPLU / DPW
Grading Ordinance	Regulates cutting, filling and movement of earth	DPLU / DPW
Watercourse Ordinance	Regulates filling, blocking or altering of certain water courses	DPW
Centerline Ordinance	Established official centerlines and setbacks for certain highways	DPW
Various health-related ordinances and State laws	Establishes minimum standards for wells, septic tanks, sewage system and other health-related matters.	DEH
Housing Code (State)	Establishes minimum housing standards	DEH
Air Pollution: Health and Safety Code, Title 26 (State); Clean Air Act (Federal)	Regulates emission of pollutants into the atmosphere	APCD
Mobile Home Parks Act (State)	Establishes standards for mobile homes and mobile home, travel trailer and recreational vehicle parks and campgrounds	DPLU
California Coastal Act of 1976	Protects costal environment	Coast Regional Commission (State)
Porter-Cologne Water Quality Control Act (State)	Protect water quality; set standards for sewage treatment and discharge	California Regional Water Quality Board (State)
Surface Mining and Reclamation Act (State)	Regulates surface mining (including borrow pits) and establishes standards for reclamation of mine lands.	DPLU and DPW
A'berg-Nejedly Forest Practice Act of 1973 (State)	Establishes land use, timber harvesting and tax regulations for commercial timber lands and timber preserves.	Dept. of Forestry (State)
Williamson Act (State)	Establishes land use and assessment regulations for agricultural preserves	DPLU
Open Space Easement Act (State)	Establishes land use and assessment regulations for certain open space easements. (Open space easements may also be obtained pursuant to other laws.)	DPLU

REGULATION / SUBJECT	PURPOSE	CONTACT AGENCY (County agency unless otherwise specified)
Alquist-Priolo Special Studies Zones Act (State)	Provides for identification of earthquake faults and regulation of nearby uses and development.	DPLU

**NOTES:**

APCD: Air Pollution Control District  
DEH: Department of Environmental Health  
DPLU: Department of Planning & Land Use  
DPW: Department of Public Works