

II. Project Conformance with Applicable Plans and Policies

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

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

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

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General Plan Guiding Principals	
Guiding Principal 1: Support a reasonable share of projected regional population growth.	Consistent: The overall Campus Park development contains a wide range of housing types. The project under the previous SPA would provide professional office space. As described in the Market Analysis for the project, the office sector is already adequately supplied and there is a substantial amount of potential future office space in the inland north area of the County. There is a deep and steady demand for new for-sale single-family homes in the County of San Diego region and in the inland north market area. The new home market in the County has been under-supplied for over the last ten years, while the office market has seen the amount of vacant space increase. Therefore, the project would support a reasonable share of projected regional population growth and market changes.
Guiding Principal 2: Promote health and sustainability by locating new growth near existing and planned infrastructure.	Consistent: The project would be located within an existing planned community within the Campus Park development which is conveniently located within the Interstate 15/Highway 76 Interchange Master Specific Plan. Because of its location at the intersection of an interstate highway and major state highway, this area would become a logical node of future development and transit opportunities.
Guiding Principal 3: Reinforce the vitality, local economy, and individual character of existing communities when planning new housing, employment, and recreational opportunities.	Consistent: The project would conform to the existing character of the community. The additional residences would add to the economic vitality of existing local economy and the future commercial uses of the Town Center. Given the decrease in demand of office uses, the elimination of superfluous professional office uses at this site would enhance the viability of the Town

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	Center. The project was designed to meet the existing and future needs of the community within the County further reinforcing the vitality of the community. The project would complete the Campus Park development as it remains as two of the only undeveloped parcels in the Specific Plan area. The project has been designed to provide a wider range of housing options that are compatible with the housing options of Campus Park.
<p>Guiding Principal 4: Promote environmental stewardship that protects the range of natural resources and habitats that uniquely define the County’s character and ecological importance.</p>	<p>Consistent: The basis for the previous Campus Park SPA was to create a balanced master planned community while preserving large continuous areas of natural open space and sensitive habitats and maintaining an overall rural theme. The proposed SPA would comply with the existing merits of the 2010 SPA by placing multi-family residential units designed as single-family homes in an area already designated under the Campus Park Specific Plan for development and adjacent to existing residential uses. The placement of residential uses in an established community decreases the need for infrastructure and allows services to be provided more efficiently. The project would conform to the Campus Park Specific Plan and Fallbrook Community Plan development and design guidelines to ensure the community and County character would be maintained throughout the continuation of the Campus Park development.</p>
<p>Guiding Principal 5: Ensure that development accounts for physical constraints and the natural hazards of the land.</p>	<p>Consistent: The project site has already been designated under the Campus Park Specific Plan for development. The project has been previously graded per grading permit number PDS2012-2700-15682 in anticipation of the development of the site. Development of Parcel 1 and Parcel 2 would be constructed in compliance with recommendations set forth in the geotechnical report. The project grading plans would guide development in response to existing site constraints. The project would prepare a new Fire Prevention Plan which provides recommendations for site development to reduce the potential for fire hazards and to address fire safety requirements.</p>
<p>Guiding Principal 6: Provide and support a multi-modal transportation network that enhances connectivity and supports community development patterns and, when appropriate, plan for development which supports public transportation.</p>	<p>Consistent: A system of trails and pathways were proposed as part of the previous SPA and has been developed within the existing Campus Park development. The project would have access and would provide additional connections to the trails and pathways within the community. The project would provide sidewalk connections that would provide means of travel to the Town Center and other amenities located throughout the community. The I-15/SR-76 Interchange is located to the southwest of the original Campus Park project site and the California Department of Transportation (Caltrans) “Park and Ride” facility with 223 parking spaces is located in the northwest quadrant of the interchange.</p>
<p>Guiding Principal 7: Maintain environmentally sustainable communities and reduce greenhouse gas emissions that contribute to climate change.</p>	<p>Consistent: The existing General Plan land use designation for the project site is Specific Plan Area which would not be revised as part of the project. Rather, the General Plan Amendment is required to change the existing use from professional office to multi-family residential in the Fallbrook Community Plan. The project would develop a site nearly surrounded by development associated with the Campus Park Specific Plan where existing</p>

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	<p>public roads and infrastructure already exists thereby reducing the costs to build and maintain expensive infrastructure. The residential uses would be located within close proximity or a half-mile radius, or an approximately 10-minute walk from a variety of uses, such as the Town Center’s commercial uses, HOA recreational facilities, parks, trails, open space areas, as well as the Palomar College North Education Center. The I-15/SR-76 Interchange is located to the southwest of the original Campus Park project site and Caltrans “Park and Ride” facility with 223 parking spaces located in the northwest quadrant of the interchange.</p> <p>The project would provide design features such as solar panels, EV chargers, dual pane glazing, smart thermostats, efficient appliances, tank-less water heaters, LED lighting, and native landscaping and are further described in section J of this SPA. A Greenhouse Gas (GHG) Analysis has been prepared for the project and estimates the project would generate approximately 2,241.67 metric tons (MT) of carbon dioxide equivalent (CO₂e) each year from operations and construction emissions combined.</p> <p>Comparing operational emissions from the project and the General Plan buildout for the site, the project would generate 1,303.48 MT CO₂e fewer emissions than the General Plan buildout assumption. Since the project would generate fewer emissions than the General Plan buildout allows, the project would generate a less than significant GHG impact. The previously approved Campus Park SPA contains findings related to GHG impacts that were less than significant, however; specific mitigation measures are required for all uses within the Campus Park Specific Plan and the project would be subject to such requirements. The mitigation measures are identified as project design features in Table 7 section J of this SPA.</p>
<p>Guiding Principal 8: Preserve agriculture as an integral component of the region’s economy, character, and open space network.</p>	<p>Consistent: The project is located within the existing Campus Park development and has been previously graded per grading permit number PDS2012-2700-15682 in anticipation of development. By building within an area already designated for development under the Campus Park Specific Plan, the project would not impact agricultural resources within the region.</p>
<p>Guiding Principal 9: Minimize public costs of infrastructure and services and correlate their timing with new development.</p>	<p>Consistent: The project is located in the existing Campus Park community and nearly surrounded by development where existing public roads provide access to the site and the surrounding areas. Fire protection services would be provided by the County of San Diego North County Fire Protection District (NCFPD). NCFPD has reviewed the project and has indicated that existing and planned fire protection facilities and resources are adequate to serve the proposed project. Water and sewer services would be provided by Rainbow Municipal Water District (RMWD). School services would be provided by Fallbrook Union Elementary School and Fallbrook Union High School Districts. The project was reviewed by the appropriate service providers and it was determined that adequate services would be provided to the project.</p>

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Guiding Principal 10: Recognize community and stakeholder interests while striving for consensus.	Consistent: The project has and would continue to communicate with members of the Fallbrook Community Planning Group to recognize and address community interests and concerns and strive for consensus.
Land Use Element	
LU-1.1 Assigning Land Use Designations. Assign land use designations on the Land Use Map in accordance with the Community Development Model and boundaries established by the Regional Categories Map.	Consistent. The Community Development Model is implemented by three regional categories – Village, Semi-Rural, and Rural Lands, which reflect the different character and land use goals of the County’s developed areas, its lower density residential and agricultural areas, and its very low density or undeveloped rural lands. The project site has a Regional Category designation of “Village”. Therefore, the multi-family residential development would be consistent with the Community Development Model and future planned development for the Campus Park area of the Fallbrook Community.
LU-1.3 Development Patterns. Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.	Consistent. The project site is designated as “Village” by the County Regional Categories map. No change to the Regional Category is proposed as part of the project. Areas to the north, east and south of the project site and areas west of I-15 are also designated as “Village”. The nearby rural areas would be protected as open space under the previous SPA.
LU-1.7 Maximum Residential Densities. Determine the maximum number of dwelling units permitted within the boundaries of any subdivision or single lot based on the applicable land use designation(s). When the total number of dwelling units is less than one, this shall be interpreted as permitting one dwelling unit. When more than one dwelling unit is permitted, fractional dwelling units are rounded down to the nearest whole number of dwelling units.	Consistent. The project site has a General Plan designation as Specific Plan Area. No change to the General Plan designation is proposed as part of the project. Under the General Plan Amendment for the project, changes are proposed to the Fallbrook Community Plan text modifying the proposed change in use for the project area within the Campus Park Specific Plan from professional office use to multi-family residential use. Section H.5 provides the Zoning Boxes for the two planning areas of the project including the maximum density.
LU-2.1 Community Plans. Maintain updated Community Plans, as part of the General Plan, to guide development to reflect the character and vision for each individual unincorporated community, consistent with the General Plan.	Consistent. As provided above, a General Plan Amendment would be required in order to revise the Fallbrook Community Plan text to reflect the amendment made to the Campus Park Specific Plan regarding the change in use from professional office to multi-family residential. The revisions to the Fallbrook Community Plan would continue to guide the development of the project site and reflect the character and vision of the Fallbrook Community.
LU-2.2 Relationship of Community Plans to the General Plan. Community Plans are part of the General Plan. These plans focus on a particular region or community within the overall General Plan area. They are meant to refine the policies of the General Plan as they apply to a smaller	Consistent. As provided above, a General Plan Amendment would be required in order to revise the Fallbrook Community Plan text to reflect the amendment made to the Campus Park Specific Plan regarding the change in use from professional office to multi-family residential.

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<p>geographic region and provide a forum for resolving local conflicts. As legally required by State law, Community Plans must be internally consistent with General Plan goals and policies of which they are a part. They cannot undermine the policies of the General Plan. Community Plans are subject to adoption, review and amendment by the Board of Supervisors in the same manner as the General Plan.</p>	
<p>LU-2.3 Development Densities and Lot Sizes. Assign densities and minimum lot sizes in a manner that is compatible with the character of each unincorporated community.</p>	<p>Consistent. As provided in section H-5 of this SPA, the Zoning Boxes for the two planning areas of the project provide the allowable density and lot sizes that are compatible with the surrounding residential development of the Campus Park community.</p>
<p>LU-2.4 Relationship of Land Uses to Community Character. Ensure that the land uses and densities within any Regional Category or Land Use Designation depicted on the Land Use Map reflect the unique issues, character, and development objectives for a Community Plan area, in addition to the General Plan Guiding Principles.</p>	<p>Consistent. The project includes a SPA to the Campus Park Specific Plan to reflect the change in land use of the project site from professional office (PO) to multi-family residential. Section I of the SPA address design guidelines of the proposed revisions which would conform to the previous SPA and existing character of the Campus Park community. The change in use of the project site is reflective of market changes and housing needs within the community and would continue to conform to the development objectives of the Fallbrook Community Plan. The project’s consistency with the General Plan Guiding Principles is provided in this table above.</p>
<p>LU-2.8 Mitigation of Development Impacts. Require measures that minimize significant impacts to surrounding areas from uses or operations that cause excessive noise, vibrations, dust, odor, aesthetic impairment and/or are detrimental to human health and safety.</p>	<p>Consistent. The project would provide a multi-family residential development designed as single-family homes in an area surrounded by various residential housing types. The development is not associated with a use that would cause excessive noise, vibrations, dust or odor. Construction of the project has the potential to result in temporary noise and vibrations during site preparation, grading and building construction phases. The project would comply with all County regulations for construction noise and a significant impact would not occur. Construction activities would be required to comply with the San Diego Air Pollution Control District Rules and Regulations for dust and odor. A Visual Analysis will be prepared for the project to evaluate the change in visual elements of the area as a result of the residential development. The Visual Analysis will also compare the visual effects of the project site if it were developed as professional office uses under the previous SPA. The project would not cause excessive noise, vibrations, dust, odor, or aesthetic impairment that would be considered detrimental to human health and safety.</p>
<p>LU-2.9 Maintaining Rural Character. Consider level of service criteria, in accordance with Policy M-2.1, to determine whether adding lanes to a Mobility Element</p>	<p>Consistent. The project would conform to the existing character of the Campus Park development which provides various residential housing types while retaining the overall rural theme consistent with the Fallbrook community. The architectural style of the proposed development would be</p>

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road would adversely impact the rural character of a community or cause significant environmental impacts. In those instances, consider other options to mitigate LOS where appropriate.	consistent with the existing character of the community. Walls and fencing within the proposed development would also comply with the previous SPA for rural wall and fencing types.
LU-3.1 Diversity of Residential Designations and Building Types. Maintain a mixture of residential land use designations and development regulations that accommodate various building types and styles.	Consistent. The Campus Pak development has been planned for in the previous SPA and contains a variety of single-family and multi-family residential housing types. The project would provide an additional multi-family housing type designed as single-family homes on a smaller lot size that varies from the single- and multi-family residences in the existing Campus Park development. Minimum lot sizes are 1,850 SF and the maximum lot size is 2,250 SF. The development would allow for a greater mixture of residential land uses while maintaining compatibility throughout.
LU-5.1 Reduction of Vehicle Trips within Communities. Incorporate a mixture of uses within Villages and Rural Villages and plan residential densities at a level that support multi-modal transportation, including walking, bicycling, and the use of public transit, when appropriate.	<p>Consistent. The project would locate multi-family residential development in the existing Campus Park community with access to the Sports Complex and future Town Center and commercial uses. A residential use such as the proposed, would contribute to the internalization of vehicle trips compared to professional office uses which would be a relatively minor contributor to the internalization of trips. The project would provide one of the remaining pieces that would complete the development of the Campus Park Specific Plan area. The existing Campus Park development provides trails and pathways to the neighboring open spaces areas. A “share the road” bicycle lane is proposed along SR-76 from Old Highway 395 to the Pala-Pauma Community boundary. The nearest transit facility is located along Old Highway 395 just north of SR-76 and currently services the 202 route for Riverside Transit Agency (RTA). This route commutes from the Murrieta Walmart to the Oceanside Transit Center.</p> <p>The project would amend the Campus Park Specific Plan from professional office land use to multi-family residential land use. The project would result in an approximately 48% trip reduction compared to the professional office use as analyzed in the LMA. No improvements would be required to any of the studied intersections and street segments per the County of San Diego thresholds for requiring roadway improvements.</p>
LU-5.2 Sustainable Planning and Design. Incorporate into new development sustainable planning and design.	Consistent. The project would develop one of the remaining pieces of development within the Campus Park Specific Plan where existing public roads and infrastructure already exists thereby reducing the costs to build and maintain expensive infrastructure. The residential uses would be located within close proximity or a half-mile radius, or approximately 10-minute walk from a variety of uses, such as the Town Center’s commercial uses, HOA recreational facilities, parks, trails, open space areas, as well as the Palomar College North Education Center. The I-15/SR-76 Interchange is located to the southwest of the original Campus Park project site and Caltrans “Park and

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	<p>Ride” facility with 223 parking spaces is located in the northwest quadrant of the interchange.</p> <p>The project incorporates project design features identified in Section J of this SPA in order to reduce GHG emissions and comply with sustainable development practices. Since the project is located in an area of existing development, impacts to undisturbed lands would be avoided. The project would reduce the number of vehicle trips generated from the site compared to the originally proposed land use under the previous SPA. Vehicle trips would be reduced by approximately 48% with the development of multi-family residences designed as single-family homes.</p>
<p>LU-5.5 Projects that Impede Non-Motorized Travel. Ensure that development projects and road improvements do not impede bicycle and pedestrian access. Where impacts to existing planned routes would occur, ensure that impacts are mitigated and acceptable alternative routes are implemented.</p>	<p>Consistent. The project would develop two parcels that were already anticipated for development as part of the previous Campus Park SPA. The project would not propose a development that would impede bicycle and pedestrian access. Bicycle and pedestrian facilities have already been planned for in appropriate areas throughout the Campus Park community and would not be affected by the change in development from professional office use to multi-family residential use.</p>
<p>LU-6.1 Environmental Sustainability. Require the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment.</p>	<p>Consistent. The project site has been previously graded under grading permit number PDS2012-2700-15682 in anticipation of development of this parcel in conjunction with the previous Campus Park SPA and associated entitlements. The project would comply with all previously approved conditions and mitigation measures associated with the protection of sensitive natural resources. The project does not anticipate the need for measures beyond those originally conditioned for the site.</p>
<p>LU-6.4 Sustainable Subdivision Design. Require that residential subdivisions be planned to conserve open space and natural resources, protect agricultural operations including grazing, increase fire safety and defensibility, reduce impervious footprints, use sustainable development practices, and, when appropriate, provide public amenities.</p>	<p>Consistent. The previous Campus Park SPA was designed to preserve sensitive natural habitats and unique landforms that exist surrounding the Campus Park community. The project would provide a multi-family residential development designed as single-family homes in replacement of the originally proposed professional office uses within the existing Campus Park community. The site has been previously graded per grading permit number PDS2012-2700-15682 in anticipation of development and contains little to no vegetation. No agricultural operations exist onsite. The project has prepared a Fire Protection Plan to ensure safety against fire hazards. Project design would minimize impervious surfaces to the extent feasible. The project would provide project design features detailed in Section J of this SPA in order to reduce the project’s GHG emissions. The project would construct multi-family residences with energy and water efficient fixtures and appliances in accordance with the Title 24 Building Efficiency Standards. Therefore, the project has been designed to conserve the existing natural resources and utilize sustainable development practices.</p>

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<p>LU-6.3 Conservation-Oriented Project Design. Support conservation-oriented project design. This can be achieved with mechanisms such as, but not limited to, Specific Plans, lot area averaging, and reductions in lot size with corresponding requirements for preserved open space (Planned Residential Developments). Projects that rely on lot size reductions should incorporate specific design techniques, perimeter lot sizes, or buffers, to achieve compatibility with community character.</p>	<p>Consistent. The basis for the previous Campus Park SPA was to create a balanced master planned community while preserving large continuous areas of natural open space and sensitive habitats and maintaining an overall rural theme. The proposed SPA would comply with the existing merits of the 2010 SPA by providing multi-family residential units in an area of existing residential including various types of residential housing. The Zoning Boxes for the Planning Areas are provided in section H of this SPA and provide multi-family residences designed as single-family homes on smaller condominium lot sizes. Condominium lot sizes range from 1,850 to 2,250 SF. The previous Campus Park SPA includes open space preservation of the areas located east of the development. The project would not impact the designated open space areas. The project would comply with the design guidelines of the SPA and the Fallbrook Community Plan to achieve compatibility between developments.</p>
<p>LU-6.5 Sustainable Stormwater Management. Ensure that development minimizes the use of impervious surfaces and incorporates other Low Impact Development techniques as well as a combination of site design, source control, and stormwater best management practices, where applicable and consistent with the County’s LID Handbook.</p>	<p>Consistent. Storm water onsite is treated separately on Parcel 1 and Parcel 2 but is generally treated in the same manner. Storm water is picked up in a curb opening catch basin onsite, then treated by a modular wetland(s) or other proprietary device(s) per water quality requirements, then is stored in an underground tank system and released at a hydromodification-approved rate into the existing storm drain stub at the southeast corner of the site. An additional tree well is located at the entrance of Parcel 2 in order to treat storm water from the entrance driveway on Friesian Way. The underground system would ensure that 100-year peak flow in post-development conditions would be equal to or less than the corresponding peak flow in pre-development conditions.</p> <p>A total of 53 additional tree wells 25’ in diameter are proposed along Horse Ranch Creek Road to treat runoff from the road widening and provide hydromodification flow control. Storm water best management practices (BMPs) would comply with County of San Diego LID Handbook requirements and policies of the Regional Water Quality Control Board.</p> <p>Parcel 1 would result in 91,623 SF of impervious surfaces and Parcel 2 would result in 263,277 SF of impervious surfaces.</p>
<p>LU-6.9 Development Conformance with Topography. Require development to conform to the natural topography to limit grading; incorporate and not significantly alter the dominant physical characteristics of a site; and to utilize natural drainage and topography in conveying stormwater to the maximum extent practicable.</p>	<p>Consistent. The project site has been previously graded per grading permit number PDS2012-2700-15682 in anticipation of development as part of the existing Campus Park development. Project grading plans will incorporate the existing natural topography of the site to the extent feasible. Site drainage would continue to drain from the northeast corner to the southeast corner on both parcels, similar to existing conditions. Storm water conveyance would incorporate the natural drainage flows of the site and would ensure that the 100-year peak flow in post-development conditions would be equal or less than the corresponding peak flow in pre-development conditions.</p>

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LU-6.10 Protection from Hazards. Require that development be located and designed to protect property and residents from the risks of natural and man-induced hazards.	Consistent. The project would adhere to all requirements set forth in the project geotechnical evaluation in order to reduce potential risks for natural hazards. Additionally, the FPP/FMP provides recommendations for site development to reduce the potential for fire hazards and to address fire safety requirements.
LU-6.11 Protection from Wildfires and Unmitigable Hazards. Assign land uses and densities in a manner that minimizes development in extreme, very high and high fire threat areas or other unmitigable hazardous areas.	Consistent. Please refer to the consistency analysis above. The project would locate multi-family residences in an area with an existing variety of residential development and would not provide land uses and densities that compatible with the surroundings. The project is located in the Urban-Wildland Interface Zone and would comply with the recommendations of the FPP/FMP and requirements from NCFPD to reduce risk of fire.
LU-9.1 Village and Community Core Planning. Encourage the delineation of and development of more detailed planning direction for the character, design, uses, densities, and amenities of Village areas, Town Centers, and other community cores in Community Plans to assist in the future planning of residences, infrastructure, businesses, and civic uses.	Consistent. The project is located within the Fallbrook Community Plan and the Campus Park Specific Plan and would comply with the planning and development guidelines provided in both plans including character, design, use, and density of the proposed residential development. This SPA would further be used to assist in future planning of the project site.
LU-9.2 Density Relationship to Environmental Setting. Assign Village land use designations in a manner consistent with community character, and environmental constraints. In general, areas that contain more steep slopes or other environmental constraints should receive lower density designations.	Consistent. The project site was previously graded per grading permit number PDS2012-2700-15682 during the construction of the existing Campus Park area in anticipation of development. Both parcels are predominantly flat with elevations ranging from 370-375 on Parcel 1 and 360-370 on Parcel 2. Although the project would require additional grading to allow for development of the site, the project utilizes the existing constraints to provide appropriate densities for the site.
LU-9.3 Village and Community Core Guidelines and Regulations. Support the development and implementation of design guidelines, Village-specific regulations for roads, parking, and noise, and other planning and regulatory mechanisms that recognize the unique operations and character of Villages, Town Centers, and transportation nodes. Ensure that new development be compatible with the overall scale and character of established neighborhoods.	Consistent. The project would amend the existing Campus Park Specific Plan Amendment in order to allow for multi-family residential development on a site that was previously designated for professional office use. The previous Campus Park SPA provides regulations for roads within the Campus Park development. This SPA provides an outline for onsite parking, and guidelines for character and scale of the development in conformance with existing development. A Noise Study has been prepared for the project and analyzes the potential noise impacts associated with the development and additional noise impacts related to the I-15 transportation noise. Additionally, an 8-foot noise wall would be provided along the western boundary of the site and would continue to a portion of the northern and southern boundaries of each of the parcels.
LU-9.5 Village Uses. Encourage development of distinct areas within communities offering residents places to	Consistent. The project site is part of the larger Campus Park Specific Plan which includes a Town Center, Sports Complex and various residential

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live, work, and shop, and neighborhoods that integrate a mix of uses and housing types.	housing types. Therefore, the project would be integrated into the community allowing for a live, work, and shop environment.
LU-9.6 Town Center Uses. Locate commercial, office, civic, and higher-density residential land uses in the Town Centers of Villages or Rural Villages at transportation nodes. Exceptions to this pattern may be allowed for established industrial districts and secondary commercial districts or corridors.	Consistent. The project would be located within the Campus Park community which contains a variety of residential land use types, a Sports Complex, Town Center, trails, parks and open space amenities. The proposed multi-family development would be located approximately 0.40 mile north of the Town Center. Additionally, the “Park and Ride” I-15 at SR-76 is located two miles southwest of the project site and provides free carpool and ride matching services, vanpool programs and transit through the iCommute program. This “Park and Ride” location contains 223 parking spaces and transit access. The nearest transit facility is located along Old Highway 395 north of SR-76 and services the 202 route for RTA. The project would provide residents with convenient access to this facility. Therefore, the project would locate a multi-family residential land use near commercial and civic uses in close proximity to transit amenities.
LU-9.7 Town Center Planning and Design. Plan and guide the development of Town Centers and transportation nodes as the major focal point and activity node for Village areas. Utilize design guidelines to be compatible with the unique character of a community. Roadways, streetscapes, building facades, landscaping, and signage within the town center should be pedestrian oriented. Wherever possible, locate public facilities, such as schools, libraries, community centers, and parks in Town Centers and Villages.	Consistent. The project would designate the previously approved professional office uses within the Campus Park SPA to multi-family residential use which would be located north of the Town Center. The Town Center was designed and approved as part of the previous Campus Park SPA and has not been constructed at the time of this SPA. However, in accordance with the previous SPA, the Town Center would provide convenient, community-serving commercial uses generally within 0.50 mile of the majority of the residential uses of the Campus Park community. The Town Center would be designed in accordance with the surrounding character of Campus Park and the Fallbrook Community and would be accessible by pedestrian facilities.
LU-9.8 Village Connectivity and Compatibility with Adjoining Areas. Require new development within Villages to include road networks, pedestrian routes, and amenities that create or maintain connectivity; and site, building, and landscape design that is compatible with surrounding areas.	Consistent. The project would be located in the Campus Park community which contains designated trails and pedestrian routes to the surrounding neighborhood and open space areas. Access to the project site is provided by public roads that were constructed in coordination with the existing development. The project would provide additional access to the existing trails and pedestrian routes maintaining connectivity throughout the community. Site and building design would be designed in compatibility with the SPA and surrounding community. Landscaping would be compatible with the adjacent development in the Campus Park community and would be provided around the project boundaries and entryways in the site along with landscaping throughout the development.
LU-9.9 Residential Development Pattern. Plan and support an efficient residential development pattern that enhances	Consistent. Although the SPA proposes to change the land use from professional office to multi-family residential units designed as single-family homes, the change is proposed as a result of market demand for single-family homes in this area of the County. The project would further support

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established neighborhoods or creates new neighborhoods in identified growth areas.	growth in the area and would bring new housing types at a more attainable price range further enhancing the established neighborhood.
LU-9.10 Internal Village Connectivity. Require that new development in Village areas are integrated with existing neighborhoods by providing connected and continuous street, pathway, and recreational open space networks, including pedestrian and bike paths.	Consistent. Trails and pedestrian paths are provided in the existing residential development within the Campus Park community. The project would provide one of the remaining pieces of development within the existing Campus Park community providing residents with connections to existing amenities and open space areas through pedestrian and bicycle paths.
LU-9.11 Integration of Natural Features in Villages. Require the protection and integration of natural features, such as unique topography or streambeds, into Village projects.	Consistent. The project site has been previously graded per grading permit number PDS2012-2700-15682 as part of the Approved Project in anticipation of development with the adjacent Campus Park development. The project and the previous grading activities on the project site allow for development that respects the existing topography and circulation patterns in the area and promotes orderly growth for the region.
LU-9.12 Achieving Planned Densities in Villages. In villages, encourage future residential development to achieve planned densities through multi-family, mixed use, and small-lot single-family projects that are compatible with the community character.	Consistent. The project is designated as “Village” and would provide multi-family residences on smaller condominium lots ranging from 1,850 SF to 2,250 SF. This type of development would allow for a variety of residential land use types from the existing Campus Park development which contains multi-family units and larger-lot single-family residences. The proposed development would still provide compatibility with the existing community character of the Campus Park development.
LU-12.1 Concurrency of Infrastructure and Services with Development. Require the provision of infrastructure, facilities, and services needed by new development prior to that development, either directly or through fees. Where appropriate, the construction of infrastructure and facilities may be phased to coincide with project phasing.	Consistent. Water and sewer services are currently provided to the existing Campus Park development by RMWD. RMWD has verified that adequate water and sewer services exist to serve the project site. The project would comply with all conditions set forth by RMWD. No extensions to existing water or sewer lines are anticipated and all services would be extended to the project site through the existing services.
LU-12.2 Maintenance of Adequate Services. Require development to mitigate significant impacts to existing service levels of public facilities or services for existing residents and businesses. Provide improvements for Mobility Element roads in accordance with the Mobility Element Network Appendix matrices, which may result in ultimate build-out conditions that achieve an improved LOS but do not achieve a LOS of D or better.	Consistent. The Modified Project would provide roadway improvements along a portion of Horse Ranch Creek Road, which is off-site to the Modified Project but is within the project area that was previously analyzed in the FEIR for the Approved Project. The off-site roadway improvements would include construction of roadway improvements to Horse Ranch Creek Road starting on the north side of Friesian Way ending 800-foot from the intersection of Gold Palomino Way and Horse Ranch Creek Road, as shown on the street improvement plans for the project. The 800-foot transition starting from the Gold Palomino Way intersection along the Remainder Parcel would include replacing the existing eastern berm line in this segment with an interim berm line that would gradually widen as it approaches the intersection of Gold Palomino Way and Horse Ranch Creek Road until both the east and west side of the asphalt concrete

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	<p>berm reaches a face of curb of 39 feet from centerline. Two painted median bubbles with variable widths from the face of the curb would be installed to separate traffic, as well as street striping and arrows to direct traffic.</p> <p>Off-site roadway improvements on Horse Creek Ranch Road from the intersection of Gold Palomino Way north to Friesian Way would be improved to public Boulevard Road with Raised Median standards to a graded width of one hundred six feet (106) feet with seventy-eight (78) of asphalt concrete pavement over approved base with Portland cement concrete curb, gutter and sidewalk with face of curb at thirty-nine feet (39) from the centerline. A fourteen-foot (14') wide raised median would be constructed with concrete curbs with the face of the median curb at seven feet (7") from the centerline within this section of the off-site roadway improvements.</p> <p>A 330-foot transition on Horse Creek Ranch Road would be improved starting north of the intersection of Horse Creek Ranch Road and Friesian Way (Horse Creek Ranch Road becomes Pankey Road after Friesian Way). The 330-foot transition starting from the Friesian Way intersection would include replacing the existing eastern berm line in this segment with an interim berm line that would gradually widen as it approaches the intersection of Friesian Way and Horse Ranch Creek Road until both the east and west side of the asphalt concrete berm reaches a face of curb of 40 feet from centerline. Street arrows would be installed on the northbound lane of the 330-foot transition to direct traffic.</p> <p>Grading and paving would occur as required to provide additional left and right turn lanes and pathways for trails along the roadway improvements as may be required.</p>
<p>LU-13.1 Adequacy of Water Supply. Coordinate water infrastructure planning with land use planning to maintain an acceptable availability of a high quality sustainable water supply. Ensure that new development includes both indoor and outdoor water conservation measures to reduce demand.</p>	<p>Consistent. As stated above, RMWD has indicated sufficient water infrastructure and facilities to accommodate the project. The project would utilize drought tolerant landscaping and comply with the requirements under the County's Water Conservation and Landscape Design Manual. Residential units would utilize water efficient appliances and low-flow plumbing fixtures in accordance with the Title 24 Building Efficiency Standards.</p>
<p>LU-13.2 Commitment of Water Supply. Require new development to identify adequate water resources, in accordance with State law, to support the development prior to approval.</p>	<p>Consistent. The project would identify and evaluate the future water usage for the project to ensure adequate resources exist to support the development. The project application would continue to coordinate with RMWD to ensure commitment of water supply.</p>
<p>LU-14.1 Wastewater Facility Plans. Coordinate with wastewater agencies and districts during the preparation or update of wastewater facility master plans and/or capital improvement plans to provide</p>	<p>Consistent. RMWD has indicated sufficient wastewater facility and infrastructure is adequate to accommodate the project. It is not anticipated that the project would require the preparation or update to the wastewater facility master plan.</p>

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adequate capacity and assure consistency with the County's land use plans.	
LU-17.1 Planning for Schools. Encourage school districts to consider the population distribution as shown on the Land Use Map when planning for new school facilities.	Consistent. The project is located within the Fallbrook Union Elementary School and Fallbrook Union High School Districts. Both school districts have indicated that adequate facilities exist to accommodate the number of students generated as a result of the project.
Mobility Element	
M-1.2 Interconnected Road Network. Provide an interconnected public road network with multiple connections that improve efficiency by incorporating shorter routes between trip origin and destination, disperse traffic, reduce traffic congestion in specific areas, and provide both primary and secondary access/egress routes that support emergency services during fire and other emergencies.	Consistent. A network of public roads is provided throughout the existing Campus Park development. Access to the project site is provided from Friesian Way and Messara Street. Secondary access to Parcel 2 is provided from Horse Ranch Creek Road. All access and internal circulation drives would be constructed consistent with County and NCFPD requirements.
M-3.3 Multiple Ingress and Egress. Require development to provide multiple ingress/egress routes in conformance with State law and local regulations.	Consistent. The project would provide multiple ingress/egress routes to the project site. Two access driveways are provided within Parcel 2, one from Horse Ranch Creek Road and one from Friesian Way while Parcel 1 has one access driveway. All ingress/egress routes within the project site would be designed in conformance with State and County regulations.
M-4.1 Walkable Village Roads. Encourage multi-modal roads in Villages and compact residential areas with pedestrian-oriented development patterns that enhance pedestrian safety and walkability, along with other non-motorized modes of travel, such as designing narrower but slower speed roads that increase pedestrian safety.	Consistent. A number of trails and pedestrian and bicycle pathways are provided throughout the Campus Park development. Sidewalks and fencing within the development have been designed to promote pedestrian safety and a pedestrian-friendly development. The project would provide for the continuation of the pedestrian facilities and allow access to existing trails and pathways.
M-4.2 Interconnected Local Roads. Provide an interconnected and appropriately scaled local public road network in Village and Rural Villages that reinforces the compact development patterns promoted by the Land Use Element and individual community plans.	Consistent. Public roads have been developed to provide access to the project site and have been appropriately scaled for the proposed land use of the project. The existing public roads would provide access into the project site from multiple driveways.
M-4.4 Accommodate Emergency Vehicles. Design and construct public and private roads to allow for necessary access for appropriately-sized fire apparatus and emergency vehicles while accommodating	Consistent. The existing roadways along Horse Ranch Creek Road and Friesian Way have been designed and constructed to allow for required emergency vehicle access. The project site driveways and private streets would be designed to provide adequate movements for emergency vehicle access and evacuation routes.

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<p>outgoing vehicles from evacuating residents.</p>	
<p>M-8.1 Maximize Transit Service Opportunities. Coordinate with SANDAG, the CTSA, NCTD, and MTS to provide capital facilities and funding, where appropriate, to:</p> <ul style="list-style-type: none"> • Maximize opportunities for transit services in unincorporated communities • Maximize the speed and efficiency of transit service through the development of transit priority treatments such as transit signal priority, transit queue jump lanes, and dedicated transit only lanes • Provide for transit-dependent segments of the population, such as the disabled, seniors, low income, and children, where possible • Reserve adequate rights-of-way to accommodate existing and planned transit facilities including bus stops 	<p>Consistent. This area of the County has been designated, by SANDAG, as a location that should include a Transit Node. This Transit Node should include parking for buses, bus stops, parking for private vehicles, transfer station, etc. The exact location for a Transit Node has not been identified, at this time. However, it is most likely to fall within the I-15/SR 76 Interchange area.</p> <p>The “Park and Ride” I-15 at SR-76 is located two miles southwest of the project site and provides free carpool and ride matching services, vanpool programs and transit through the iCommute program. This “Park and Ride” location contains 223 parking spaces and transit access.</p> <p>Resolutions for the previous Campus Park SPA project include a condition that requires the project proponent to participate, along with other projects located in and around this Interchange, by contributing appropriate funds for the acquisition, design and construction of this Transit Node.</p> <p>The project would allow for residences to access existing transit services throughout the Fallbrook Community. The project would not require the construction of additional transit facilities in the area.</p>
<p>M-11.2 Bicycle and Pedestrian Facilities in Development. Require development and Town Center plans in Villages and Rural Villages to incorporate site design and on-site amenities for alternate modes of transportation, such as comprehensive bicycle and pedestrian networks and facilities, including both on-street facilities as well as off-street bikeways, to safely serve the full range of intended users, along with areas for transit facilities, where appropriate and coordinated with the transit service provider.</p>	<p>Consistent. The Campus Park development was designed as a pedestrian-friendly community consisting of a network of pathways and trails that meander along streets and within open space areas. A variety of trail and pathway types occur within the community and the project would provide access to the existing network of trails within the Campus Park development. Bike lanes are provided along Horse Ranch Creek Road as part of the previous Campus Park SPA project. Other trails located within 0.25-mile of the project site include a proposed community pathway located along SR-76 from Horse Ranch Creek Road to further west of Old Highway 395, a proposed community trail located along Horse Ranch Creek Road from the SR-76 to Pala Mesa Heights, and a proposed community pathway located along Pankey Road from SR-76 to north of Stewart Canyon Road.</p> <p>A Class II bicycle lane is proposed along SR-76 from the Bonsall Community boundary to Old Highway 395 to the Pala-Pauma Community boundary. The project would provide residents with access to existing bike lanes including the multi-purpose trails that allow for pedestrian and bicycle travel.</p>

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	The “Park and Ride” I-15 at SR-76 is located two miles southwest of the project site and provides free carpool and ride matching services, vanpool programs and transit through the iCommute program. This “Park and Ride” location contains 223 parking spaces and transit access. The nearest transit facility is located along Old Highway 395 north of SR-76 and services the 202 route for RTA. The project would provide residents with convenient access to this facility.
M-11.4 Pedestrian and Bicycle Network Connectivity. Require development in Villages and Rural Villages to provide comprehensive internal pedestrian and bicycle networks that connect to existing or planned adjacent community and countywide networks.	Consistent. As described above, a comprehensive internal pedestrian and bicycle network was designed as part of the previous Campus Park SPA and the project would provide access to the existing alternative modes of transportation. Access to the existing pedestrian and bicycle network would provide connections to countywide networks.
MU-11.7 Bicycle and Pedestrian Facility Design. Promote pedestrian and bicycle facility standards for facility design that are tailored to a variety of urban and rural contexts according to their location within or outside a Village or Rural Village.	Consistent. Bicycle and pedestrian facilities are planned for or have been constructed as part of the existing Campus Park development. These facilities have been designed and/or constructed to tailor to a variety of contexts.
MU-11.8 Coordination with County Trails Program. Coordinate the proposed bicycle and pedestrian network and facilities with the Community Trails Master Plan’s proposed trails and pathways.	Consistent. A network of trails and pedestrian walkways has been developed in conjunction with the existing Campus Park development in accordance with the Community Trails Master Plan. Future residents of the proposed development would have access to this network of trails and pedestrian facilities. Additional trails are not required as part of the proposed SPA and GPA.
MU-12.1 County Trails System. Implement a County Trails Program by developing the designated trail and pathway alignments and implementing goals and policies identified in the Community Trails Master Plan.	Consistent. A network of trails has been established as part of the existing Campus Park development. Future residents of the proposed multi-family residential development would have access to these trails and would be within walking distance (0.50 mile). The existing trails have been implemented in accordance with the goals and policies of the Community Trails Master Plan.
<i>Conservation and Open Space Element</i>	
COS-4.1 Water Conservation. Require development to reduce the waste of potable water through use of efficient technologies and conservation efforts that minimize the County’s dependence on imported water and conserve groundwater resources.	Consistent. The project would utilize native and drought tolerant landscaping and comply with the requirements under the County’s Water Conservation in Landscape Ordinance and Water Efficient Landscape Design Manual. Residential units would utilize water efficient appliances and low-flow plumbing fixtures in accordance with the Title 24 Building Efficiency Standards.
COS-4.2 Drought-Efficient Landscaping. Require efficient irrigation systems and in new development encourage the use of native plant species and non-invasive	Consistent. As stated above, the project would utilize native drought tolerant landscaping and comply with the requirements under the County’s Water Conservation in Landscape Ordinance and Water Efficient Landscape Design

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drought tolerant/low water use plants in landscaping.	Manual. Onsite irrigation for landscaping would include water efficient systems.
COS-4.3 Stormwater Filtration. Maximize stormwater filtration and/or infiltration in areas that are not subject to high groundwater by maximizing the natural drainage patterns and the retention of natural vegetation and other pervious surfaces. This policy shall not apply in areas with high groundwater, where raising the water table could cause septic system failures, moisture damage to building slabs, and/or other problems.	Consistent. Site drainage would continue to drain from the northeast corner to the southeast corner on both parcels, similar to existing conditions. Storm water conveyance would incorporate the natural drainage flows of the site and would ensure that the 100-year peak flow in post-development conditions would be equal or less than the corresponding peak flow in pre-development conditions.
COS-4.5 Recycled Water. Promote the use of recycled water and gray water systems where feasible.	Consistent. Recycled water would be used where feasible and would be determined during final site design.
COS-5.2 Impervious Surfaces. Require development to minimize the use of directly connected impervious surfaces and to retain stormwater run-off caused from the development footprint at or near the site of generation.	Consistent. The project site does not have existing impervious surfaces. Project design would minimize impervious surfaces to the extent feasible. Parcel 1 would result in 91,623 SF of impervious surfaces and Parcel 2 would result in 263,277 SF of impervious surfaces. Storm water conveyance would incorporate the natural drainage flows of the site and would ensure that the 100-year peak flow in post-development conditions would be equal or less than the corresponding peak flow in pre-development conditions.
COS-5.3 Downslope Protection. Require development to be appropriately sited and to incorporate measures to retain natural flow regimes, thereby protecting downslope areas from erosion, capturing runoff to adequately allow for filtration and/or infiltration, and protecting downstream biological resources.	Consistent. The project site has been previously graded per grading permit number PDS2012-2700-15682 during the construction of the existing Campus Park community in anticipation of development. Both parcels are predominantly flat with elevations ranging from 370-375 on Parcel 1 and 360-370 on Parcel 2. Although the project would require additional grading to allow for development of the site, the project utilizes the existing constraints to retain natural flow regimes and protecting downslope areas from erosion. The project would implement construction and operational BMPs to reduce erosion and runoff further protection downstream biological resources.
COS-5.5 Impacts of Development to Water Quality. Require development projects to avoid impacts to the water quality in local reservoirs, groundwater resources, and recharge areas, watersheds, and other local water sources.	Consistent. Storm water onsite is treated separately on Parcel 1 and Parcel 2 but is generally treated in the same manner in order to avoid impacts to water quality in the local watershed system. Storm water is picked up in a curb opening catch basin onsite, then treated by a modular wetland(s) or other proprietary device(s) per water quality requirements, then is stored in an underground tank system and released at a hydromodification-approved rate into the existing storm drain stub at the southeast corner of the site. An additional tree well is located at the entrance of Parcel 2 in order to treat storm water from the entrance driveway on Friesian Way. The underground system would ensure that 100-year peak flow in post-development

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

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	<p>Additionally, a Visual Analysis will be prepared for the project to evaluate the change in visual elements of the area as a result of the residential development. The Visual Analysis will compare the visual effects of the project site if it were developed as professional office uses under the previous SPA. The project would provide a more consistent development theme to the existing Campus Park development as it would provide residential development similar to the existing residential development. Under the existing land use as professional office, the visual character of the site would contain buildings with greater mass and bulk with large surface parking lots.</p>
<p>COS-11.3 Development Siting and Design. Require development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas, through the following:</p> <ul style="list-style-type: none"> • Creative site planning • Integration of natural features into the project • Appropriate scale, materials, and design to complement the surrounding natural landscape • Minimal disturbance of topography • Clustering of development so as to preserve a balance of open space vistas, natural features, and community character • Creation of contiguous open space networks 	<p>Consistent. As stated above, a Visual Analysis will be prepared for the project in order to evaluate the potential visual impacts of the project including impacts from I-15. The project would utilize creative site planning and the existing features of the site while minimizing visual impacts to adjacent visual features. Building design and architectural style would comply with the community character of the Campus Park development and surrounding Fallbrook community. The project would be located within the existing residential area of the Campus Park development and would avoid development in undisturbed areas preserving existing open space and natural features.</p>
<p>COS-12.2 Development Location on Ridges. Require development to preserve the physical features by being located down and away from ridgelines so that structures are not silhouetted against the sky.</p>	<p>Consistent. The project, as part of the previous Campus Park SPA, has been designed to preserve visually dominant ridgelines and features and would not likely be silhouetted against the sky. The project would also preserve any dominant rock outcroppings and scenic high quality open space resources.</p>
<p>COS-13.2 Palomar and Mount Laguna. Minimize, to the maximum extent feasible, the impact of development on the dark skies surrounding Palomar and Mount Laguna observatories to maintain dark skies which are vital to these two world-class observatories by restricting exterior light sources within the impact areas of the observatories.</p>	<p>Consistent. The project site is located over 16 miles west of the Palomar Observatory and is therefore located outside of the 15-mile radius as provided in the County Outdoor Light Control Ordinance Zone Map. Further, the project would comply with all County requirements for shielding and downcast of outdoor light fixtures in order to reduce light spill and glare to the surrounding areas.</p>

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

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

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

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	<p>following formula: Per County calculations, based on the rate of \$11.63 per livable area square foot, in lieu fees for the Project would result in \$2.6 to 2.9 million. This is calculated based on the following formula which is described in the draft ordinance. ((Total Square Foot of Project’s Livable Area – (Average Square footage of market-rate units X Inclusionary Housing Unit Requirements)) X Livable Area Square Footage Fee. The estimate of 1,900 square feet of livable area for each of the 138 units was used to determine the in-lieu fees. In the alternative, the Project applicant may decide to provide 5% of the Project’s total number of units as Very Low-Income units (e.g. approximately 7 units based on the proposed number of units).</p>
<p>H-2.1 Development that Respects Community Character. Require that development in existing residential neighborhoods be well designed so as not to degrade or detract from the character of surrounding development consistent with the Land Use Element.</p>	<p>Consistent. The project would conform to the existing character of the Campus Park development which provides various residential housing types while retaining the overall rural theme consistent with the Fallbrook community. The architectural style of the proposed development would be consistent with the existing character of the community and would not degrade or detract from the character of the surrounding development.</p>
<p>H-2.2 Projects with Open Space Amenities in Villages. Require new multi-family projects in Villages to be well-designed and include amenities and common open space areas that enhance overall quality of life.</p>	<p>Consistent. The project would provide multi-family residential units designed as single-family homes in the existing Campus Park development, which is designated as a Village type. The existing Campus Park community contains amenities and open space areas such as a Town Center, Sports Complex, parks, trails and open space areas. The future residents of the proposed project would have access to these community amenities which would be located in walking distance (0.50 mile) of the project site.</p>
<p>Safety Element</p>	
<p>S-1.1 Minimize Exposure to Hazards. Minimize the population exposed to hazards by assigning land use designations and density allowances that reflect site specific constraints and hazards.</p>	<p>Consistent. The project would be located within the existing Campus Park development and would be surrounded by other residential land uses, a Town Center, Sports Complex, parks, and designated open space. The land use proposed for the project site would minimize exposure to hazards.</p>
<p>S-3.1 Defensible Development. Require development to be located, designed, and constructed to provide adequate defensibility and minimize the risk of structural loss and life safety resulting from wildland fires.</p>	<p>Consistent. A Fire Protection Plan/Fuel Modification Plan (FPP/FMP) was prepared for the entire Campus Park Project and provides recommendations for all structures including water supply/fire sprinklers, access and fire-resistant construction. The FPP/FMP also provides specific criteria for fire hydrants, road widths, circulation, access gates and driveways. The Passerelle project has prepared a new FPP/FMP which addresses adequate setbacks, access and other fire safety related requirements.</p> <p>The project is located in the Urban-Wildland Interface Zone and would comply with the recommendations of the FPP/FMP and requirements from NCFPD to reduce risk of fire. The project would comply with the Home Ignition Zone and Section 4907 (Defensible Space) of the 2023 Consolidated Fire Code.</p>

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S-3.4 Service Availability. Plan for development where fire and emergency services are available or planned.	Consistent. The NCFPD has responded to the Project Facility availability form for the project and has indicated that adequate fire services are available. The project has also coordinated with the Sheriff Department that adequate services would be provided to the project.
S-6.2 Fire Protection for Multi-Story Development. Coordinate with fire services providers to improve fire protection services for multi-story construction.	Consistent. An updated Fire Protection Plan has been prepared for the project in accordance with recommendations and input from North County Fire Department.
S-6.4 Fire Protection Services for Development. Require that new development demonstrate that fire services can be provided that meets the minimum travel times identified in Table S-1 (Travel Time Standards from Closest Fire Station).	Consistent. As indicated above, the NCFPD has responded to the Project Facility availability form for the project and has indicated that adequate fire services are available. Adequate response times would be provided to the project site. Further, the project would be located in the Campus Park development for which fire services would have already been accounted for.
S-7.1 Development Location. Locate development in areas where the risk to people or resources is minimized. In accordance with the California Department of Conservation Special Publication 42, require development be located a minimum of 50 feet from active or potentially active faults, unless an alternative setback distance is approved based on geologic analysis and feasible engineering design measures adequate to demonstrate that the fault rupture hazard would be avoided.	Consistent. The project site is not located in the Alquist-Priolo Zone or County Special Study Zone for geologic hazards. The project would comply with all recommendations provided in the site-specific Geotechnical Report and impacts would be less than significant.
S-8.1 Landslide Risks. Direct development away from areas with high landslide, mudslide, or rock fall potential when engineering solutions have been determined by the County to be infeasible.	Consistent. The project site is located in an area with low potential for landslide susceptibility. The project would not place development in an area with high landslide, mudslide, or rock fall potential. The site has been previously graded per grading permit number PDS2012-2700-15682 during the development of the Horse Creek Ridge component of the Campus Park Specific Plan.
S-10.4 Stormwater Management. Require development to incorporate low impact design, hydromodification management, and other measures to minimize stormwater impacts on drainage and flood control facilities.	Consistent. Storm water onsite is treated separately on Parcel 1 and Parcel 2 but is generally treated in the same manner in order to avoid impacts to water quality onto the local drainage and flood control facilities. Storm water is picked up in a curb opening catch basin onsite, then treated by a modular wetland(s) or other proprietary device(s) per water quality requirements, then is stored in an underground tank system and released at a hydromodification-approved rate into the existing storm drain stub at the southeast corner of the site. An additional tree well is located at the entrance of Parcel 2 in order to treat storm water from the entrance driveway on Friesian Way. The underground system would ensure that 100-year peak

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

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	<p>would require an 8-foot noise wall on top of the slope. With the provision of the noise wall the project would comply with the 65 dBA CNEL exterior noise standard.</p> <p>Exterior noise levels at first and second floor building facades were found to be above the General Plan Noise Element Standard of 60 dBA CNEL for single-family residential and therefore, a noise protection easement is required for the entire project site. The noise protection easement will require implementation of building design and construction measures to ensure that interior noise levels do not exceed 45 CNEL. An interior noise study is required for the residences located in the noise easement to determine the mitigation required to achieve an interior noise level of 45 dBA CNEL. Interior noise levels of 45 dBA CNEL can be obtained with conventional building construction methods by providing mechanical ventilation (e.g., air condition) and/or providing upgraded windows at all affected residential units. Therefore, the project would be consistent with the Noise Compatibility Guidelines and Noise Standards Table N-1 and Table N-2.</p>
<p>N-1.3 Sound Walls. Discourage the use of noise walls. In areas where the use of noise walls cannot be avoided, evaluate and require where feasible, a combination of walls and earthen berms and require the use of vegetation or other visual screening methods to soften the visual appearance of the wall.</p>	<p>Consistent. An 8-foot noise wall would be provided along the western boundary of the project site and would continue along a portion of the northern and southern boundaries of each parcel. The project would be consistent with the previous Campus Park SPA which requires noise barriers in excess of ten feet in height shall consist of a wall and berm combination. The wall height in this combination barrier shall not exceed ten feet with the remaining portion of the overall height constructed through berming. Screening shrubs are located outside all proposed perimeter walls and existing trees would remain to aid in screening.</p>
<p>N-4.1 Traffic Noise. Require that projects proposing General Plan amendments that increase the average daily traffic beyond what is anticipated in this General Plan do not increase cumulative traffic noise to off-site noise sensitive land uses beyond acceptable levels.</p>	<p>Consistent. Under the professional office land use the project site would generate approximately 2,669 ADT. The project, which proposes the development of 138 multi-family residential units designed as single-family homes, would generate approximately 1,380 ADT. This would result in a net reduction of approximately 1,289 ADT and a 48% reduction in vehicle trips. The project would not increase the average daily traffic beyond what is anticipated for in the General Plan and Campus Park Specific Plan. Therefore, no direct or cumulative impacts related to traffic noise are anticipated.</p>

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

Table 9
Project Consistency Analysis with Fallbrook Community Plan Policies

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

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

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

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

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

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

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

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

Conservation	
3. Identify all environmental resources threatened by development and prepare measures to mitigate or alternatives to avoid such adverse impacts.	Consistent. An Environmental Impact Report (EIR) was prepared for the previously approved Campus Park SPA which analyzed all environmental resources potentially impacted by the Campus Park development. The EIR analyzed the project site
Coordination	
1. Consult with the appropriate planning group before submitting any development proposals.	Consistent. The project has been presented as an informational item to the Fallbrook Community Planning Group. Additional coordination with the Fallbrook Community Planning Group and Interstate 15 Design Review Board is anticipated throughout additional processing of the project. Pending formal recommendation from Fallbrook Community Planning Group and Interstate 15 Design Review Board