MEADOWOOD

Specific Plan/General Plan Amendment
GPA 04 - 002 / SPA 04 - 001

August 2009

MEADOWOOD

SPECIFIC PLAN AMENDMENT

GENERAL PLAN AMENDMENT REPORT

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LIST OF ACRONYMS

Annual grassland……..AGL
Bus Rapid Transit……. BRT
California Department of Fish and Game……...……CDFG
California Department of Transportation…….Caltrans
California Environmental Quality Act……CEQA
Chaparral……....CHP
Coastal sage scrub…….. CSS
Community Noise Equivalent Level……...CNEL
Conditional Letter of Map Revision……CLOMR
Current Urban Development Area……..CUDA
Department of Parks and Recreation……..DPR
Department of Planning and Land Use……...……DPLU
Department of Public Works……DPW
Environmental Impact Report……..…EIR
Federal Emergency Management Agency……..FEMA
Fire Protection Plan…….....FPP
Habitat Loss Permit……...….HLP
Homeowners' Association……...….HOA
Interstate 15……I-15
Local Agency Formation Commission……...…….…….LAFCO
Local Park Planning Areas……..…….LPPA
Master Specific Plan……..MSP
Mean sea level……...……MSL
Metropolitan Water District of Southern California…….MET
Mineral Resource Zonation……..…….MRZ
Municipal Services Review/Sphere of Influence……...……MSR/SOI
Municipal Water District…….……MWD
Natural Communities Conservation Planning…….……....NCCP
Natural Resource Consultants……..….NRC
North County Fire Protection District……...……NCFPD
North County Multiple Specific Conservation Program…….…….North County MSCP
Oak woodland……OW
Park Lands Dedication Ordinance……..….PLDO
Plan Amendment Authorization……....PAA
Rainbow Municipal Water District…….……..RMWD
Regional Transportation Plan…….....RTP
Resource Conservation Areas……...RCA
Resource Manager……..……RM
Resource Protection Ordinance……..RPO
Resources Management Plan……..……...RMP
Rural Development Area…….……..RDA
San Diego Association of Governments……...SANDAG
San Diego County Water Authority……SDCWA
San Luis Rey Municipal Water District……...SLRMWD

Special Study Area……..…SSA
Specific Plan Area……..SPA
Standard Urban Stormwater Mitigation Plan……..…..SUSMP
State Route 76…….…….SR-76
Transportation Impact Fee……...…TIF
U.S. Fish and Wildlife Service…….USFWS
Valley Center Municipal Water District…….……..…….VCMWD
Vesting Tentative Map…….....……VTM
Wastewater Treatment Plant……..……WWTP
Watershed Protection Ordinance……..WPO

APPENDIX

1. SAN DIEGO COUNTY GENERAL PLAN COMPLIANCE REPORT
2. RESIDENTIAL GUIDELINES – SITE DESIGN AND ARCHITECTURE

CHAPTER 1 – PROJECT SETTING

1.1 LOCATION

The Meadowood Specific Plan Area ("Meadowood"; "Specific Plan Area"; "Proposed Project"; "Project Site"; or "Site") is a 389.5-acre property located northeast of the Interstate 15 (I-15) and the State Route 76 (SR-76) Interchange and generally north of SR-76 and the San Luis Rey River ("the River") in the Fallbrook Community Planning Area (See Figure 1-1). The Site is within the southeast corner of the Fallbrook Community Planning Area and is dominated by the uses near I-15/SR-76 Interchange. The immediate adjacent neighborhoods are Bonsall, Valley Center, Pala-Pauma and Rainbow. The Bonsall Community Planning Area is located to the southwest. The Valley Center Community Planning Area is located to the southeast. Pala-Pauma Community Planning Area is to the east and northeast, and the Rainbow Community Planning Area is located to the north. The Site is located in the corner of the Fallbrook Community Planning Area and is part of the only area east of I-15 in the Fallbrook Community Planning Area (See Figure 1-2).

Meadowood is located directly east and adjacent to the approved Palomar Community College District Campus, and the Campus Park (Passerelle) and Campus Park West (Pappas) projects, which are both planned communities and active in the planning process. Southeast of the Project Site is the Rosemary's Mountain Rock Quarry, which has an approved major use permit. These existing and proposed projects are within the unincorporated County of San Diego ("San Diego County" or "the County") and are part of the Fallbrook Community Planning Area.

1.2 PHYSICAL FEATURES

Meadowood is characterized by diverse topography and a variety of vegetation types and habitats. The Site occupies an eastern portion of a well-defined "valley" bisected by I-15 and surrounded by steep hills on the west and east sides. A prominent ridgeline traverses the Site from north to south creating the eastern boundary of the valley. The flat portions of the Site lie to the west of the ridgeline and are at lower elevations. Much of Meadowood is currently used for various agricultural purposes, including avocado and citrus production. The Site generally drains to the south and west, with runoff eventually entering the San Luis Rey River.

1.3 AREA HISTORY

The San Luis Rey River drainage basin and the Project Site have been the site of human habitation for thousands of years. The Luiseño Indians lived in the area and used its many resources.

Spanish explorers began exploring the County of San Diego throughout the sixteenth century, eventually establishing a presidio that became San Diego. Spanish influence spread with the establishment of the mission system. Mission San Luis Rey, located approximately 15 miles from Meadowood, was founded in 1798. The mission system was secularized and dismantled in

the early 1800s. When Mexico won its independence from Spain, prominent citizens were given large grants of land on which to live and raise cattle and other agricultural products. Don Ysidro Alverado received 13,322 acres, on which Meadowood is located, as a Mexican land grant. He named the area Rancho Monserate and built an adobe home somewhere in the area in 1846. Over time, Rancho Monserate was divided and various portions sold. The original ranch house fell into ruins and eventually disappeared. More farmers and ranchers moved into the area within the original Rancho Monserate grant area. There was a Monserate school and post office in the 1870s. Although the settlement is now gone, the agricultural uses that were established more than a century ago still remain. The Pankey family has farmed the Project Site for several decades.

The community of Fallbrook, located northwest of Meadowood, began in the area known today as Live Oak County Park. The first permanent record settlement was in 1869, when the Vital Reche family settled. In 1885, the present town site was plotted. The original Fallbrook School, though closed as a school in 1939, still serves the community as the Reche Clubhouse. One of the community's churches was constructed in 1890 and is still in use today.

Oak trees were the original primary trees in Fallbrook. Olives became a major crop by the 1920s and continued through the 1940s, but were eventually phased out in favor of the avocado, citrus and floral industry.

Today, the surrounding area is developed with several hundred homes of varying types, agriculture, and free-way based commercial. The higher-density housing (Rancho Monserate Mobile Home Park, Lake Rancho Viejo, Pala Mesa Village, and Pala Mesa Fairway Villas) are within close proximity to the I-15/SR-76 Interchange. The agricultural properties and the rural estate/single-family lots (0.5 acres and larger) are located at a farther distance from the interchange, generally on the surrounding hillsides. Citrus uses comprise the main agriculture operations in the area. The Pala Indian casino provides active recreation activities, and passive recreation areas for hiking, horseback riding and mountain biking are located along the River. There are neighborhood and freeway commercial uses providing food, gasoline and temporary lodging near the interchange. There is no employment center in the immediate area, which causes most to commute to work.

1.4 EXISTING LAND USES

Specific Plan Area

Currently, nearly 54% of the 389.5-acre Project Site is in agricultural production with citrus and avocado groves. There are 13 buildings, of which six are historic but not significant, scattered throughout the Site. All the buildings are houses or associated sheds and agricultural buildings.

Surrounding Land Use

East of I-15 and north of SR-76, the surrounding land is undeveloped and consists of some citrus and avocado orchards, pasture land and natural open space. South of SR-76 and the San Luis Rey River is the Lake Rancho Viejo residential project. West of I-15 and south of the River is

the Rancho Monserate Mobile Home Park. At the I-15/SR-76 Interchange, there is a gas station, a restaurant and a park-and-ride facility. North of the interchange is the Pala Mesa Village and Pala Mesa Resort, a hotel and a small market. A casino and hotel maintained by the Pala Indians is located several miles to the east on SR-76 (See Figure 1-3).

1.5 PLANNING HISTORY

Meadowood and adjacent development areas have been the subject of several past planning efforts, two of which resulted in approvals by the County of San Diego Board of Supervisors ("Board of Supervisors").

The first, Hewlett-Packard's Campus Park proposed in 1983, resulted in the designation of the adjacent properties (currently the Palomar Community College District Campus, the proposed Campus Park and Campus Park West Projects) as a Specific Plan, allowing the development of a large office park, residential neighborhood and supporting commercial and public and open space uses. The Hewlett-Packard's Campus Park Specific Plan was approved in 1983. The second major planning effort resulted in the creation of the I-15/SR-76 Interchange Master Specific Plan (MSP), approved June 1, 1988. This MSP included eight component properties, including the Palomar Community College District Campus, the Campus Park property, the Campus Park West property and a portion of Meadowood. The MSP proposed a smaller office park, more and varied commercial uses and expanded residential areas. Other possible development plans have been discussed since the MSP, but have never come to fruition.

The Project Site is currently subject to the County of San Diego General Plan ("the General Plan"), the Fallbrook Community Plan ("the Community Plan"), the I-15 Corridor Scenic Preservation Guidelines and the I-15/SR-76 Interchange MSP. The Meadowood Specific Plan Amendment is an amendment to the previously approved MSP.

The Applicant submitted a request to process a General Plan Amendment through a Plan Amendment Authorization (PAA 03-014), which was authorized by the Department of Planning and Land Use (DPLU) on August 27, 2003. This PAA allowed for the submittal of a General Plan Amendment to change the Regional Category to Current Urban Development Area (CUDA) and to change the Community Plan Designation to a combination of (8) Residential and (18) Multiple Rural Use allowing one dwelling unit per four, eight, or twenty acres depending on slope. The Proposed Project would change the designation to the Community Plan Designation of (21) Specific Plan Area. The density of the Proposed Project is consistent with density allowed by this PAA request.

1.6 POLICY FRAMEWORK

The General Plan, including the Regional Land Use Element and the Fallbrook Community Plan; the I-15 Corridor Scenic Preservation Guidelines; the Fallbrook Design Guidelines and I-15/SR-76 MSP goals and policies provide an overall policy framework for the Meadowood Specific Plan Amendment. The Specific Plan Amendment's Chapter 10, General Plan Conformance, provides detailed analysis regarding consistency of the Meadowood Specific Plan Amendment

with the previously mentioned goals and objectives. The following sections describe background relevant to the County's plans, programs and ordinances that will affect the Proposed Project, thereby establishing the policy framework for the Meadowood Specific Plan Amendment text and map.

Regional Land Use Element

The overall goal of the Regional Land Use Element of the General Plan is to accommodate population growth and influence its distribution in order to protect and use scarce resources wisely; preserve the natural environment; provide adequate public facilities and services efficiently and equitably; assist the private sector in the provision of adequate affordable housing; and promote the economic and social welfare of the region. Policy 1 of the Regional Land Use Element establishes eight regional land use categories that guide development within the unincorporated area of the County. These categories are delineated on the Regional Land Use Element Map. Policy 2 establishes land use designations that guide development consistent with the regional categories described in Policy 1. The regional categories, established in Policy 1 and delineated on the Regional Land Use Element Map are implemented through the land use designations established in Policy 2. The land use designations are delineated on community and subregional plan maps.

Meadowood is currently designated as both Special Study Area (SSA) and Rural Development Area (RDA) on the Regional Land Use Element Map. The SSA regional category is applied on an interim basis and for a specific period of time to areas in which development should be suspended, or restricted, pending completion of detailed review, study or annexation to the San Diego County Water Authority (SDCWA). Lands with the RDA regional category are intended for agricultural or unimproved lands and remote pockets of residential development.

As part of the Proposed Project, the Regional Land Use Element is proposed to be amended to designate Meadowood as a Current Urban Development Area (CUDA). Lands within the CUDA regional category are intended for near-term urban development. The SSA and RDA regional categories would be removed from the Site. The change in the regional category assumes annexation to the SDCWA, which is also the reason for the proposed yield increase.

Fallbrook Community Plan

Meadowood is located within the Fallbrook Community Planning Area. The Fallbrook Community Plan, which guides development within the planning area, implements the General Plan's Regional Land Use Element by more specifically designating land uses and outlining goals, objectives and policies that are specific to Fallbrook's unique character.

The Fallbrook Community Plan's overall residential goals are to provide regulations necessary to permit a variety of housing types to accommodate the forecasted population increase while retaining the rustic charm of the present living environment. The Fallbrook Community Plan currently designates Meadowood as (21) Specific Plan Area and (18) Multiple Rural Use. Consistent with the overall residential goal, the Community Plan text and map are proposed to be amended to allow for the development of a comprehensive Specific Plan Amendment for

Meadowood by designating the entire 389.5-acre Project Site as (21) Specific Plan Area (See Chapter 10, General Plan Conformance).

The General Plan's Regional Land Use Element defines a Specific Plan Area (SPA) as an area that requires more detailed planning prior to development. Land within this designation typically has environmental constraints or unique land use concerns, which require special land use and/or design controls tailored to the property. Areas suitable for Specific Plan Area designation may include any parcel or parcels proposed for large-scale urban development, natural resource protection, historic preservation or any other use requiring more detailed planning than contained in the General Plan. Areas designated as SPA are generally large enough to accommodate a complex, multi-use project that requires land use guidelines specific to that property in order to create a unique, cohesive community that respects the existing resources and topography. The purpose of designating any site as SPA is to assure a planned development that is sensitive to a property's unique constraints and allow a more creative design than is possible through traditional residential land use designations. The Specific Plan process provides for design and development flexibility that encourages clustering in order to preserve environmentally sensitive areas and retain existing agricultural uses.

Any Specific Plan or Specific Plan Amendment includes a brief description of a property's existing conditions, a description of what the Specific Plan Amendment is to accomplish, and specific goals, objectives and policies necessary to achieve the overall project vision relative to the development and conservation of land within the proposed Specific Plan Area. The goals, objectives and policies are an essential part of the proposed Community Plan amendment to establish the (21) Specific Plan Area designation for Meadowood. These policies and objectives, discussed in various chapters of the Specific Plan Amendment, guide the overall development of the Proposed Project consistent with various elements of the General Plan and the Fallbrook Community Plan.

I-15/SR-76 Interchange Master Specific Plan

On June 1, 1988, the Board of Supervisors approved the I-15/SR-76 Interchange Master Specific Plan . The area encompassed approximately 1,178 acres of land located within the four quadrants of the interchange, referred to as the Master Specific Plan (MSP), and included eight component properties. It was anticipated that this area, because of its location at the intersection of an Interstate Highway and State Highway, would become a logical node of future development. The MSP proposed an overall residential density of 0.81 dwelling units per acre with a maximum of 956 dwelling units. The MSP designated 92 acres of the approximate 389.5-acre Project Site, as (21) SPA (2.75), allowing up to 253 dwelling units.

The MSP recommended that a final land use plan not be adopted until further studies were carried out to identify needs of the plan area and the appropriate methods to address those needs. As a result, the Regional Land Use Element was changed to designate the entire MSP as SSA in order to restrict development pending completion of the recommended detailed studies. The MSP anticipated that development of each property within the MSP would be implemented by component Specific Plans, adopted after and consistent with the recommended detailed studies.

The Meadowood Specific Plan Amendment proposes to amend the MSP by deleting the Project Site from the MSP Area with the adoption of the Meadowood Specific Plan Amendment.

I-15 Corridor Subregional Plan

On July 13, 1988, the Board of Supervisors adopted the I-15 Corridor Design Review Guidelines. The I-15 Corridor extends approximately 20 miles from the Escondido city limits to the Riverside County line. It contains the "viewshed" area (ranging from one-half acre to two miles in width) on either side of the freeway, and it passes through five different plan areas: North County Metropolitan, Bonsall, Valley Center, Fallbrook and Rainbow. The intent of the plan is to promote orderly development, protect environmental and manmade resources and implement the County's objectives for growth management and governmental structure for the region.

Other Relevant Ordinances & Policies

There are a number of polices and ordinances adopted by the Board of Supervisors that establish guidelines for the development of land within Meadowood Specific Plan Area. These ordinances and polices include but are not limited to the following:

1. Subdivision Ordinance: Pursuant to the State of California's ("the State") Subdivision Map Act, the County's Subdivision Ordinance regulates the subdivision of land. The ordinance addresses design, standards, improvements, etc. of proposed subdivision in the County.

2. Zoning Ordinance: The County Zoning Ordinance provides regulatory provisions. These provisions apply to all areas of the Meadowood Specific Plan Area and regulate buildings or structures and the construction, reconstruction, alternation, expansion or relocation of any building, structure or use of the site.

3. Resource Protection Ordinance (RPO): The RPO contains detailed development standards and thresholds for protection of sensitive environmental resources including wetlands, floodplains, steep slopes, and sensitive biological habitats as well as prehistoric and historic sites. The RPO requires that certain discretionary projects complete a Resource Protection Study to ensure protection of these environmentally sensitive lands through preservation.

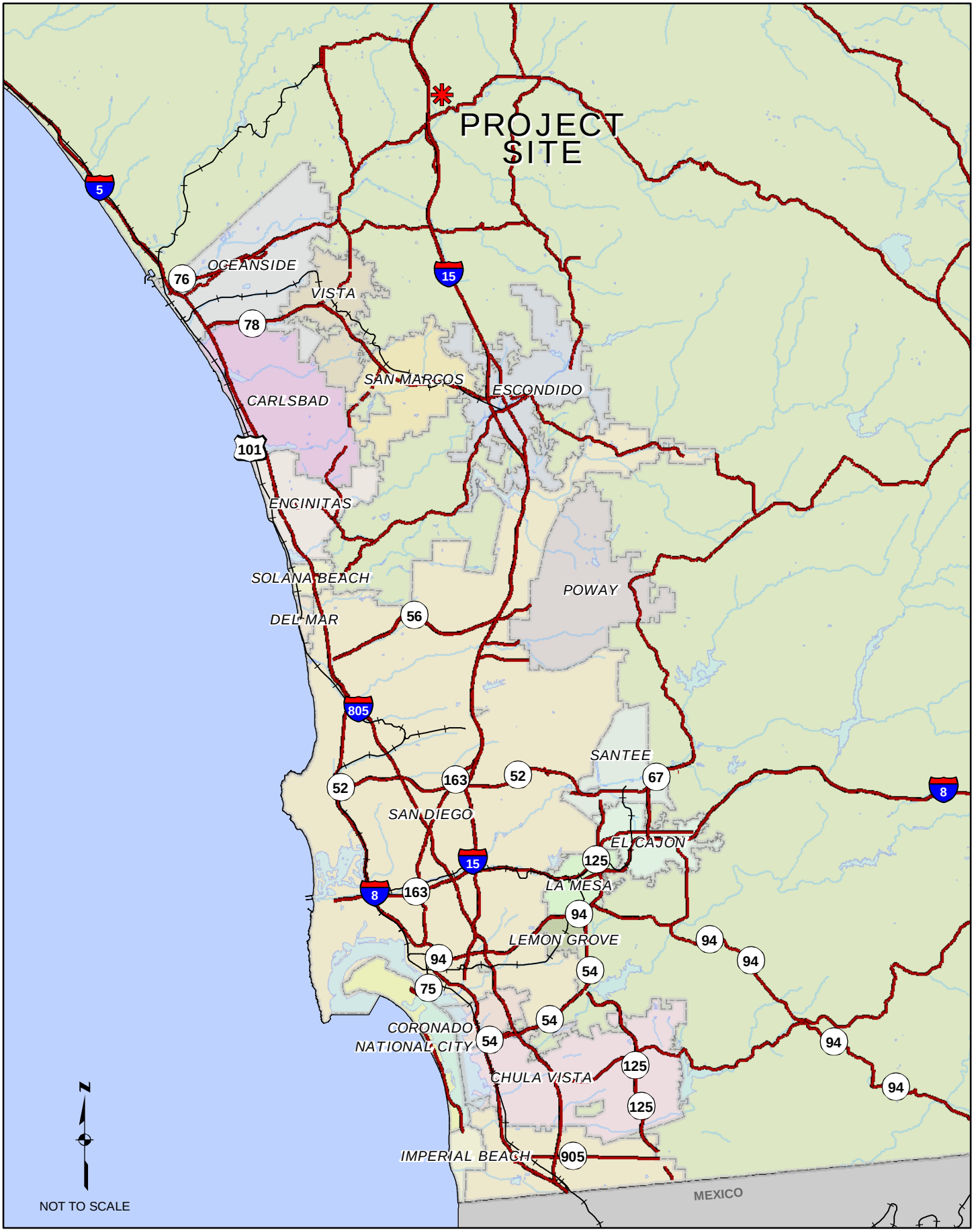
4. Park Lands Dedication Ordinance (PLDO): The PLDO provides policies and standards for the provisions of park land in compliance with the State's Quimby Act. This ordinance sets forth park dedication and in lieu fee requirements. The PLDO is intended to provide land for local active parks only. The park in lieu fee for the Fallbrook Park Planning Area is $4,102 per dwelling unit, as of April 2009. .

5. Watershed Protection, Stormwater Management and Discharge Control Ordinance, also known as the Watershed Protection Ordinance (WPO): This ordinance provides regulations on developing near floodplains. The Department of Public Works (DPW) reviews projects for compliance with this ordinance, which protects water resources and improves water quality. This Ordinance establishes detailed development requirements for project site

design and stormwater management to ensure surface water runoff is minimized. No inconsistencies with the Watershed Protection Ordinance are anticipated.

6. Habitat Loss Permit (HLP) Ordinance: The issuance of a HLP pursuant to the Natural Communities Conservation Planning (NCCP) Act Conservation Guidelines and Process Guidelines authorizes the disturbance or removal of coastal sage scrub whether or not occupied by the California gnatcatcher. This permit will not be required for the proposed grading, as take authorization for the California gnatcatcher and removal of coastal sage scrub will be obtained through a Section 7 consultation with the U.S. Fish and Wildlife Service (USFWS).

7. Groundwater Ordinance: The purpose of this ordinance is to ensure that development will not occur in groundwater-dependent areas of the County unless adequate groundwater supplies are available to serve both the existing uses within the affected groundwater basin and the proposed uses. The Groundwater Ordinance limits the minimum lot sizes of residential lots based on the amount of average annual rainfall. The Proposed Project does not propose to use groundwater except in the drier months as a secondary source of irrigation of retained agricultural groves and common area landscaped slopes. If so used, its use will not be increased above existing consumption levels. Groundwater usage will actually decrease from existing levels, as recycled water will primarily be used for irrigation.



PardeeHomes

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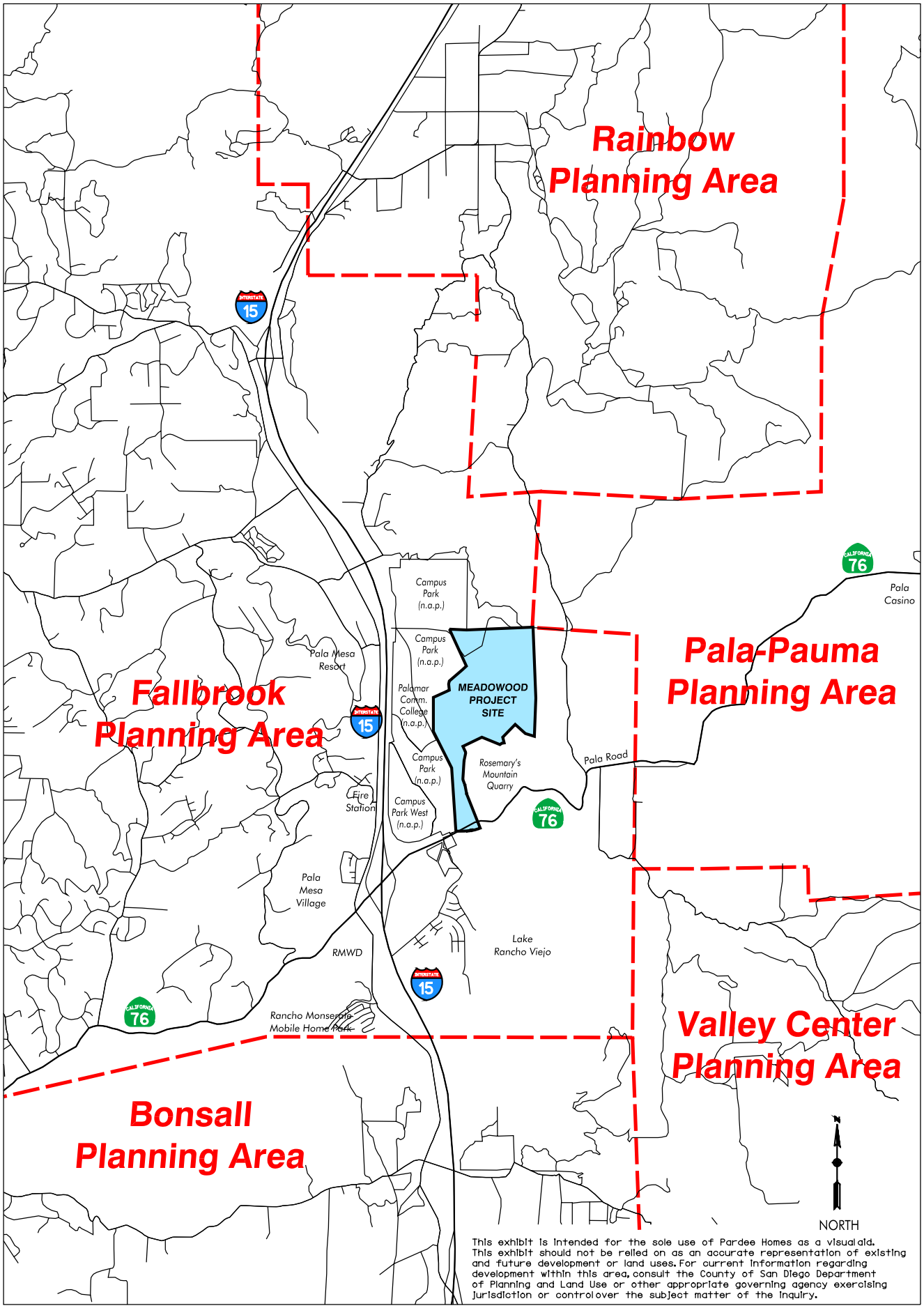
MEADOWOOD - REGIONAL LOCATION MAP

AUGUST, 2009

FIGURE 1-1



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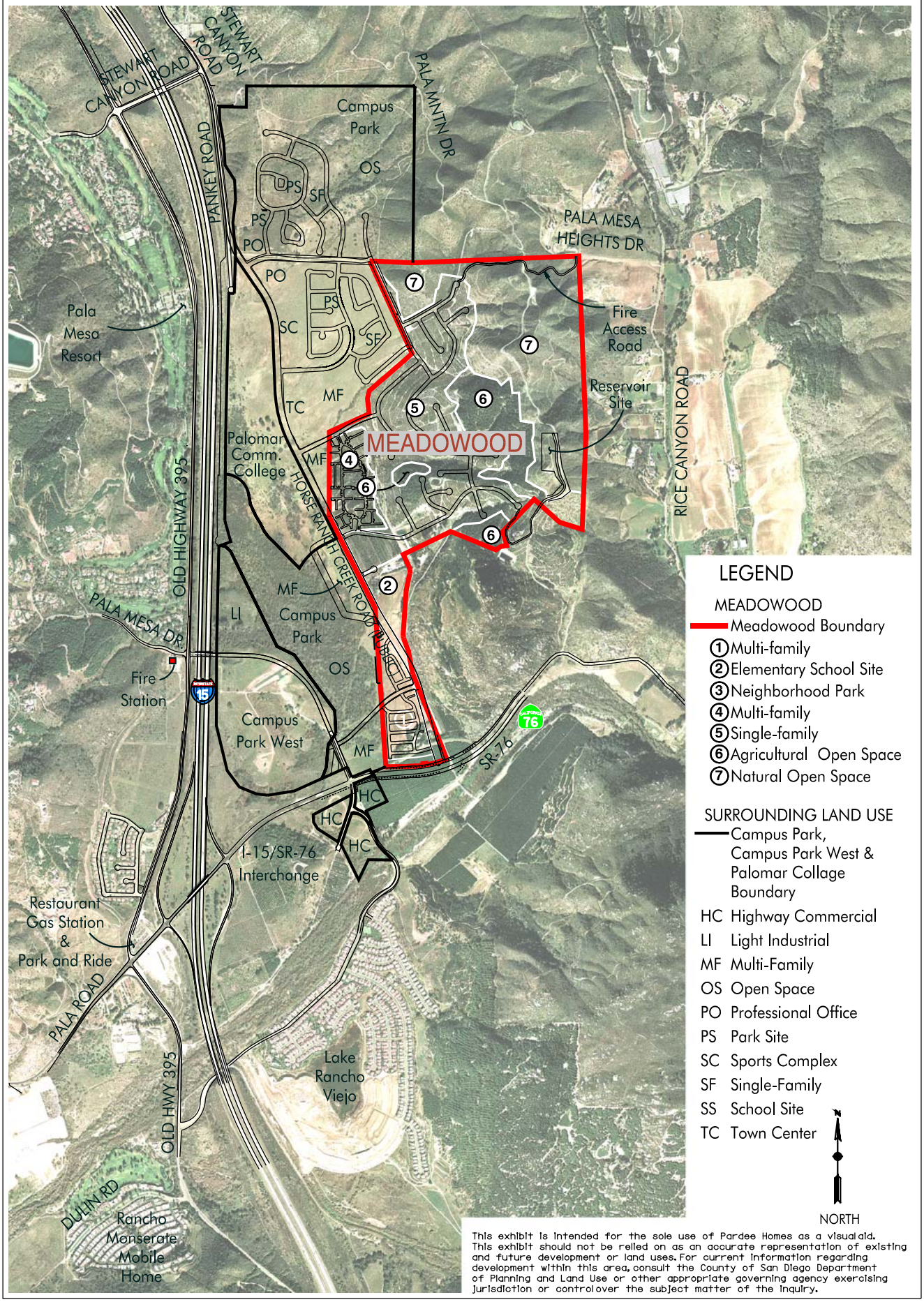
MEADOWOOD - VICINITY MAP

AUGUST, 2009

FIGURE 1-2



This exhibit is intended for the sole use of Pardee Homes as a visual aid. This exhibit should not be relied on as an accurate representation of existing and future development or land uses. For current information regarding development within this area, consult the County of San Diego Department of Planning and Land Use or other appropriate governing agency exercising jurisdiction or control over the subject matter of the inquiry.

PardeeHomes

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MEADOWOOD - SURROUNDING LAND USE

AUGUST, 2009

FIGURE 1-3

CHAPTER 2 - GENERAL PLAN AMENDMENT REPORT

2.1 EXISTING REGIONAL CATEGORIES

The eastern 297.5 acres of the 389.5-acre Project Site are subject to Policy 1.4 Rural Development Area (RDA) Regional Category of the Regional Land Use Element. The western 92 acres of the Site are subject to Policy 1.7 Special Study Area (SSA) Regional Category. Areas within the RDA category are intended for agriculture or unimproved lands and remote pockets of residential development. The SSA category is applied on an interim basis during which development should be suspended or restricted pending completion of detailed studies.

2.2 PROPOSED REGIONAL CATEGORY

The General Plan Amendment proposal is to apply Policy 1.1, Current Urban Development Area (CUDA) Regional Category, to the 389.5-acre Site, as shown on Figure 2-1, Existing and Proposed Regional Categories. The CUDA Regional Category includes those County lands to which near-term urban development should be directed.

The change in the Regional Category is appropriate, as demonstrated by the San Diego Association of Governments (SANDAG) Smart Growth Concept Map and the Draft County of San Diego General Plan Update Land Use Map.

The northeast quadrant of I-15 and SR-76, in which the Proposed Project is situated, has been identified by the SANDAG Smart Growth Concept Map as a potential Special Use Center smart growth area. Potential smart growth areas are locations where smart growth development could occur if local land use plans are changed and/or if the SANDAG 2030 Regional Transportation Plan (RTP) is modified to include adequate levels of planned transit service.

Additionally, the County's development plans for this area have been in existence for more than 30 years. The Draft County of San Diego General Plan Update Land Use Map designates the portions of the Meadowood Specific Plan Area planned for development as Village Residential. The Village category identifies areas where a higher intensity and a wide range of land uses are established or have been planned. Typically, Village areas function as the center of community planning areas and contain the highest population and development densities.

2.3 EXISTING LAND USE DESIGNATIONS

On December 31, 1974, the Board of Supervisors adopted the Fallbrook Community Plan, and on June 1, 1988, approved the I-15/SR-76 Interchange MSP.

As stated earlier, the MSP encompasses approximately 1,178 acres of land located within the four quadrants of the I-15/SR-76 Interchange and includes eight component properties. The MSP proposed an overall residential density of 0.81 dwelling units per acre with a maximum of 956 dwelling units. The western 92 acres of the Project Site, which are in the SSA Regional Category pending the final adoption of a Specific Plan, are designated by the MSP as (21)

Specific Plan Area Land Use Designation, with a density designation of 2.75 dwelling units per acre (See Figure 2-2) allowing up to 253 dwelling units.

The eastern 297.5 acres of the Site, which are in the RDA Regional Category, are designated in the Fallbrook Community Plan as (18) Multiple Rural Use Land Use Designation, which is a slope dependent designation. Based on the slope criteria, 35 dwelling units would be allowed within the (18) Land Use Designation, resulting in a total of 288 dwelling units for the Project Site.

2.4 PROPOSED LAND USE DESIGNATIONS

The General Plan Amendment proposal includes changes to the Land Use Designations applied to the Project Site. The General Plan Amendment proposes to change the Land Use Designations for the entire Site to (21) Specific Plan Area, depicted on Figure 2-2, Existing and Proposed Land Use Designations. This amendment will allow for the preparation of a comprehensive Specific Plan Amendment with a density of 2.3 dwelling units per acre, resulting in a maximum of 886 dwelling units should an elementary school not be built on the 12.7-acre (gross acreage) school site shown on the Meadowood plan. If the elementary school is built, the Proposed Project will include 844 dwelling units with an overall density of 2.2 dwelling units per acre.

Through the General Plan/Community Plan Amendment process, changes are being proposed to the Fallbrook Community Plan, I-15 Corridor Scenic Preservation Guidelines and I-15/SR-76 Interchange Master Specific Plan texts that would detail policies and objectives regarding the development of the Meadowood Specific Plan Amendment. The following text is proposed to be included within these aforementioned plans:

Fallbrook Community Plan – Land Use Element

Meadowood Specific Plan Area (2.3)

The Meadowood Specific Plan Area consists of 389.5 acres located east of I-15 and north of SR-76 (Pala Road) and directly adjacent to the Palomar Community College District Campus, the proposed Campus Park (Passerelle) and Campus Park West (Pappas) Projects. A majority of the Site is in agricultural production with citrus and avocado groves; the balance of the Site is undisturbed. The Site is of varied terrain with steep slopes, prominent ridgelines, canyons and valley floor. A tributary drainage of the San Luis Rey River borders the Site to the west.

Description

The Meadowood Specific Plan Area will provide a mix of housing types, supporting infrastructure and civic facilities with an overall residential density of 2.3 dwelling units per acre and a maximum of 886 dwelling units, should an elementary school not be built on the 12.7-acre school site shown on the Meadowood plan. If the elementary school is

built, the Proposed Project will include 844 dwelling units with an overall density of 2.2 dwelling units per acre. The Proposed Project will also include open space and passive and active recreation. The purpose of the (21) Specific Plan Area Land Use Designation and the required Specific Plan Amendment is to assure a planned development that is sensitive to topographical and biological constraints and allows a more creative design than is possible through traditional residential land use designations. The Specific Plan Amendment process provides for design and development flexibility that encourages clustering in order to preserve environmentally sensitive areas and retain existing agricultural uses.

Conditions

The Meadowood Specific Plan Amendment shall be developed under the following conditions.

General

1. Goals, objectives and polices of the Fallbrook Community Plan and the General Plan's Regional Land Use Element shall be utilized.

2. Land uses within the Specific Plan Area shall be limited to residential, recreation and open space, agriculture, public facility sites and facilities and public (school) uses.

3. A site plan in accordance with the I-15 Scenic Preservation Guidelines is required for development.

Residential

1. The overall residential density of the Specific Plan Area shall not exceed 2.3 dwelling units per gross acre with no more than 886 residential dwellings, should an elementary school not be built on the 12.7-acre school site shown on the Meadowood plan. If the elementary school is built, the Proposed Project will include 844 dwelling units with an overall density of 2.2 dwelling units per acre.

2. A variety of housing types and lot sizes shall be provided. A maximum building height of 35 feet and two stories is allowed for all housing in the Specific Plan Area.

3. The minimum residential lot size within the single-family area shall be 5,000 square feet in size with the average size being 6,000 square feet. The large singe-family lots will be located on the gently sloped areas and adjacent to the agricultural buffer.

Open Space and Recreation

1. Significant habitat shall be preserved through dedication of open space easements.

2. To the maximum extent feasible, agricultural land uses shall be retained as a buffer between natural open space and residential use.

3. Development shall be clustered on the flatter areas that are not environmentally sensitive to preserve and protect sensitive habitats.

4. A variety of recreational opportunities shall be provided for residents and for the general public, including pedestrian and equestrian trails and parkland.

5. Parks shall be located outside the RPO steep-sloped areas.

Circulation

1. Transportation improvements shall be phased with development and concurrent with need.

2. A biking and hiking trails network for the public shall be included as a part of the Meadowood Specific Plan Amendment. The trail network shall connect to existing and proposed regionally designated trails in the surrounding area and to the designated school site.

3. The higher density units shall be located closer to transit service, which is proposed along Horse Ranch Creek Road.

4. Walkways and trails shall be accessible from the residences to transit service.

Public Facilities

1. The Specific Plan Amendment shall include a Public Facility Element to provide for improvement of facilities and services necessary to implement the Proposed Project, including educational, recreational, fire protection, law enforcement, water, wastewater, and stormwater (See Section 7.2).

2. Public facilities shall be provided concurrent with need.

I-15 Corridor Scenic Preservation Guidelines

Land Use

1. The development shall be concentrated where it can be best accommodated.

2. Development shall be phased according to available public services and facilities.

I-15/SR-76 Interchange Master Specific Plan

The MSP encompasses approximately 1,178 acres of land located within the four quadrants of the I-15/SR-76 interchange area and identifies eight component properties as part of the MSP. The area includes 92 acres of the Proposed Project, denoted in the MSP as the "Robert Pankey Property." The remaining 297.5 acres of the Proposed Project are not part of the MSP.

The MSP designated the entire area a SSA Regional Category until supporting studies were completed and the Board of Supervisors adopted alternative zoning for the various component properties. The intention of the MSP was to ensure that a final land use plan not be adopted until further studies were conducted to identify the needs of the area and appropriate means to address those needs.

According to the MSP, eight studies were required for the properties within the MSP in order to analyze the proposed development of the area and determine the necessary infrastructure to support the suggested planned development. The eight studies included: (1) San Luis Rey River Plan; (2) traffic analysis; (3) facilities financing plan; (4) phasing plan; (5) market analysis; (6) dark sky policy and procedures; (7) design guidelines in conformance with the I-15 Corridor Scenic Preservation Guidelines; and (8) a park and open space/trails plan.

Each of the studies outlined in the MSP have been addressed by the County or would be fulfilled in processing the Meadowood Specific Plan Amendment/General Plan Amendment Report. These studies have been or will be addressed as follows:

1. The County has addressed the San Luis Rey River Plan through completion of the San Luis Rey River Park Master Plan, a comprehensive river plan for the San Luis Rey River corridor for the area east of I-15 and west to the old Bonsall Bridge. The plan establishes a framework for the creation of passive and active recreational amenities, habitat preserve, multi-use trail system and extensive open space preservation.

2. The County has completed a Countywide traffic analysis culminating in an updated Circulation Element endorsed by the Board of Supervisors on August 2, 2006. Concurrently, the Applicant has updated its own model-based traffic analysis for the Proposed Project and surrounding area to be consistent with the General Plan Update's Circulation Element in determining traffic impacts.

3. The County and the California Department of Transportation (Caltrans) have investigated the needed public facilities for this area. Required facility improvements such as improvements to the SR-76/I-15 interchange and the widening of SR-76 are scheduled to be completed by Caltrans and Granite Construction Company. Horse Ranch Creek Road improvement will be assured by the Applicant and/or others. In addition, the County has adopted a Transportation Impact Fee (TIF) program that identifies the facilities and improvements necessary for local and regional roads within Fallbrook and the North County areas, respectively.

4. The Applicant has prepared a phasing plan included in Chapter 9 of this Specific Plan Amendment that addresses phasing of proposed private development with the phasing and financing of public facility improvements.

5. The Applicant is prepared to provide a market analysis for Meadowood, showing the type, size, period and rate of development that can be expected to occur as justification for the Proposed Project.

   Both SANDAG and the County have recognized and documented residential land shortages within the County. Through the MSP approved for this area, and the County's General Plan Update, as well as other analyses, the Project Site has been identified as a future smart growth area to respond to the housing shortage and impending population influx. The development area is designated by the County's General Plan Update as Village Residential. The Village category identifies areas where a higher intensity and a wide range of land uses are established or have been planned.

6. The County has an existing Astronomical Dark Sky Policy.. The Applicant has complied fully with the requirements as outlined in the applicable policy.

7. The Applicant has complied fully with the requirements as outlined in the I-15 Corridor Scenic Preservation Guidelines.

8. In addition to the County's San Luis Rey River Park Master Plan and incorporated study designed to integrate park, open space and trails for the San Luis Rey River corridor, the County's Community Trails Master Plan and Trail Defense and Indemnification Ordinance further delineate requirements and implementation of park and open space elements. The Applicant has coordinated its proposed parks, open space and trails system with the County's and adjacent property owners' parks, open space and trails systems.

Once the Board of Supervisors adopts its General Plan Update, the interim zoning and land use regulations established for the MSP will be replaced by the applicable requirements adopted in the General Plan Update. Adoption of the General Plan Update would, therefore, supersede the MSP, replacing any development regulations outlined in the MSP with the newly adopted regulations adopted by the Board of Supervisors in the General Plan Update.

Prior to the Board of Supervisors adoption of the General Plan Update and the updated zoning and land use designations, any project having land within the MSP that goes before the Board of Supervisors would submit a Specific Plan Amendment/General Plan Amendment Report addressing zoning and land use designations under the MSP. Once approved, these individual projects would be deleted from the MSP and would be subject to the approved Specific Plan Amendment for that development.

The Proposed Project is submitting a Specific Plan Amendment/General Plan Amendment Report that incorporates land uses consistent with those proposed in the General Plan Update. Once the Meadowood Specific Plan Amendment is approved, the westerly 92 acres of Meadowood would be removed from the MSP and would be subject to the approved Specific Plan Amendment for the area.

2.5 EXISTING ZONING

The current zone on the westerly 92 acres of the Project Site contained within the MSP is S90, Holding Area Use Regulation, which requires a net minimum lot size of 20 acres. The current zone on the easterly 297.5 acres is A70, Limited Agriculture Use Regulation, which requires a net minimum lot size of two acres.

Zoning Regulations	Existing Zoning
USE REGULATIONS	**S90**
ANIMAL REGULATIONS	K
DEVELOPMENT REGULATIONS	
Density	.05
Lot Size	20 Ac
Building Type	C
Maximum Floor Area	--
Floor Area Ratio	--
Height	G
Lot Coverage	--
Setback	A
Open Space	--
SPECIAL AREA REGULATIONS	B, PORTION F

Zoning Regulations	Existing Zoning
USE REGULATIONS	**A70**
ANIMAL REGULATIONS	L
DEVELOPMENT REGULATIONS	
Density	.5
Lot Size	2 Ac
Building Type	C
Maximum Floor Area	--
Floor Area Ratio	--
Height	G
Lot Coverage	--
Setback	C
Open Space	--
SPECIAL AREA REGULATIONS	B

2.6 PROPOSED ZONING

The proposed rezone is to change the S90 and A70 Use Regulations to S88, Specific Plan Area Use Regulation, to allow for single-family detached dwelling units, multi-family (attached and detached) dwelling units, a school, park, public facility sites and facilities, and agricultural and open space uses (See Figure 2-3, Existing and Proposed Zoning). Detailed zone boxes for each planning area are discussed in Chapters 5 and 9. These planning areas will be provisionally zoned S88, Specific Plan Area Use Regulation when this Specific Plan Amendment is adopted. When the final map(s) are recorded for each planning area, the permanent zoning will become final (See Chapters 5 and 9).

2.7 MERITS OF THE PROPOSAL

There are a number of potential benefits associated with the approval of the Meadowood Specific Plan Amendment. The following is a summary of these potential benefits:

Open Space and Agricultural Preservation

The Proposed Project will be consistent with the proposed North County Multiple Species Conservation Program (MSCP) and preserve approximately 44% of the site as dedicated open space. Open space will consist of 122.4 acres of natural open space and 49.3 acres of agriculture, resulting in 171.7 acres of preserved open space. The open space preservation area proposed for inclusion as part of the North County MSCP consists of 115.6 acres. This excludes 5.9 acres of open space that are deemed "impact neutral" due to their location between the tank site, access road and retained agricultural groves. The location of the proposed open space preserve has been closely coordinated with the State, Federal and County resource agencies. A Resources Management Plan (RMP) has been prepared to address long-term management, maintenance of the proposed preserve, and linkage with adjacent properties. The RMP is included as an appendix to the Environmental Impact Report (EIR) prepared for the Proposed Project.

Land Use Compatibility

The planned residential densities are compatible with the existing densities in the Lake Rancho Viejo project located just south of SR-76 and with the proposed land uses in the adjacent Palomar Community College District Campus, Campus Park and Campus Park West projects. These adjacent properties propose a variety of residential densities and housing types, along with compatible and necessary commercial, community and public uses. Meadowood's higher densities are clustered in the flatter, western portions of the Site, adjacent to the more urban uses in the proposed Campus Park and Campus Park West projects. Natural open space and agricultural uses are located in the northern and eastern portions of the Site to ensure compatibility with the existing scattered homes and citrus and avocado groves located to the east and north. The road system was developed jointly with Campus Park and Campus Park West projects to ensure adequate circulation through all three projects.

Provide Housing Opportunities

The Proposed Project would provide a variety of housing opportunities in a county that has not been able to provide an adequate supply of housing for its existing population. Meadowood includes several different product types arranged in compact neighborhoods that encourage walking and biking to access the many areas of the community. The large range of home sizes, amenities, densities and prices will appeal to people of all ages and lifestyles. This is an important benefit that directly addresses the residential land shortages identified by SANDAG in its most recent forecasts for the region.

Smart Growth

The northeast quadrant of I-15 and SR-76, in which Meadowood is situated, has been identified by the SANDAG Smart Growth Concept Map as a potential Special Use Center smart growth area. Potential smart growth areas are locations where smart growth development could occur if local land use plans are changed and/or if the SANDAG 2030 RTP is modified to include adequate levels of planned transit service.

A Special Use Center is identified as an area where employment opportunities consist primarily of medical or educational facilities; that features low-, mid- and high-rise buildings; is dominated by one non-residential land use; and that draws from throughout the region/subregion.

Additionally, the County's plans for this area have been in existence for more than 30 years. The Draft County of San Diego General Plan Update Land Use Map designates the portions of the Meadowood Specific Plan Area planned for development as Village Residential. The Village category identifies areas where a higher intensity and a wide range of land uses are established or have been planned. Typically, Village areas function as the center of community planning areas and contain the highest population and development densities.

Transit Service

The minimum transit service characteristics associated with a Special Use Center is light rail/rapid bus. According to the 2030 RTP, the northeast quadrant of I-15 and SR-76 is planned for Bus Rapid Transit (BRT) and High Frequency Local bus service, both to be phased in by 2020.

Furthermore, the Draft General Plan Update subcategorizes transit nodes within Village areas. Transit nodes include sites within walking distance of future rapid transit stations. Served by either express bus or rail service, transit node areas are planned as diverse, mixed-use areas with a range of residential, retail, and where appropriate, employment-generating land uses (e.g., office/professional or light industrial) as well as parks and civic spaces.

The Applicant will work with applicable transit authorities to promote transit service with bus turnouts serving the Proposed Project. Meadowood in combination with Palomar College, Campus Park, and Campus Park West will create the ideal General Plan Update transit area – a mixed-use development of residential, retail, office, park, and higher education uses with proximity to a higher density population. Transit service, including bus turn-outs, is planned

along Horse Ranch Creek Road. Meadowood proposes to locate high density housing closer to the transit service. In addition, project trails, bikeways and pathways will provide easy accessibility for all residents of Meadowood.

Availability of Facilities and Services

Meadowood is partially within the San Luis Rey Municipal Water District (SLRMWD) and the remaining portion is not within any water and wastewater provider's jurisdiction. SLRMWD does not currently provide retail water or wastewater services, its purpose being protection of local landowners' ground water rights, and it is not a member of the SDCWA or the Metropolitan Water District of Southern California (MET). SLRMWD had intended to apply to the Local Agency Formation Commission (LAFCO) to expand the boundaries of its jurisdiction to include the entire Project Site, among other sites, and to activate its latent powers. The Applicant, along with other property owners, funded the preparation of SLRMWD's Master Plan for water and wastewater facilities.

SLRMWD is no longer pursuing activation of its latent powers. However, LAFCO has initiated a Municipal Services Review/Sphere of Influence (MSR/SOI) Update for the Bonsall and Pala Hydrologic Sub Area. As part of that review, LAFCO is also evaluating the Rainbow Municipal Water District (RMWD) and the Valley Center Municipal Water District (VCMWD) as potential water and wastewater providers to Meadowood and other existing and proposed developments in the vicinity of Meadowood. Thus, these Districts are potential service providers to Meadowood. RMWD has updated its Water Master Plan but has not yet formally adopted the Plan. . VCMWD recently adopted "Policy Perspectives on the Potential Consolidation of Lands Currently In and Adjacent to the San Luis Rey Municipal Water District."

The Applicant would construct a wastewater treatment plant (WWTP) to provide wastewater services and would construct all appropriate water facilities that would be transferred to the chosen water district upon completion. The Applicant will pay its fair share of all necessary water and wastewater facilities. LAFCO will make the final determination regarding the water and wastewater provider.

The Project Site is adjacent to the service boundaries of the North County Fire Protection District (NCFPD) and within its Sphere of Influence. Meadowood is proposed to be annexed into the NCFPD, which will provide service. All necessary fees will be paid.

Parks will be provided in accordance with General Plan polices and the PLDO. A large neighborhood park is proposed just north of the proposed elementary school site. Two pocket parks will provide passive use opportunities for the residents. The natural open space provides passive opportunities (existing hiking and horse trails) that will utilize existing trails that have been previously disturbed.

The Fallbrook and Bonsall Union Elementary School Districts will provide educational services. Fees will be paid to each District consistent with State law. In addition, 12.7 acres are designated in the Meadowood Specific Plan Amendment for an elementary school site. If the

area is not identified as an appropriate location for a school within two years after recordation of a final map, the site will revert back to underlying multi-family zoning.

2.8 PLANNING COORDINATION

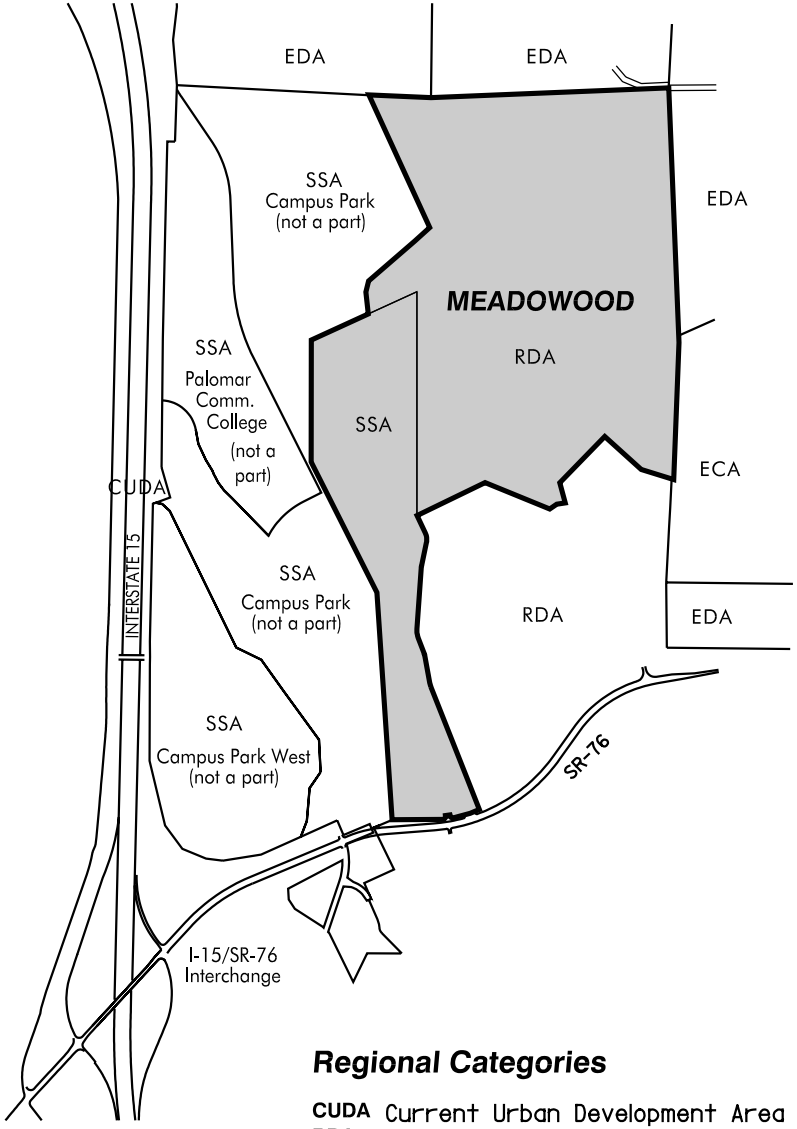
The Proposed Project was closely coordinated with adjacent property owners to ensure coordination of infrastructure and public services. The County has also participated in the planning of the northeast quadrant of I-15 and SR-76 by hosting a number of design charettes among the major property owners to ensure that the area is planned in a cohesive manner.

The Meadowood Specific Plan Amendment was closely coordinated with the staff biologists of the County of San Diego, State of California Department of Fish and Game (CDFG) and the USFWS to ensure consistency with proposed regional habitat conservation plans. The Proposed Project will be consistent with the regional open space planning efforts as proposed by these agencies. Traffic circulation was carefully coordinated with adjacent landowners and Caltrans. The Applicant has also worked extensively with the RMWD, SLRMWD, the VCMWD, LAFCO and SDCWA to coordinate a water and wastewater solution for the Proposed Project.

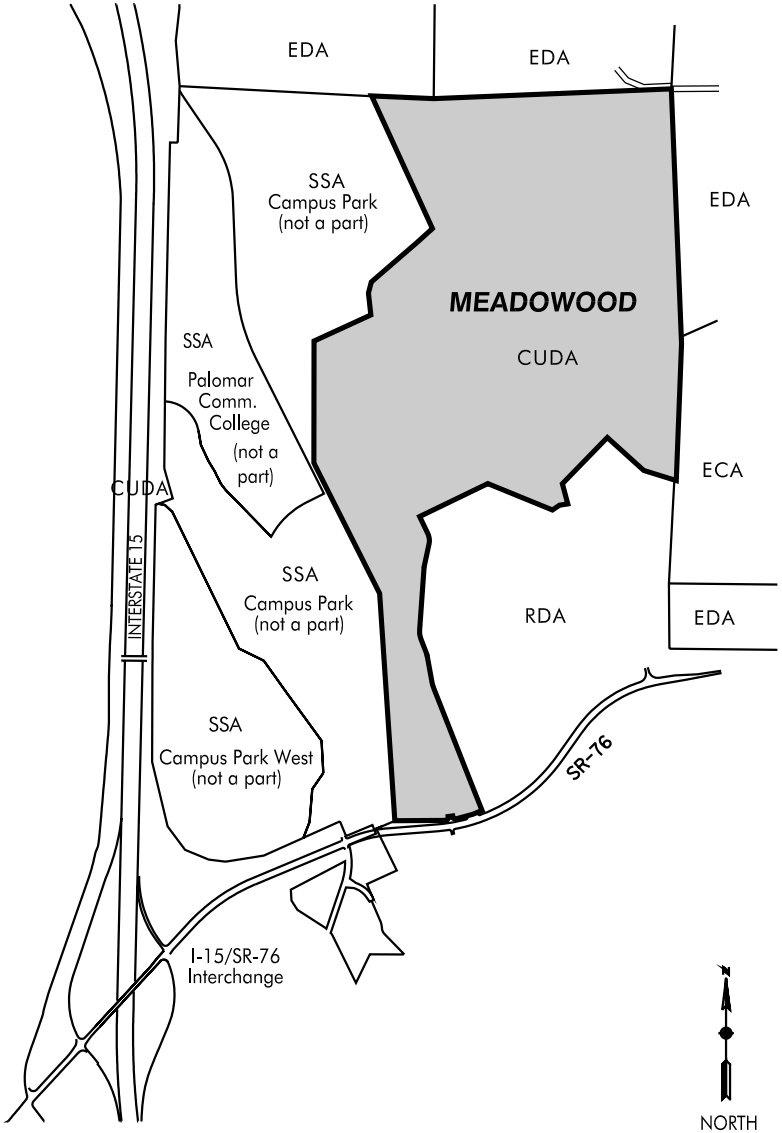
2.9 CONSISTENCY WITH THE SAN DIEGO COUNTY GENERAL PLAN AND FALLBROOK COMMUNITY PLAN

The Proposed Project is consistent with the goals, objectives and policies of the County of San Diego General Plan and the Fallbrook Community Plan. This is set forth in more detail in Chapter 10 of this document and in Appendix 1 to this Specific Plan Amendment.

EXISTING REGIONAL CATEGORY



PROPOSED REGIONAL CATEGORY



Regional Categories

CUDA	Current Urban Development Area
RDA	Rural Development Area
EDA	Estate Development Area
ECA	Environmentally Constrained Areas
SSA	Special Study Areas

NORTH

This exhibit is intended for the sole use of Pardee Homes as a visual aid. This exhibit should not be relied on as an accurate representation of existing and future development or land uses. For current information regarding development within this area, consult the County of San Diego Department of Planning and Land Use or other appropriate governing agency exercising jurisdiction or control over the subject matter of the inquiry.

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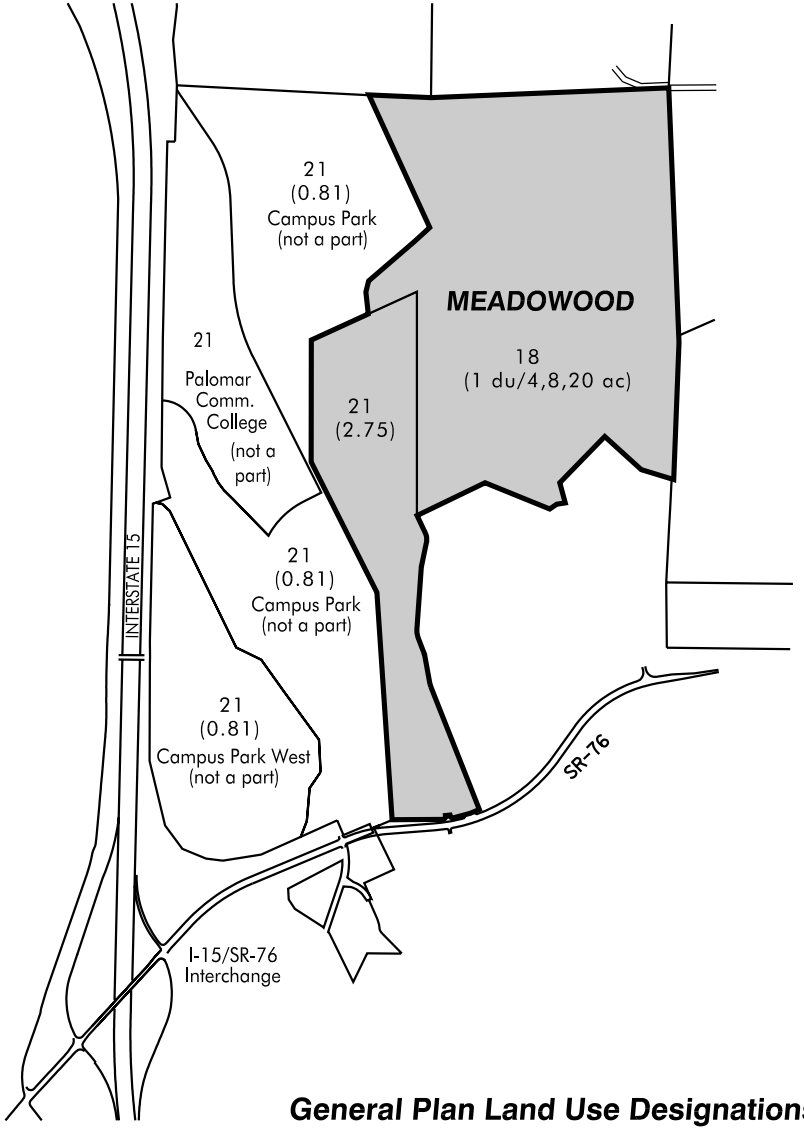
MEADOWOOD - REGIONAL CATEGORY

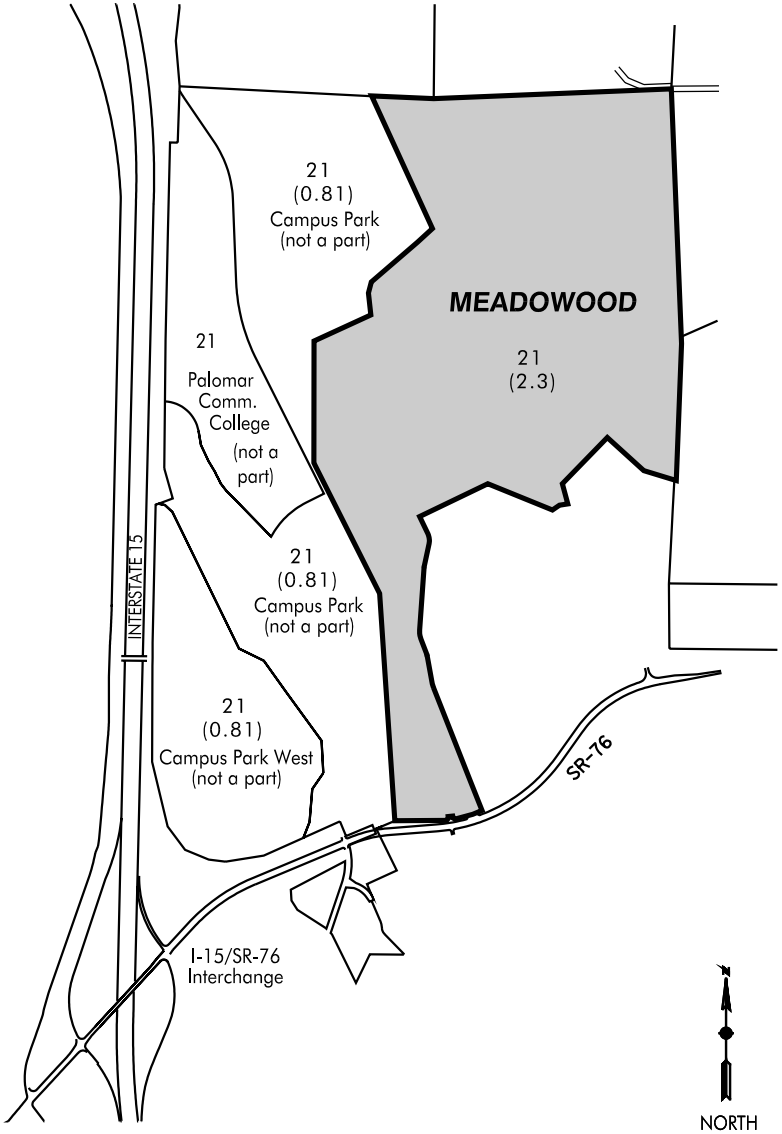
AUGUST, 2009

FIGURE 2-1

EXISTING GENERAL PLAN LAND USE DESIGNATIONS



PROPOSED GENERAL PLAN LAND USE DESIGNATIONS



General Plan Land Use Designations

18 Multiple Rural Use
21 Specific Plan Area

NORTH

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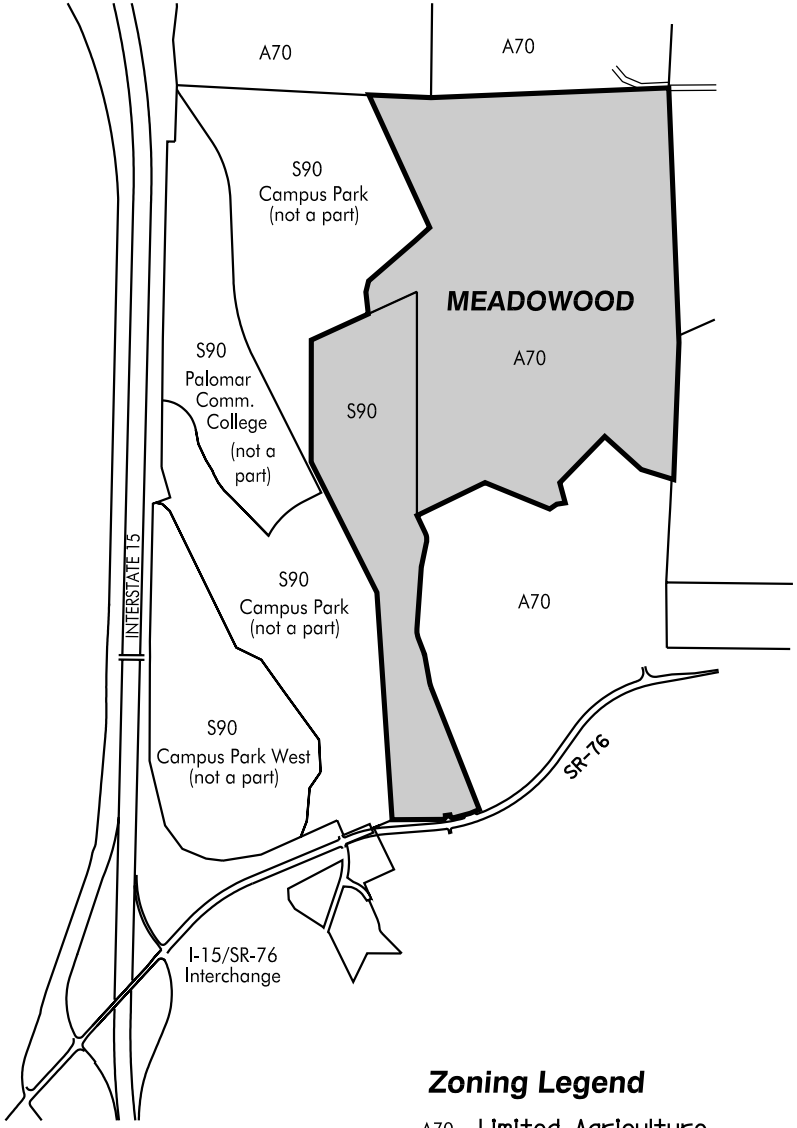
MEADOWOOD - GENERAL PLAN LAND USE DESIGNATIONS

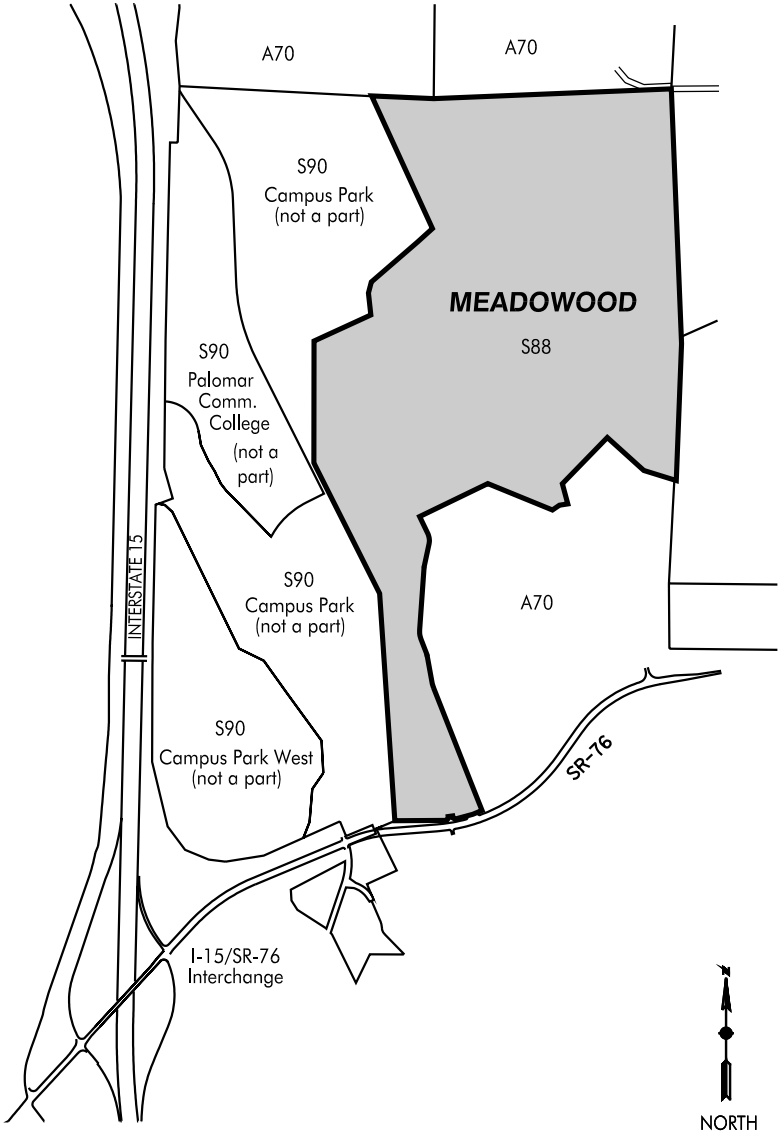
AUGUST, 2009

FIGURE 2-2

EXISTING ZONING



PROPOSED PROVISIONAL ZONING



Zoning Legend

A70 Limited Agriculture
S90 Holding Area
S88 Specific Plan Area

NORTH

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MEADOWOOD - ZONING

AUGUST, 2009

FIGURE 2-3

CHAPTER 3 - SPECIFIC PLAN AMENDMENT

3.1 OVERVIEW

The Meadowood Specific Plan Amendment contains the goals, objectives and policies that will guide implementation of the proposed 389.5-acre Project Site. The Specific Plan Amendment text and map delineate a comprehensive planning framework for development of a residential community, which includes a maximum of 886 dwelling units, should an elementary school not be built on the 12.7-acre school site shown on the Meadowood plan, 122.4 acres of natural open space and 49.3 acres of agricultural use (See Figure 3-1). If the elementary school is built, the Proposed Project will include 844 dwelling units with an overall density of 2.2 dwelling units per acre. The intent of the Specific Plan Amendment is to allow compatible development of the Site with existing and planned land uses in the surrounding communities while fulfilling the vision set forth by the County regarding increased development and transportation services in this area, to provide a critical portion of the biological open space preserve being planned for this area, and to provide much needed housing to this northern portion of the County.

The Specific Plan Amendment implements the goals and objectives of the General Plan and the Fallbrook Community Plan as discussed in detail in Chapter 10. The Specific Plan Amendment elements and associated polices contain detailed standards to balance the need for compatible residential development, needed infrastructure and community support facilities and allow for the preservation of significant environmental resources within the proposed open space area. The Meadowood Specific Plan Amendment also provides for a detailed phasing strategy (See Section 9.4) that requires local improvements, public and private facilities and services to be available concurrently with development of the Proposed Project.

3.2 REGIONAL SETTING

The Site is located in northern San Diego County, approximately 45 miles from downtown San Diego, 20 miles east of the Pacific Ocean and five miles south of Riverside County line. The Site is located east of I-15 and generally north of SR-76/Pala Road and the San Luis Rey River.

3.3 PLANNING CONTEXT

The General Plan and Fallbrook Community Plan designate the 389.5-acre Project Site with the following General Plan Regional Categories: Special Study Area (SSA) and Rural Development Area (RDA). The Project Site has the following Land Use Designations: (21) Specific Plan Area with a density designator of (2.75) and (18) Multiple Rural Use. The I-15/SR-76 Interchange MSP, which was adopted by the Board of Supervisors in 1988, provides additional development standards for approximately 1,178 acres of land located within the four quadrants of the I-15/SR-76 interchange area, including 92 acres of the Project Site.

As part of the General Plan/Community Plan Amendment process, the Regional Land Use Element Map and Fallbrook Community Plan text and map are proposed to be amended. The

intention is to designate the entire Project Site as a Current Urban Development Area and (21) Specific Plan Area with a density designation of (2.3). The intention of the Meadowood (21) Specific Plan Area land use designation is to allow for land use planning flexibility in the context of a comprehensive Specific Plan Amendment text and map for this Site. The Specific Plan Amendment provides for a coordinated development and preservation strategy to protect the existing significant natural and visual resources and allow for development of a compatible residential community.

3.4 PROJECT DESCRIPTION

Project Goal

The overall goal for the Meadowood Specific Plan Amendment is to provide a comprehensive Specific Plan Amendment text and map that include polices and programs for development of a mix of single-family detached, multi-family detached and attached residential units, an elementary school site, a neighborhood park, pocket parks, several miles of trails, and supporting infrastructure in the 389.5-acre Site. The Proposed Project also includes the permanent preservation of 122.4 acres of open space lands and the retention of 49.3 acres of agricultural lands. The Specific Plan Amendment contains goals and policies to ensure that the proposed land uses are compatible with the character of adjacent, existing and proposed uses and in conformance with the proposed North County MSCP.

Project Objectives

The Proposed Project's objectives are summarized as follows:

- Provide a variety of residential land uses to allow for residential development that meets the demand for housing in the region consistent with the rustic charm of Fallbrook.

- Provide an opportunity for home ownership by increasing the housing supply with a variety of owner-occupied housing types in Fallbrook.

- Provide for preservation of significant environmental and visual resources by conserving environmentally sensitive lands, prominent ridgelines and regional wildlife corridors while recognizing and mitigating for wildfire potential.

- Provide for land uses that relate to the community in conjunction with the two neighboring projects.

- Maintain agricultural uses as a buffer to natural lands.

- Provide educational and recreational opportunities in close proximity to residential uses, accessible by public roads and trails.

- Coordinate public facilities and infrastructure with adjacent landowners and ensure availability concurrent with need.

- Require permanent preservation of natural open space areas, while allowing public recreational opportunities.

- Through LAFCO's SOI determination, identify the most efficient service provider to ensure provision of water, wastewater, and recycled water to support anticipated growth consistent with County land use decisions.

- Provide for the annexation of the Proposed Project into the NCFPD and into a municipal water district (MWD), SDCWA, and MET for water and wastewater service. Additionally, if applicable, apply for membership of the relevant MWD (SLRMWD) providing service to SDCWA and MET.

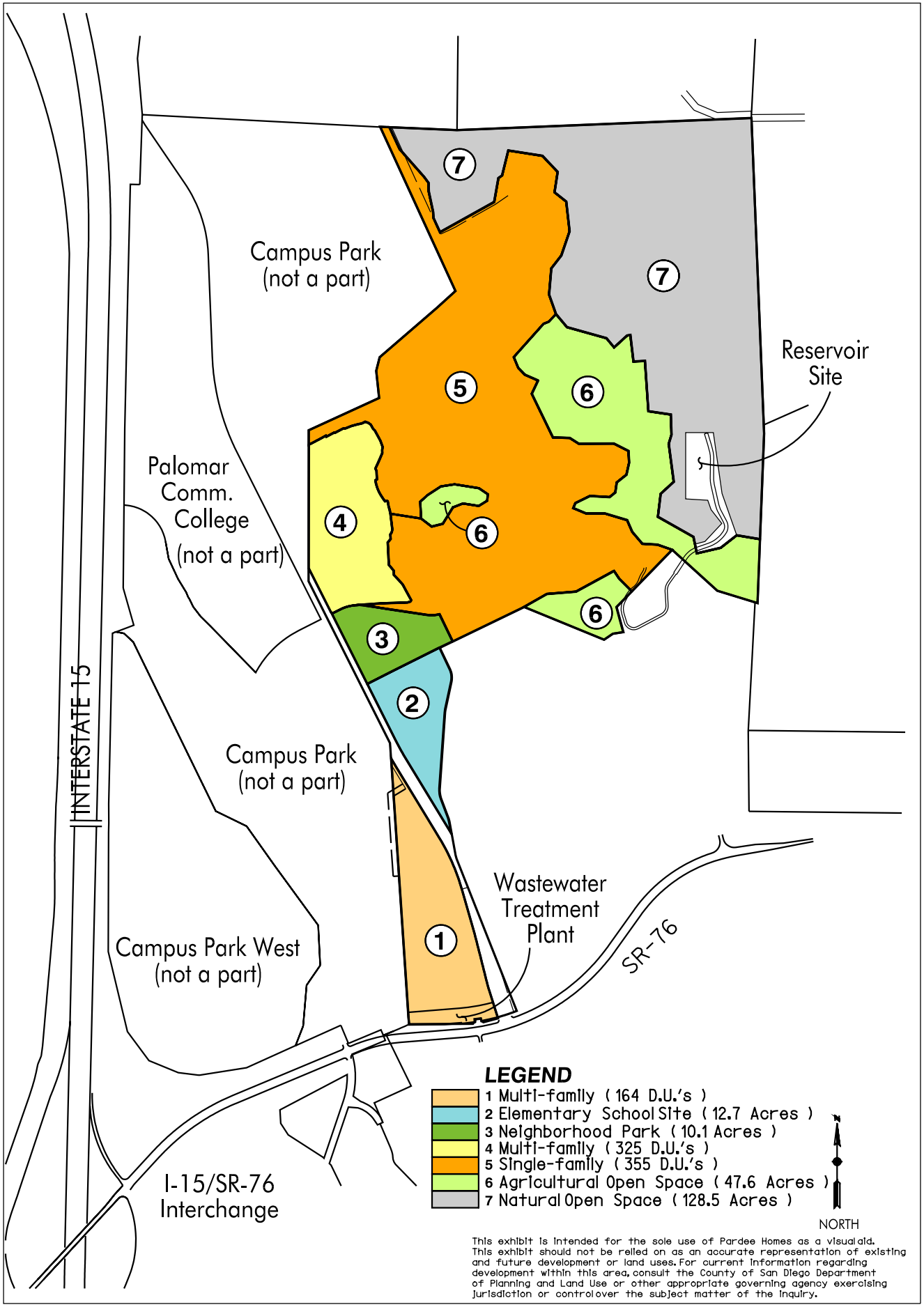
Project Design

The Specific Plan Amendment is designed to accommodate a maximum of 886 dwelling units, should an elementary school not be built on the 12.7-acre school site shown on the Meadowood plan, with an overall density of 2.3 dwelling units per acre on the 389.5-acre Site. Residential density within the planning area ranges from higher multi-family densities (13.5 du/acre) to low single-family densities (2.6 du/acre). The higher density planning areas are clustered in the flatter, western portions of the Site; the planned land uses transition into traditional single-family uses. To ensure compatibility with the rural charm of Fallbrook, 122.4 acres of natural open space and 49.3 acres of agricultural uses are retained in the northern and eastern portions of the Site.

Access to the Site is provided via a north-south boulevard named Horse Ranch Creek Road that provides access to SR-76 (Pala Road) and Stewart Canyon Road. The internal road system was developed jointly with the owners of the Campus Park and Campus Park West Projects to ensure adequate circulation through all three projects.

Meadowood designates several miles of trails throughout the site. The trails were coordinated with the pocket parks, neighborhood park and the trails on the Campus Park Project to ensure connections to other off-site trails in the area. The neighborhood park is a short walking distance away from transit service located along Horse Ranch Creek Road. The Specific Plan Amendment designates a 12.7-acre site for an elementary school that will provide for the educational needs of Meadowood and the surrounding area.

Chapters 4-8 of the Specific Plan Amendment contain plan elements that address policy issues areas: Conservation and Open Space; Land Use; Circulation; Public Facilities and Community Design. Each chapter contains a description of existing conditions, the intent and/or effect of the Specific Plan Amendment, and the goals, objectives and policies that implement the plan. Chapter 9: Implementation Program, identifies required permits and improvements phasing. Chapter 10: General Plan Conformance, analyzes how the Specific Plan Amendment and General Plan Amendment Report conform to all elements of the General Plan including the Fallbrook Community Plan.



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MEADOWOOD - PROPOSED LAND USE PLAN

AUGUST, 2009

FIGURE 3-1

CHAPTER 4 - CONSERVATION & OPEN SPACE ELEMENT

4.1 EXISTING CONDITIONS

The Meadowood Specific Plan Amendment was developed in consideration of the existing natural resources and is designed to protect and preserve the majority of the resources present. A comprehensive environmental inventory was developed at the beginning of the planning process. This inventory includes sensitive habitats, steep slopes, cultural resources and visual resources and is summarized below:

Biological Resources

Fifty four percent of the 389.5-acre Site has long been in agricultural use (209.9 acres). Natural habitats are generally located in the northern and eastern portions of the Site and consist of coastal sage scrub (CSS 87.1 acres), chaparral (CHP 19.6 acres), annual grassland (AGL 31.9 acres) and oak woodland (OW 1.7 acres) (See Figure 4-1). There are small agricultural ponds located within the existing agricultural fields. Detailed descriptions and the distribution of these habitat types are presented in the Biological Technical Report prepared by Natural Resource Consultants (NRC) for the preparation of the EIR for the Proposed Project. In addition to the biology survey, protocol surveys for the federally-listed threatened California gnatcatcher and federally-listed endangered southwestern arroyo toad were also conducted. The latter survey was performed by Ruben Ramirez of Cadre Environmental. That report is included as an appendix to the Biological Technical Report. A jurisdictional delineation report was prepared by Glenn Lukos and Associates, and is included as an appendix to the EIR.
Gnatcatchers were noted in the northern portion of the Site and are known to exist to the west and north of the Meadowood Specific Plan Area. No arroyo toad-breeding habitat exists on the Site, nor were toads found to be using any of the agricultural/natural uplands areas on the Site north of SR-76.

Contiguous Open Space Resources

The resources in Meadowood are part of a regional network extending along the San Luis Rey River and including various tributary streams. Significant resources in the general area include various types of wetland vegetation, stands of coastal sage scrub and chaparral and populations of California gnatcatcher and southwestern arroyo toad. There has been a moderate amount of development including Lake Rancho Viejo to the south of the River, Pala Mesa to the west of I-15, and rural residential development and large areas of agriculture to the south and east. A quarry has been approved just east of the Site near Rice Canyon Road and SR-76.

The County is in the process of developing the North County MSCP. Meadowood is an integral part of this network and has worked with MSCP staff on a hardline designation to ensure it is being developed in a manner that contributes to regional conservation and is compatible with the North County MSCP. The County, CDFG and USFWS have been actively consulted to address habitat conservation issues. The development/open space configuration in Meadowood provides key habitat and a movement corridor consistent with the intent of North County MSCP. This is

done through the preservation of coastal sage scrub, southern mixed chaparral, agriculture, and oak woodland in the northern and eastern portions of the Site, providing a contiguous habitat area extending from the Campus Park property to the west, across the northern end of Meadowood, then south to the San Luis Rey River. 115.6 acres or 30% of the Site are being preserved for inclusion in North County MSCP.

Cultural Resources

Meadowood was surveyed for cultural resources by ASM. Six historic buildings (those more than 50 years old) were evaluated for eligibility for the California Register of Historical Resources and the San Diego County Register of Historical Resources. None of the buildings is recommended as eligible. One prehistoric archeological site containing three loci was located on the Site. This site will be avoided and capped and/or monitored during grading. The findings of the survey are included as an appendix to the EIR.

Visual Resources

Meadowood is within the area covered by Segment 5 of the I-15 Corridor and is within the area covered by the I-15 Corridor Scenic Preservation Guidelines. The Site is visible from I-15 and from adjacent homes and businesses along Pala Road, especially the steeper slopes and ridges that are at a higher elevation. The Site is characterized by avocado and citrus groves.

The visual characteristics of the Site were considered and incorporated in the Proposed Project design. More intense uses will be located in the flatter portions of the Site that are at a much lower elevation. Less intense uses will be clustered in the "mid" section of the Site where roads and grading will follow the existing topography. The prominent ridges and steeper slopes that are the most visible will be preserved in open space, along with the retention of 49.3 acres of the existing agricultural groves, to maintain the visual character of the Site.

As part of the Community Design Element of the Specific Plan Amendment, any development in visually significant areas and/or steep slope lands, as identified by the RPO, are proposed for further review. This is to be accomplished through a concurrent "B" Designator Site Plan submittal and permitting process prior to development in these areas. The "B" Designator Site Plan review process is further discussed in the Community Design Element (Chapter 8) and Implementation Program (Chapter 9) of this Specific Plan Amendment.

Steep Slopes

As part of the initial resource inventory stage of the Specific Plan Amendment process, a percentage slope map was prepared, identifying various slope categories in the Site. The slope map was used extensively to determine suitable development locations by minimizing development encroachment into steep slopes and preserving significant slopes (See Figure 4-2).

The RPO defines steep slopes as those areas within the Project Site with slopes 25% and greater, which have a minimum rise of 50 feet. These slopes are often associated with high quality

biological and visual resources. These lands can also be subject to landslides and wildfire hazards and are difficult to serve with infrastructure and public services.

The Proposed Project will preserve 164.1 acres of the total 180.3 acres of slopes that meet the definition of "steep slopes" under RPO (See Figure 4-3). This is within the 10% encroachment allowed under RPO. Other less steep areas that are isolated or difficult to access are being retained in open space to create a natural preserve that is subject to the least amount of human intrusion.

Resource Conservation Areas

The Conservation Element of the General Plan identifies environmentally sensitive areas as Resource Conservation Areas (RCA). Any project located within or near a RCA is required to undergo special review in consideration of the specific resources identified for the RCA. The Fallbrook Community Plan identifies several RCAs. Meadowood is located in the vicinity of the San Luis Rey River RCA that is described as including large areas of riparian woodland and known locations of Stephens' kangaroo rat. Meadowood does not include any large areas of riparian woodland nor does it support any populations of Stephens' kangaroo rat. The San Luis Rey River Valley Master Plan has recently been approved by the Board of Supervisors and sets forth the plans for development in the River valley. The Proposed Project will preserve 44% of the Site in natural and agricultural open space and provide habitat contiguity from SR-76 north and west to other open space areas that eventually extend to Riverside County.

4.2 CONSERVATION & OPEN SPACE PLAN

In order to create an environmentally viable Specific Plan Amendment, the initial stages of the Specific Plan Amendment development involved comprehensive mapping of the existing biological, cultural, visual and steep slope resources. Consideration of these resources was built into the Proposed Project design. Implementation of the Proposed Project will result in the preservation of the majority of the significant resources. 164.1 acres of the 180.3 acres of RPO steep slopes will be preserved. 122.4 acres will be preserved as permanent natural open space. Sensitive grading, clustering of homes and conservation of 49.3 acres of the existing agricultural groves will contribute to the total conservation of open space and the retention of visual resources (See Figure 4-4).

The Proposed Project includes an open space network to be established through the dedication of open space easements and/or dedication of land to the County or a conservator entity, as the Proposed Project is implemented. The manager is not yet known at this time. The provision of the open space network is consistent with the goals and objectives of the General Plan, including the Regional Land Use Element, the Recreation Element, the Conservation Element and the Fallbrook Community Plan as described in Chapter 10. The only trails shown through the open space already exist and have been historically utilized.

North County Multiple Species Conservation Program

Meadowood is planned to be consistent with the proposed North County MSCP, which is currently being planned by the County. The current version of the draft North County MSCP map shows the Site as being in an area where a hardline has been negotiated. The North County MSCP is still in the preparation process and may change.

In order to be consistent with the proposed North County MCSP, the Proposed Project has been planned to ensure that this regional planning effort will not be precluded. The Meadowood open space system is a hardline, meaning that the preserve design has been created in conjunction with the County and the resource agencies to ensure consistency with the regional planning effort. If the North County MSCP is adopted prior to approval of the Proposed Project, additional approvals from state and federal wildlife agencies with respect to North County MSCP covered species and habitats will not be required as long as the development proceeds in accordance with the Specific Plan Amendment.

Existing biological resources are generally located in the eastern and northern portions of the Site. The western, southern and central portions of the Site are in active agriculture and support no sensitive habitat or species. Development has been concentrated in these areas, allowing 115.6 acres or 30% of the Site to be retained as open space for inclusion in the North County MSCP. The Meadowood open space system will connect to adjacent planned and existing open space to the north and east. Open space will continue down the eastern portion of the Site forming a broad wildlife movement corridor that includes the eastern slopes of Monserate Mountain around the planned quarry across SR-76 to the San Luis Rey River.

Approximately 85% of the existing coastal sage scrub (CSS) will be preserved. Approximately 12.6 acres of CSS occupied by the California gnatcatcher will be impacted. No potential breeding habitat for southwestern arroyo toad will be impacted. Indirect impacts to both the California gnatcatcher and arroyo toad will be minimized through various construction practices as outlined in the EIR and Biological Technical Report. The Proposed Project contributes to regional connectivity, does not appreciably reduce the likelihood of survival of listed species and minimizes loss of natural habitat. Wetland permits for impacts to areas under state and federal jurisdiction will be obtained in accordance with state and federal regulations prior to the issuance of grading permits.

The preserved open space system is consistent with the goals and objectives of the NCCP. The County is an enrolled participant in the NCCP and has adopted a HLP process. A HLP will not be required for Meadowood as take authorization of the California gnatcatcher and removal of coastal sage scrub will be authorized under a Section 7 consultation with USFWS.

Habitat Management

The Meadowood open space system will add value to the County's proposed North County MSCP regional preserve system. It will be managed as part of that system by the County or a County-approved Resource Manager (RM) as described in the RMP that has been prepared as a part of the Proposed Project and is included as an appendix to the EIR.

4.3 CONSERVATION & OPEN SPACE GOAL, OBJECTIVES AND POLICIES

Goal

Conserve significant environmental resources including but not limited to coastal sage scrub, wildlife movement corridors, visual resources and steep slopes.

Objective CO-1: Protect designated natural open space areas while allowing compatible uses.

Policies

CO-1.1 Public facilities and utilities may be allowed within agricultural open space consistent with the Vesting Tentative Map (VTM) but not permitted in the biological open spaces. Conditions of approval for the vesting tentative map shall only allow other uses that are passive recreation such as hiking, bird watching, biking and horseback riding along existing trails. Existing trails and dirt roads will be used. No new trails are proposed in the open space areas.

CO-1.2 Natural open space areas shall be protected through dedication in fee or permanent open space easements to the County or to a County-approved RM. Conveyance of land through either mechanism may be phased with the recordation of final maps.

CO-1.3 Prior to recordation of the first final map, the RMP shall be approved for the natural open space areas within Meadowood to the satisfaction of the Director of DPLU. The main goal of the RMP shall be to maintain the biological functions and values of the natural open space. Given the undisturbed nature of the natural open space, the RMP shall minimize intrusion due to management and monitoring activities. Provisions shall be made for monitoring the area if deemed necessary as part of an overall MSCP management plan. Provisions shall be made for the repair and maintenance of public trails and project-related infrastructure, with requirements for re-vegetation if disturbance of existing natural vegetation is necessary.

CO-1.4 Off-site construction of wastewater and water lines and other necessary infrastructure as shown in this Specific Plan Amendment will be performed in a manner that will minimize intrusion into natural areas. Construction will be limited to areas of existing trails and roads, or to existing agricultural areas. Other impact minimization measures as described in the EIR shall be used to avoid direct, indirect and cumulative impacts.

CO-1.5 Natural Open Space areas shall be zoned with the S80 Open Space Use Regulation that does not permit residential, commercial or industrial development.

Objective CO-2: Conserve the scenic quality of the Site as viewed from the I-15 corridor.

Policies

CO-2.1 Development will conform to the I-15 Corridor Scenic Preservation Guidelines.

CO-2.2 Landscaping will be installed after completion of grading.

CO-2.3 49.3 acres of existing agriculture (citrus and avocado groves) shall be permanently maintained by the Homeowners' Association (HOA) using a qualified grove management company.

CO-2.4 Final landscaping shall conform to the requirements of the Conceptual Landscape Plan and San Diego County's Landscape Water Conservation Design Manual, including success and survival criteria.

Objective CO-3: Minimize encroachment into steep slope lands.

Policies

CO-3.1 Development shall be limited to those areas shown in this Specific Plan Amendment (Figure 3-1).

CO-3.2 Discretionary projects for the Site shall conform to the RPO.

Objective CO-4: Conserve the sensitive biological resources in the San Luis Rey River, per the San Luis Rey RCA.

Policies

CO-4.1 Residential development and associated public use areas shall be located north of SR-76. Any off-site construction associated with wastewater and water lines or other infrastructure shall be located in existing agricultural areas and/or roads and trails. Indirect and cumulative impacts to wetland habitat located in the San Luis Rey River, if any are identified, shall be mitigated as specified in the EIR.

Objective CO-5: Provide an adequate buffer for open space areas.

Policies

CO-5.1 Agricultural operations, as included in the Specific Plan Amendment, provide a buffer from development to sensitive open space areas in order to minimize direct and indirect impacts of intensive development on significant environmental resources.

BIOLOGICAL RESOURCES

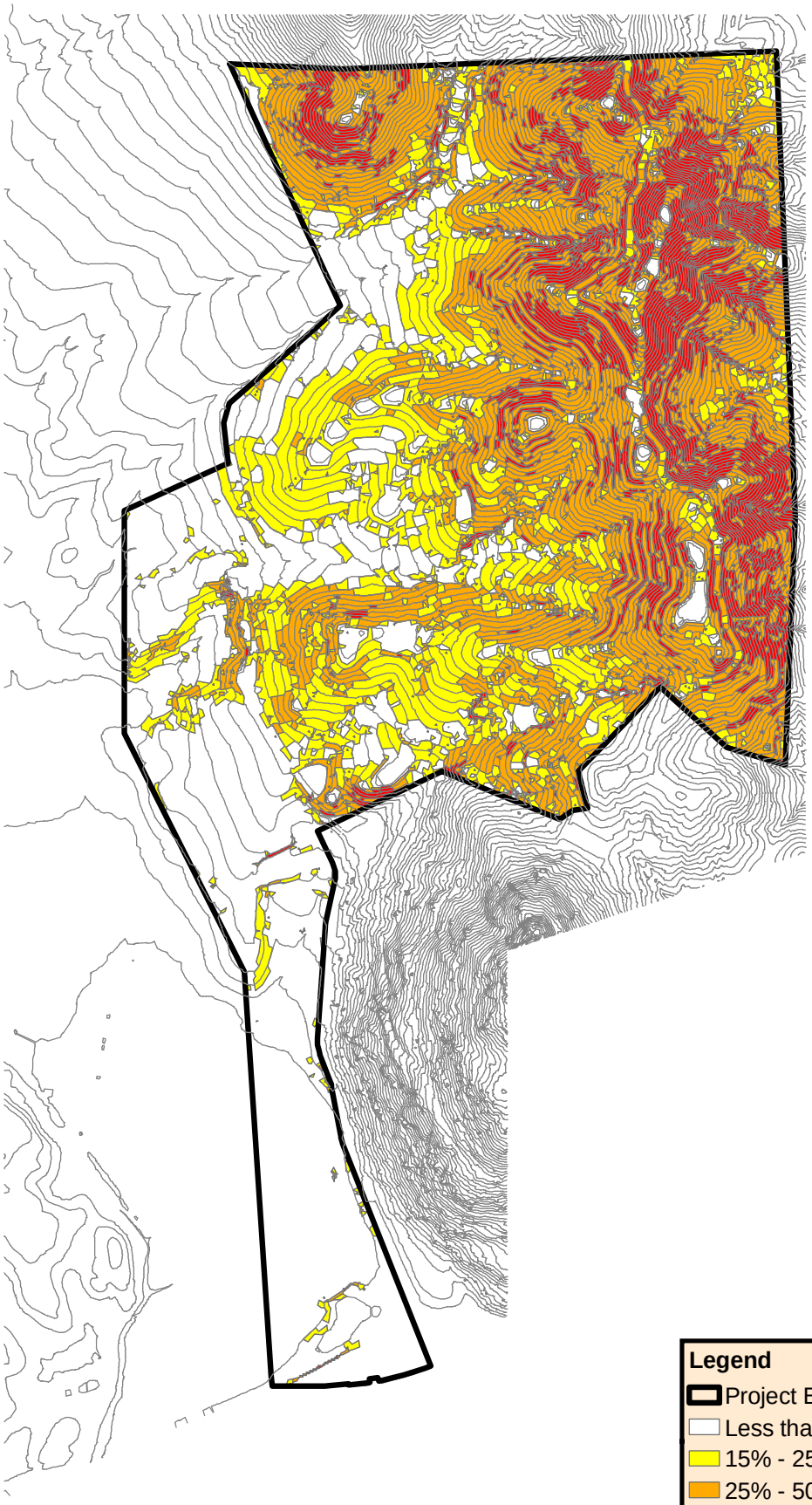
PardeeHomes

NRC

MEADOWOOD - BIOLOGICAL RESOURCES

AUGUST, 2009

FIGURE 4-1



N

1 inch = 1,000 feet

Legend

- Project Boundary
- Less than 15% (125.4 ac)
- 15% - 25% (77.2 ac)
- 25% - 50% (128.9 ac)
- 50% and Greater (58.0 ac)

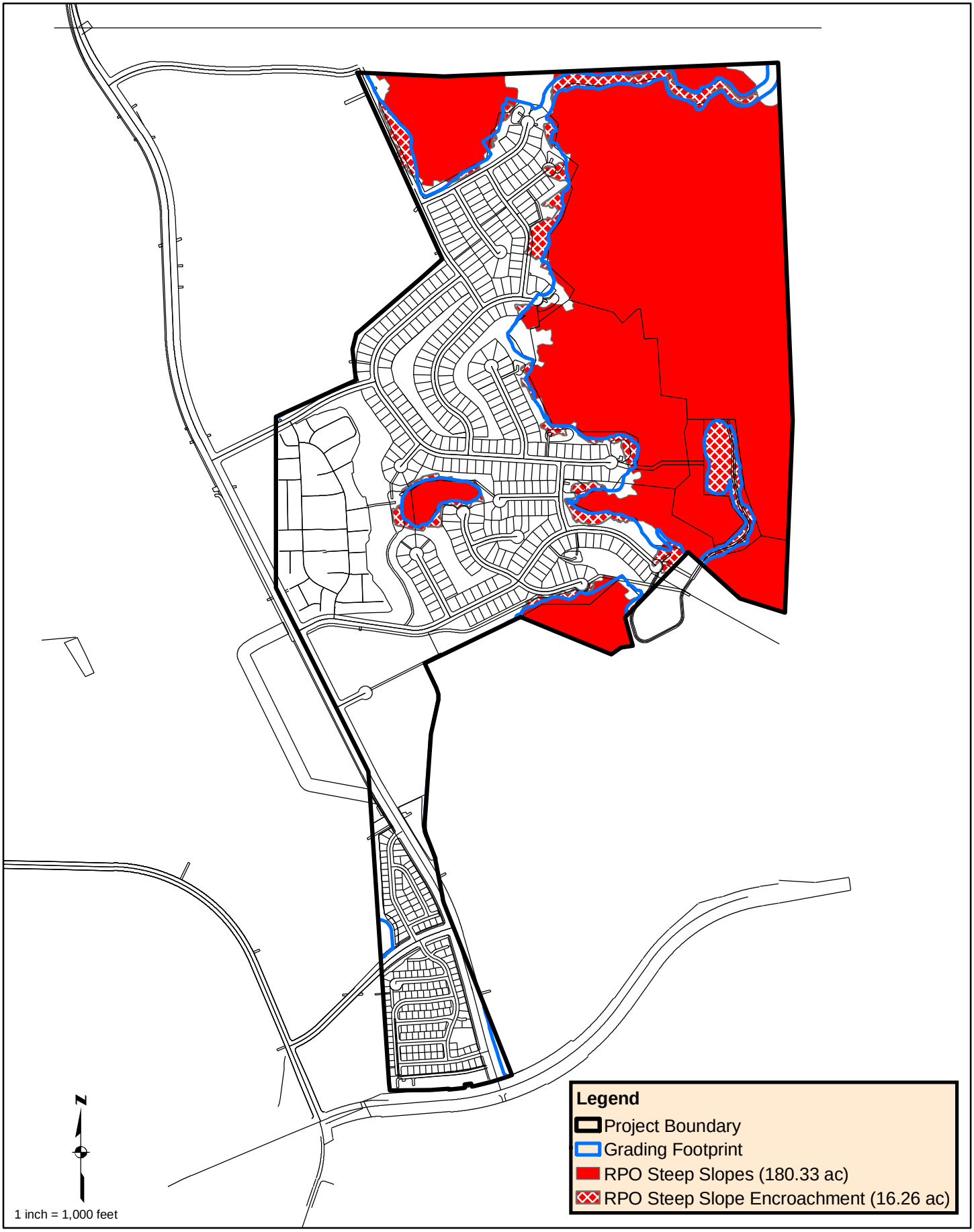
PardeeHomes

RICK ENGINEERING COMPANY

MEADOWOOD - EXISTING SLOPE ANALYSIS

AUGUST, 2009

FIGURE 4-2

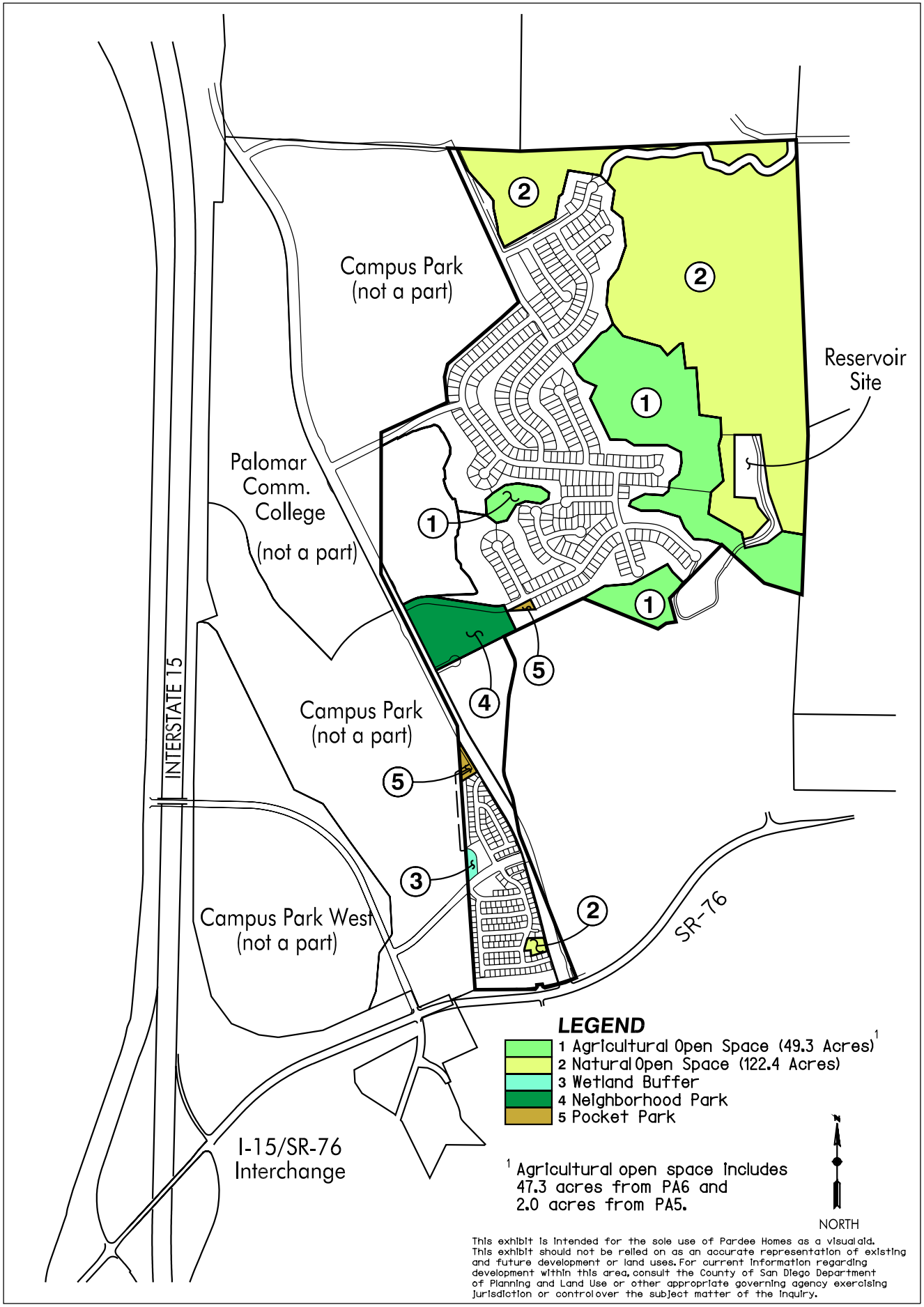


PardeeHomes

RICK ENGINEERING COMPANY

MEADOWOOD - STEEP SLOPE ENCROACHMENT

AUGUST, 2009 FIGURE 4-3



PardeeHomes

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MEADOWOOD - OPEN SPACE AND NEIGHBORHOOD PARK PLAN

AUGUST, 2009

FIGURE 4-4

CHAPTER 5 - LAND USE ELEMENT

5.1 EXISTING CONDITIONS

Regional Land Use Element

The Regional Land Use Element of the General Plan designates the Project Site as Special Study Area (SSA) and Rural Development Area (RDA). The SSA designation is applied on an interim basis and for a specified period of time to areas in which development should be suspended, or restricted, pending completion of detailed review, study or annexation to the SDCWA. Lands with the RDA designation are outside the service boundaries of the SDCWA. This area is primarily made up of agricultural or unimproved lands and remote pockets of residential development. Parcel sizes will generally be dictated by the availability of groundwater and other environmental and resource constraints. The RDA designation does, however, permit clustering of dwelling units.

As part of the Proposed Project, the Regional Land Use Element Map is proposed to be amended to designate the site as a Current Urban Development Area (CUDA). Lands with the CUDA designation are intended for near-term urban development. The change in the Regional Category is appropriate, as demonstrated by the SANDAG Smart Growth Concept Map and the Draft County of San Diego General Plan Update Land Use Map.

The northeast quadrant of I-15 and SR-76, in which Meadowood is situated, has been identified by the SANDAG Smart Growth Concept Map as a potential Special Use Center smart growth area. Potential smart growth areas are locations where smart growth development could occur if local land use plans are changed and/or if the SANDAG 2030 RTP is modified to include adequate levels of planned transit service.

Additionally, the County's plans for this area have been in existence for more than 30 years. The Draft County of San Diego General Plan Update Land Use Map designates the portions of the Meadowood Specific Plan Area planned for development as Village Residential. The Village category identifies areas where a higher intensity and a wide range of land uses are established or have been planned.
The General Plan defines a Specific Plan Area (SPA) as an area designated on the map of a community plan, which requires more detailed planning prior to development. Land within this designation typically has environmental constraints or unique land use concerns that require special land use and/or design controls. Community or subregional plans implement the SPA designation by identifying those areas that must have a Specific Plan Amendment adopted prior to further subdivision of any lands designated as (21) Specific Plan Area.

Fallbrook Community Plan

As part of the General Plan/Community Plan Amendment process, the Fallbrook Community Plan map would be amended to designate the entire 389.5-acre Site (21) Specific Plan Area (2.3). The current land use designations are (21) Specific Plan Area (2.75) and (18) Multiple Rural Use (1 du/4, 8, 20 ac), allowing up to 253 dwelling units. The Specific Plan Amendment proposes an increase in allocated residential land use to a maximum of 886 dwelling units, should an elementary school not be built on the 12.7-acre school site shown on the Meadowood plan. If the elementary school is built, the Proposed Project will include 844 dwelling units with an overall density of 2.2 dwelling units per acre. Meadowood is located in an area that has long been regarded by the County as suitable for urban levels of development.

The Fallbrook Community Plan text is proposed to be amended to provide policies for the development of the Meadowood Specific Plan Amendment, consistent with the Community Plan goals and policies (General Plan Conformance, Chapter 10). The residential goal of the Community Plan is to permit a variety of housing types to accommodate the forecasted population increase while retaining the rustic charm of the present living environment. Other applicable goals include those dealing with open space, schools, public utilities and community facilities, agriculture, parks and recreation, and circulation.

Existing Land Use in Meadowood

Currently, the majority of land in Meadowood is in agricultural production with citrus and avocado groves. Several buildings are located throughout the site, which provide housing for the owners and workers and support the agricultural operation. Several dirt roads exist on the Site to allow access to the groves while small ponds support the irrigation system supplied by groundwater. The water, electrical and other public utilities present also support the agriculture operation.

Surrounding Land Use

Surrounding land uses described below are depicted on Figure 1-3. East of I-15 and north of SR-76, the surrounding land has been developed with citrus and avocado orchards and scattered rural homes. The Pala Casino and Hotel is located on SR-76 approximately four miles east of Meadowood. South of SR-76 and the River, is the Lake Rancho Viejo project, a dense residential project that was originally approved as a large (1,000+) mobile home park. The southerly portion of this project has not yet been built. West of I-15 and south of the River, is the Rancho Monserate Mobile Home Park. The Park contains approximately 80 acres and includes a recreation center and golf course adjacent to the River. North of the River and south of SR-76, the RMWD operates its headquarters and maintains the site of a previous wastewater treatment facility.

At the I-15/SR-76 intersection, there is a gas station, a hamburger restaurant and a park-and-ride facility. Just north of the Interchange is the Pala Mesa Village, a neighborhood of single-family homes. Next to the Pala Mesa Village, along Old Highway 395, are two small commercial ventures, a motel and the Pala Mesa Mini Market.

Farther north the Pala Mesa Resort and Golf Course parallels the I-15 across from the Campus Park project site. Adjacent to the golf course are several residential neighborhoods consisting of duplexes and attached dwellings. West of the golf course, estate residential and agricultural uses dominate the surrounding hills.

The Campus Park and Campus Park West projects are proposed immediately adjacent to Meadowood on the west. The owners of all three projects have coordinated their lands uses to ensure the development of a cohesive, full-service community, providing educational, commercial and public services.

Land Use Suitability

A land use suitability analysis map guided the development of the land use plan. The land use suitability analysis reviewed steep slopes, biology, visual sensitivity, cultural resources and major wildlife corridors. Based on the various studies and analysis, a land use suitability map was prepared to determine how to allocate land uses within the Proposed Project. The land use suitability map determined the boundary for preservation of open space lands. In the remaining areas, the land use designations and density allocations were developed in consideration of this analysis to ensure compatible development within the Site.

Steep Slopes

A slope analysis of Meadowood shows that the western portion of the Site is relatively flat to gently rolling. Slopes become steeper on the eastern side of the Site, rising to a visually prominent ridge. Elevations on the Site range from 260-840 feet above mean sea level (MSL). The slope analysis is included as Figure 4-2.

Slope Category	Acres
0-15%	125.4
15-25%	77.2
25-50%	128.9
50+%	58.0

The RPO defines steep slopes as those areas with slopes 25% and greater, which have a minimum rise of 50 feet within the project area.

With respect to slope, the western and southern portions of the Site are the most suitable for development. The Proposed Project will preserve 164.1 acres of the total 180.3 acres of slopes that meet the definition of "steep slopes" under RPO by consolidating development, including park areas, in the western and southern portions of the Site. Areas of encroachment into the RPO steep slopes are shown on Figure 4-3. Proposed encroachment is within the 10% allowed under RPO. Other less steep areas that are isolated or difficult to access are being retained in open space, to create a natural preserve that is subject to the least amount of human intrusion.

Biological Resources

As noted in Chapter 4, the majority of Meadowood is in active agricultural use with citrus and avocado groves, with natural vegetation located primarily in the northern and eastern portions of the Site. The existing natural vegetation is part of a large block that ultimately connects north to Riverside County, and south and west to the San Luis Rey River.

With respect to biological resources, the western and southern portions of the Site, which are currently used for agriculture, are most suitable for development. The Specific Plan Amendment preserves 44% of the Site by consolidating development in the western and southern portions of the Site.

Visual Resources

Much of the central and northern portions of Meadowood is visible from I-15 and from homes and businesses along Pala Road. The steeper ridges that are at a higher elevation and the groves and sage scrub are particularly visible. The southern portion of the Site is not as visible, being somewhat blocked from view along I-15 by a large knoll and wetland vegetation.

The flatter western and southern portions of Meadowood are considered to be less visually sensitive and more suitable for development. Higher density residential uses are located in the flatter areas of the Site, with single-family homes located in the center of the Site where elevations begin to rise. The consolidation of development allows higher, more visible areas of the Site to retain their existing agricultural uses and natural conditions.

Cultural Resources

Cultural resources on Meadowood consist of six buildings more than 50 years old and one archaeological site located in the development area. The buildings were evaluated for eligibility for the California Register of Historical Resources and the San Diego County Register of Historical Resources. None of the buildings is recommended as eligible. As such, it is not anticipated that these buildings will pose a constraint on development. One prehistoric archeological site containing three loci was located on the property. This site will be avoided and capped and/or monitored during grading.

Summary

In summary, the western and southern portions of Meadowood are more suitable for development. The northern and eastern portions possess contiguous stands of natural vegetations and steep, visible slopes that constrain development opportunities. For this reason, the land use plan for Meadowood clusters development in the southern and western portions of the Site.

5.2 LAND USE PLAN

It is intended that the development of Meadowood be compatible with surrounding land uses and preserve sensitive lands and biological resources. Essential infrastructure and public services would be permitted within the agricultural open spaces, but not in the biological open spaces. Infrastructure has been sited to minimize impacts to sensitive biological resources. Land uses

were sited based on a land use suitability analysis as described in section 5.1. The Specific Plan Amendment land use designations for Meadowood include: Open Space (Natural and Agricultural), Recreational Areas, Residential and Educational Use. The planned land uses are intended to be implemented through various discretionary permits as described in the Implementation Program of the Specific Plan Amendment (Chapter 9). The Specific Plan Amendment land use designations are described as follows:

Open Space (Natural and Agricultural)

As described in Chapter 3, the Open Space land use designation is identified by the Specific Plan Amendment for those lands suitable for conservation and permanent protection of environmental resources and agricultural operations. Essential infrastructure and public facilities are permitted within the agricultural open spaces, not the biological open spaces. 171.7 acres or 44% of the Site is designated as Natural and Agricultural Open Space. The Natural Open Space lands are further identified as biological open space. A total of 122.4 acres of Natural Open Space would consist of115.6 acres to be included in the North County MSCP and 6.8 acres of additional Natural Open Space. The Natural Open Spaces is intended to connect with existing open space land in the area and provide for continuous wildlife movement. An additional 49.3 acres will be maintained as agriculture within the Agricultural Open Space. This will help maintain the visual quality of the Site as viewed from I-15, ensure compatibility with adjacent uses and buffer portions of the biological open space. The existing hiking and horse trails within these open spaces will still be utilized and maintained.

Recreational Areas

Recreational Areas are those lands suitable for passive and active recreational uses. The Specific Plan Amendment designates Planning Area 3 for a neighborhood park. Two (2) proposed pocket parks are also identified within the Site. These pocket parks are to be owned and maintained by the proposed Meadowood HOA. The Proposed Project designates approximately 5.9 miles of public hiking and horse trails within the site (a portion of trails through the multi-family areas are private). Trails located within the natural open space currently exist and have been historically utilized. They will be preserved and made part of the overall 5.9 miles of trails within Meadowood. As noted, a portion of the natural open space being preserved within Meadowood is part of the regional system proposed by the County under the North County MSCP.

A recreation center to be located in Planning Area 4 is 8,487 square feet with 7,129 square feet on the first floor and 1,358 square feet on the second floor. The recreation center is proposed to include office space, a library, a media room, a fitness center, a conference room and a multi-use room for public use. It may also include an indoor racquetball court and spa/sauna/lockers. An upstairs living unit can be used as a guest suite, for rental by condo owners in case of out of town guests.

The County of San Diego's parking guidelines as they relate to recreation areas require one parking space for every 10 housing units within the planning area where the recreation center is located. Planning Area 4 proposes 325 units; thus, 33 recreation area parking spots are required. The Proposed Project provides for the required number of parking spaces.

Residential

The Specific Plan Amendment provides for a maximum of 886 dwelling units, should an elementary school not be built on the 12.7-acre school site shown on the Meadowood plan. In this case, underlying zoning will allow for an additional 42 dwelling units to be developed. As a result, the overall residential density will be 2.3 dwelling units per acre within the Meadowood Specific Plan Area.. If the elementary school is built, the project will include 844 dwelling units with an overall density of 2.2 dwelling units per acre. The maximum of 886 dwelling units permitted by the Proposed Project are allocated as single-family detached, multi-family detached, and multi-family attached dwelling units. The Specific Plan Amendment designates the higher density of multi-family residential land use to be located in Planning Areas 1 and 4 of Meadowood. The overall dwelling unit number may vary slightly during the final mapping process.

Educational

An elementary school site is proposed to serve the residents of Meadowood, the surrounding proposed residential development, and the immediate area. The Proposed Project provides a 12.7-acre parcel to serve as a school site.

5.3 PLANNING SUBAREAS

The Meadowood Specific Plan Amendment creates a high quality community, composed of a variety of residential densities, and recreational and open space land uses as illustrated on Figure 3-1, Proposed Land Use Plan. The Proposed Project is divided into distinct planning areas for each of the proposed land uses. A land use summary for Meadowood, presenting the proposed land uses, acreage, number of dwelling units, density and the location of each land use by planning area is given in Table 5-1. Zone box designations consistent with the County Zoning Code are given for each planning area (See Figure 5-1). Provisional zoning will be utilized from when this Specific Plan Amendment is adopted to until the final maps are recorded. When the final map(s) are recorded for each planning area, the permanent zoning will become final.

TABLE 5-1

LAND USE SUMMARY

Land Use	Planning Area	Gross Acreage	Dwelling Units	*Density	Zoning
Multi-Family Detached and Wastewater Treatment Plant	1	26.1	164	6.3	RV-10
Elementary School Site	2	12.7	42	3.3	RV-10
Neighborhood Park	3	10.1	0	-	S-80
Multi-Family Attached	4	24.0	325	13.5	RU-20

Single-Family Detached	5	132.5	355	2.7	RS-3
Agriculture Open Space	6	47.6	0	-	S80
Open Space (including a water tank site and fire access road)	7	128.5	0	-	S80
Roads, etc.	-	8.0	0	-	-
	Totals	389.5	886	2.3	

*Density = dwelling units per acre

Note: (1) Dwelling units may be moved into Planning Area 3, if County staff decides that the park is best located in another location; (2) The overall dwelling unit number may vary slightly during the final mapping process and decrease by 42 if the school district chooses to build on the school site; and (3) Refer to the Implementation Section 9.3 for the findings required to determine substantial conformance with this Specific Plan Amendment.

Following is a detailed description of each planning area for the Meadowood Specific Plan Area:

Planning Area 1: Planning Area 1 is located at the southern entry of Meadowood. A total of 164 multi-family detached dwelling units will be constructed on 26.1 acres at a density of 6.3 dwelling units per acre. A WWTP will also be located on the southern portion of the planning area, adjacent to SR-76. Permitted Uses are identified in Section 2100 of the Zoning Ordinance.

The following zone box shall apply to Planning Area 1:

Zoning Regulations	Provisional Zoning	Final Zoning
USE REGULATIONS	S88	RV-10
ANIMAL REGULATIONS	--	S
DEVELOPMENT REGULATIONS		
Density	--	10.0
Lot Size	--	--
Building Type	--	K
Maximum Floor Area	--	--
Floor Area Ratio	--	--
Height	--	G
Lot Coverage	--	--
Setback	--	V
Open Space	--	F
SPECIAL AREA REGULATIONS	--	B

Planning Area 2: Planning Area 2, a total of 12.7 acres, is located adjacent to the east of Horse Ranch Creek Road. The site is designated for an elementary school and a density of 10 dwelling units per acre is assigned to this area. The underlying zoning in this area will only be utilized if the school district decides not to build on this site, which would not increase the overall dwelling unit count beyond 886. Permitted Uses are identified in Section 2100 of the Zoning Ordinance.

The following zone box shall apply to Planning Area 2:

Zoning Regulations	Provisional Zoning	Final Zoning
USE REGULATIONS	S88	RV-10
ANIMAL REGULATIONS	--	S
DEVELOPMENT REGULATIONS		
Density	--	10.0
Lot Size	--	--
Building Type	--	K
Maximum Floor Area	--	--
Floor Area Ratio	--	--
Height	--	G
Lot Coverage	--	--
Setback	--	V
Open Space	--	F
SPECIAL AREA REGULATIONS	--	B

Planning Area 3: Planning Area is 3 located north of Planning Area 2 and is east of Horse Ranch Creek Road. A neighborhood park will be constructed within the 10.1 acres of Planning Area 3. No density is assigned to this area; S80 is the proposed zoning. Permitted Uses are identified in Section 2802 of the Zoning Ordinance. A 40-space parking lot is planned just to the south and will be utilized by both the elementary school and park.

The following zone box shall apply to Planning Area 3:

Zoning Regulations	Provisional Zoning	Final Zoning
USE REGULATIONS	S88(P)	S-80
ANIMAL REGULATIONS	--	--
DEVELOPMENT REGULATIONS		
Density	--	--
Lot Size	--	--
Building Type	--	W
Maximum Floor Area	--	--
Floor Area Ratio	--	--
Height	--	G
Lot Coverage	--	--
Setback	--	--

Open Space	--	--
SPECIAL AREA REGULATIONS	--	--

Planning Area 4: Planning Area 4 is immediately adjacent to Planning Area 3 and is east of Horse Ranch Creek Road. A total of 325 multi-family attached units will be constructed on 24.0 acres at a density of 13.5 dwelling units per acre. Permitted Uses are identified in Section 2100 of the Zoning Ordinance.

The following zone box shall apply to Planning Area 4:

Zoning Regulations	Provisional Zoning	Final Zoning
USE REGULATIONS	S88	RU-20
ANIMAL REGULATIONS	--	S
DEVELOPMENT REGULATIONS		
Density	--	20.0
Lot Size	--	--
Building Type	--	K
Maximum Floor Area	--	--
Floor Area Ratio	--	--
Height	--	G
Lot Coverage	--	--
Setback	--	J
Open Space	--	F
SPECIAL AREA REGULATIONS	--	B

Planning Area 5: Planning Area 5 is east of Planning Area 4. A total of 355 single-family detached dwelling units will be constructed on 132.5 acres at a density of 2.7 dwelling units per acre. The minimum lot size is 5,000 square feet with the proposed average lot size being 6,000 square feet. The largest lot is 16,359 square feet or 0.38 acres. Accessory uses pursuant of Section 6156a are permitted. Permitted Uses are identified in Section 2100 of the Zoning Ordinance. Planning Area 5 will include one and two-story homes with or without improved attics.

The following zone box shall apply to Planning Area 5:

Zoning Regulations	Provisional Zoning	Final Zoning
USE REGULATIONS	S88	RS-3
ANIMAL REGULATIONS	--	S
DEVELOPMENT REGULATIONS		
Density	--	3.0
Lot Size	--	6,000
Building Type	--	C
Maximum Floor Area	--	--

Floor Area Ratio	--	--
Height	--	G
Lot Coverage	--	--
Setback	--	J
Open Space	--	--
SPECIAL AREA REGULATIONS	--	B

Planning Area 6: Planning Area 6 borders and is adjacent to Planning Area 5. The planning area is approximately 47.6 acres. The boundary between Planning Areas 5 and 6 will further be refined upon filing a record map. It is anticipated that, due to adjustments to the perimeter daylight condition of Planning Area 5, Planning Area 6 will increase to approximately 49.3 acres. Should this occur, Planning Area 5 would decrease by 1.7 acres to 130.8 acres. Planning Area 6 will be conveyed to the Meadowood HOA to be conserved as agriculture. Permitted uses are identified in Section 2802 of the Zoning Ordinance, which includes agricultural use types.

The following zone box shall apply to Planning Area 6:

Zoning Regulations	Provisional Zoning	Final Zoning
USE REGULATIONS	S88	S80
ANIMAL REGULATIONS	--	--
DEVELOPMENT REGULATIONS		
Density	--	--
Lot Size	--	--
Building Type	--	W
Maximum Floor Area	--	--
Floor Area Ratio	--	--
Height	--	G
Lot Coverage	--	--
Setback	--	--
Open Space	--	--
SPECIAL AREA REGULATIONS	--	--

Planning Area 7: Planning Area 7 is adjacent to Planning Areas 5 and 6. This area is 128.5 acres. The majority of this area will be preserved as natural open space with 115.6 acres conserved as part of the North County MSCP. This area also includes a water tank site and a fire access road. There is no residential density allocated to Planning Area 7. Permitted uses are identified in Section 2802 of the Zoning Ordinance.

The following zone box shall apply to Planning Area 7:

Zoning Regulations	Provisional Zoning	Final Zoning
USE REGULATIONS	S88	S80
ANIMAL REGULATIONS	--	--

DEVELOPMENT REGULATIONS		
Density	--	--
Lot Size	--	--
Building Type	--	W
Maximum Floor Area	--	--
Floor Area Ratio	--	--
Height	--	G
Lot Coverage	--	--
Setback	--	--
Open Space	--	--
SPECIAL AREA REGULATIONS	--	--

5.4 LAND USE GOAL, OBJECTIVES AND POLICIES

Goal

Provide for the orderly development of Meadowood Specific Plan Area compatible with the existing and planned character of adjacent communities and consistent with community and resource agency open space planning goals and objectives.

Objective LU-1: Conserve significant environmental and agricultural resources consistent with the goals of the Fallbrook Community Plan.

Policies

LU-1.1 Contiguous significant environmental resources shall be designated as Natural Open Space, such that approximately 31% of the site is designated for permanent protection. Approximately 13% of the site is designated as Agricultural Open Space and will provide a buffer between residential development and Natural Open Space. The Specific Plan Area Natural and Agricultural Open Space land uses shall be zoned "S80" Open Space Use Regulation. The only uses permitted within these areas are recreational trails, open space enhancement activities, agriculture, road and utility crossings, and fencing. No new trails are proposed in the open spaces areas, as the Meadowood trail systems includes existing trails that have been used for many years.

LU-1.2 Fire fuel modifications will occur, primarily, outside of the Natural Open Spaces. 1.6 acres of fuel modification will occur within the Natural Open Space. This has been accounted for in the Biological Technical Report. The majority of the fire fuel modification (brush management) will be performed within the development area or within the agricultural open spaces.

LU-1.3 Prior to, or concurrent with, approval of final maps, Natural Open Space lands shall be granted to the County or a County-approved RM acceptable to the Director of DPLU.

Conveyance of Natural Open Space lands may be phased with development, the associated portion being included in each final map. Conveyance may be by easement or in fee.

Objective LU-2: Provide for residential development at a density consistent with the Fallbrook Community Plan, that takes into consideration environmental constraints, and that is compatible with adjacent existing and planned communities.

Policies

LU-2.1 Residential development within the Meadowood Specific Plan Area shall be limited to 886 dwelling units.

LU-2.2 The Specific Plan Area residential land uses within Planning Areas 1, 2, 4, and 5 shall be zoned for residential use as specified in the Implementation Program of the Specific Plan Amendment. These areas shall be provisionally zoned with the "S88" Use Regulations. The uses permitted within the residential land use are Residential Use Types. The zoning outlined in Table 5-4 will be utilized once the final maps are recorded.

LU-2.3 A HOA will maintain ownership and provide maintenance of common owned lots within subdivisions.

LU-2.4 Residential development projects shall comply with the Community Design Element (Chapter 8) as applicable to ensure land use compatibility with existing and planned land uses in the vicinity.

LU-2.5 Development within the Project Site shall be subject to a "B" Designator to protect and enhance the scenic resources within the I-15 Corridor planning area and the Fallbrook Community Planning Area.

Objective LU-3: Provide sites for public services and facilities to address the infrastructure needs of the future residents of Meadowood.

Policies

LU-3.1 One (1) 12.7 acre elementary school site shall be designated as part of the Proposed Project. The elementary school site shall be zoned with the "S88" Use Regulation. The underlying zoning, RV-10, in this area will be utilized only if the school district decides not to utilize this site.

LU-3.2 Two (2) pocket parks shall be provided in the Project Site within the proximity of the residential neighborhood for the benefit of the Meadowood residents. These private parks shall be owned and maintained by the HOA. The pocket parks within the Site shall be provisionally zoned with "S88" Use Regulations. The uses permitted within this land use are usable open space intended for common use including open landscape areas, pedestrian walkways and recreational areas.

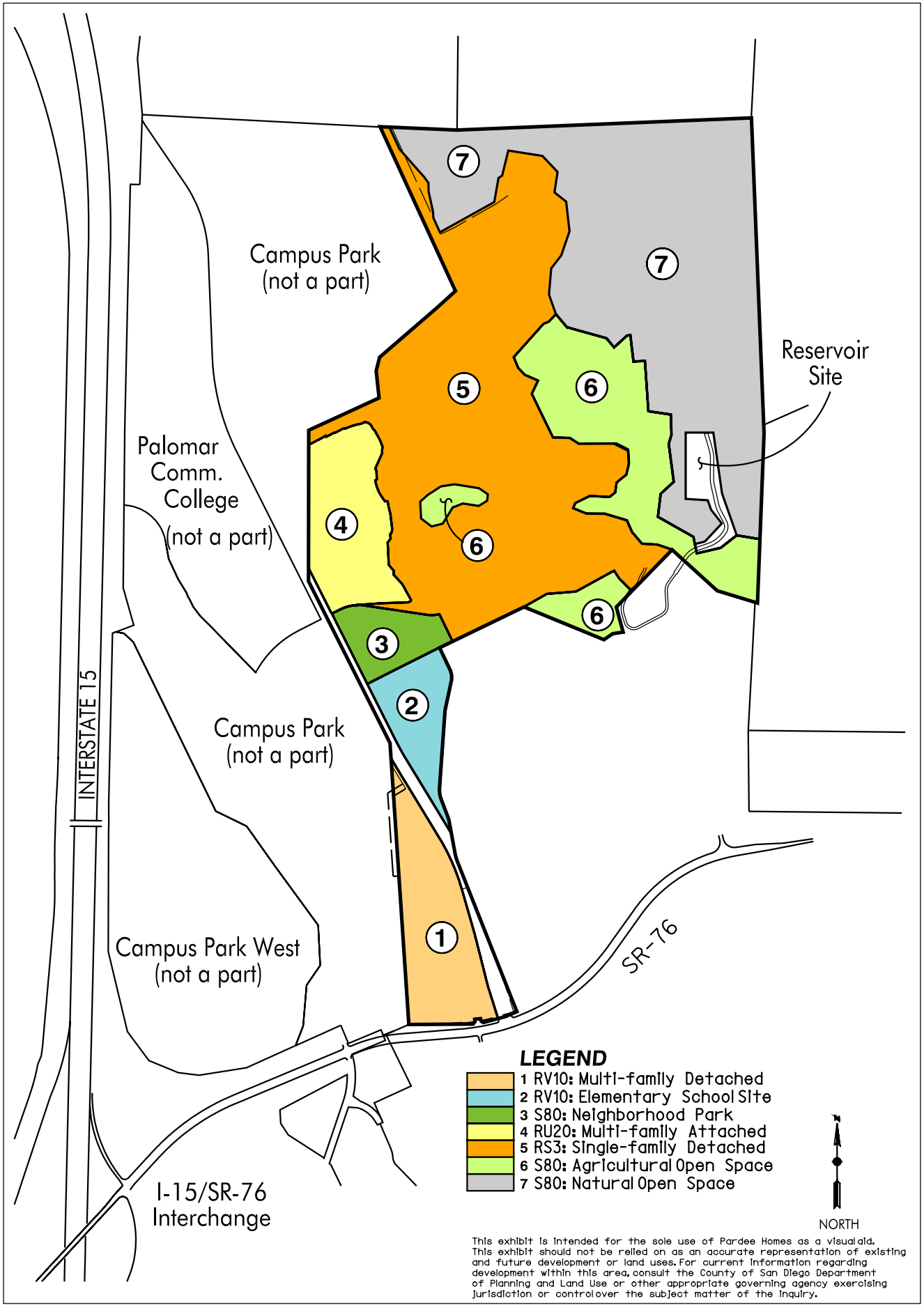
LU-3.3 A neighborhood park will be provided north of the elementary school site.

Objective LU-4: Incorporate the location of transit service into the design of the subdivision.

Policies

LU-4.1 The higher density units shall be located closer to proposed transit service, which is proposed along Horse Ranch Creek Road, near the multi-family attached units and the park.

LU-4.2 Walkways and trails shall be provided from the residences to the transit service. Several accommodating walkways and trails are provided throughout the Proposed Project to provide accessibility to the residents of Meadowood.



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MEADOWOOD - PROPOSED ZONING MAP

AUGUST, 2009

FIGURE 5-1

CHAPTER 6 - CIRCULATION ELEMENT

6.1 EXISTING CONDITIONS

Regional Circulation Element

The Circulation Element of the General Plan depicts corridors for public mobility and access, planned to meet the needs of the existing and anticipated population of the County of San Diego. The Circulation Element establishes road classifications that specify width, number of lanes, intersection spacing and access. These range from a Prime Arterial (generally six lanes within a 122-foot right-of-way) down to a Light Collector (generally two lanes within a 60-foot right-of-way). In the vicinity of Meadowood, the Circulation Element designates the following (See Figure 6-1):

- SR-76: Designated as a Major Road east of I-15
- Old Hwy 395: Designated as a Collector Road
- Pankey Road (SC 2602): Designated as a Light Collector
- Pala Mesa Drive (SC 160): Designated at a Light Collector

Fallbrook Community Plan

The Fallbrook Community Plan Circulation Element's overall objective is to guide and encourage development of a logical and balanced transportation network to allow safe and efficient travel throughout this rural community. Relevant Community Plan goals and policies include:

- Roads shall be aligned to follow natural contours with minimum grading and minimum disturbance to the natural amenities of the community.

- Local and residential roads should be designed and constructed to reflect the rural and agricultural character of the community.

- New residential developments are encouraged to provide adequate off-street parking areas for both residents and visitors.

- Public non-motorized trail systems shall be encouraged within new residential subdivisions. If possible, these trails should provide access to public transit facilities, schools and shopping areas.

- A system of pedestrian trails and/or walkways should be designated in conjunction with all new construction in and around schools.

Existing Facilities

Regional access to Meadowood from the south and north is via I-15, while access from the west and east is via SR-76. Roads that provide service to Meadowood currently exist as follows:

- SR-76: This regional road currently extends from Oceanside to the mountains of East County. It is currently being improved along several segments and is eventually planned to function as an expressway between Oceanside and I-15. Construction is underway to expand and realign SR-76 east of I-15 to four lanes in association with the approved Rosemary's Mountain Rock Quarry. It is currently a two lane rural road.

- Pankey Road: This short two-lane segment of road currently provides access to both the proposed Campus Park and Campus Park West properties to the west, extending from SR-76 north for a short distance. The right-of-way for this road continues north through the Campus Park property to an intersection with Stewart Canyon Road. Pankey Road also exists just north of the project area as a two-lane roadway that extends south from Stewart Canyon Road a distance of approximately 0.6 miles and ends in a cul-de-sac.

- Old Hwy 395: This two-lane road runs from SR-76 north to Mission Road, paralleling I-15 on the west. It provides access to all development on the west side of I-15, including the town of Fallbrook.

- Pala Mesa Drive: This road currently extends from Wilt Road to an I-15 overpass. This road currently terminates just east of the I-15 overpass and is planned to serve the Campus Park/Meadowood/Campus Park West area.

- Stewart Canyon Road: This road runs under the I-15 and connects to Pankey Road.

6.2 CIRCULATION PLAN

Circulation within Meadowood is accomplished using a system of efficient roadways combined with a trail and sidewalk system for bike and pedestrian use. Interior roads link through Meadowood, Campus Park and the Campus Park West properties allowing residents easy access to the planned town center and commercial areas located in these other projects.

The existing Circulation Element shows Pankey Road near SR-76 connecting northerly to the existing Pankey Road near the northwesterly boundary of the Campus Park project. This connection is not physically possible because there is a large wetland that runs north to south in the same location. As such, the proposed Horse Ranch Creek Road, which is intended to serve as the primary access route for Meadowood, will avoid these physical constraints and will adequately serve the proposed developments. It is located east of and avoids the large riparian area in Campus Park. Horse Ranch Creek Road extends north-northwest, entering the Campus Park Project, from the south, eventually passing through Campus Park and connecting with

Pankey Road and then to Stewart Canyon Road. Horse Ranch Creek Road is to be constructed as a Boulevard under the proposed General Plan Update standards to approximately the northern limits of the Campus Park property then continue as a two-lane Light Collector with a reduced shoulder (See Figure 6-4). The Meadowood Circulation Plan also proposes the addition of a roadway known as Street "R," which would connect Pala Mesa Drive to Horse Ranch Creek Road.

Specific changes to the existing Circulation Element roadway network would be consistent with the County's plans for this area, and would include the following (See Figure 6-2):

1. Relocation of SC 2602 (currently Pankey Road) to future Horse Ranch Creek Road.
2. Reclassification of SC 2602 (future Horse Ranch Creek Road) to General Plan Update Circulation Element "Boulevard" standards and relocation of the roadway to the east so that it no longer parallels I-15, but would provide a more direct access route for proposed uses in the area.
3. Relocation of SC 160 (Pala Mesa Drive) from a direct east-west connection with SC 2602 (future Horse Ranch Creek Road) to a southern connection with SR-76.
4. Reclassification of SC 160 from a light collector to a collector from Street "R" to SR-76.
5. Creation of a connection for SC 160 between future Pala Mesa Drive and future Horse Ranch Creek Road in the form of future Street "R," as a light collector.

Local roads extend to the east from Horse Ranch Creek Road to serve Meadowood and surrounding residents (See Figure 6-3). These roads are two-lane residential streets. As much as possible, these roads are designed to follow the natural contours of the topography while still providing safe, efficient circulation.

SR-76 from Horse Ranch Creek Road west to I-15 is to be widened to a four-lane Prime Arterial and upgraded to adequately handle traffic from Meadowood and other area projects including the Campus Park project, the Campus Park West project, Pala Casino and Hotel and the recently approved Rosemary's Mountain Rock Quarry.

The streets within Planning Areas 1 and 4 are private. All other roads throughout the Proposed Project will be public roadways. The residential streets have been designed to allow access through the Site to eight property owners to the north and two existing homes to the east through private driveway connections.

As required by the NCFPD and the County, the Proposed Project will provide a fire access road from Meadowood to connect to Rice Canyon on the east. This fire access road extends northeasterly from Street "E" to Rice Canyon Road. . This road, which varies in width from 20' - 24' and will be paved, will be an all-weather access road as required by the fire district. The elevation of the road ranges from approximately 520 at the cul-de-sac to a peak elevation of 740 at the ridge with manufactured slopes, some exceeding 60 feet in height.

The design of Meadowood encourages residents to walk and bike through their neighborhoods to the school, park and town center and commercial areas located in adjacent projects. An

encroachment removal agreement will be sought from the County, allowing medians and the edge of the rights-of-way to be planted with trees to create a pleasant experience. The Applicant has coordinated with the County to determine the number and spacing of the trees and ensure the vegetation proposed within the rights-of-way will not cause a sight obstruction. The landscaping will be located beyond the minimum clear recovery zone from the face of the curb and will not create an obstruction at the edge of the travel way. The basic conditions for trees and shrub planting in the public right-of-way are depicted in Figures 6-5 – 6-7. The HOA will be responsible for the maintenance of the landscaping within the right-of-way. Sidewalks through residential neighborhoods provide a safe walking and biking experience. The compact form of Meadowood limits locations for regional trails. However, more rural trails along interior slopes in the development area will be constructed, leading to the conserved groves and natural areas. Additionally, open areas at the end of specific residential streets act as trail heads, providing other access to the rural trails. Trails are shown on Figure 6-8.

While the Proposed Project generates more traffic than provided for in the current General Plan, the Project Site area has long been planned for urban development. Please note that the following table identifies 503 multi-family units while the Proposed Project identifies only 489 multi-family units. The traffic study is slightly conservative with 14 more multi-family units over what has been identified in this Specific Plan Amendment. *(General Plan Update land uses are estimated and not meant to represent final land use maps.)*

TABLE 6-1

Land Use	Rate		Size & Units		ADT	%	Split		AM IN	AM OUT	%	Split		PM IN	PM OUT
Proposed Project															
Residential - Single Family	10	/DU	355	DU	3,550	8%	0.3	0.7	85	199	10%	0.7	0.3	249	107
Residential - Multi Family	8	/DU	503	DU (1)	4,024	8%	0.2	0.8	65	257	10%	0.7	0.3	282	121
Neighborhood Park	5	/Acre	10	Acres	50	4%	0.5	0.5	1	1	8%	0.5	0.5	2	2
Elementary School	90	/Acre	12.7	Acres(2)	1,116	32%	0.6	0.4	214	143	9%	0.4	0.6	41	60
Total					*8,740*				*365*	*600*				*574*	*290*
Current General Plan land use designations															
Residential - Single Family	10	/DU	288	DU	2,880	8%	0.3	0.7	69	161	10%	0.7	0.3	202	86
General Plan Update Draft Land Use Map Alternative															
Residential - Single Family	10	/DU	219	DU	2,190	8%	0.3	0.7	52	123	10%	0.7	0.3	154	66
Residential - Multi Family	8	/DU	954	DU	7,632	8%	0.2	0.8	123	488	10%	0.7	0.3	535	229
Total					*9,822*				*175*	*611*				*689*	*295*

General Plan Update Draft Referral Map Alternative

Residential - Single Family	10	/DU	353	DU	3,530	8%	0.3	0.7	84	198	10%	0.7	0.3	248	106
Residential - Multi Family	8	/DU	286	DU	2,288	8%	0.2	0.8	37	146	10%	0.7	0.3	161	69
Total					*5,818*				*121*	*344*				*409*	*175*

Source: SANDAG Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region, April 2002. DU - Dwelling Unit; ADT-Average Daily Traffic; Split-percent inbound and outbound. (1) The traffic study is slightly conservative with 503 MF units over the SPA summary with only 498 MF units. (2) School site of 12.7 acres includes a detention basin, thus a usable size of 12.4 acres was used for the traffic generation. This 12.4 usable acres may be conservative as this site is a cone shape that may yield less usable space.

6.3 CIRCULATION GOAL, OBJECTIVES, AND POLICIES

Goal

Develop a comprehensive transportation system providing safe and efficient movement of people within Meadowood, the Fallbrook Community Planning Area and the regional circulation network while protecting sensitive environmental resources and community character.

Objective CE-1: Integrate road development in Meadowood with existing and planned land uses and regional transportation network.

Policies

CE-1.1 Roads shall be designed consistent with the County's adopted standards or a design modification sought.

CE-1.2 Road construction shall be consistent with the phasing plan contained in Chapter 9 of the Specific Plan Amendment, and to the satisfaction of the Director of DPW.

CE-1.3 The Proposed Project shall contribute its fair share through participation in the County's TIF program to the widening of SR-76 as well as improvements to the SR-76/I-15 Interchange.

CE-1.4 The Proposed Project shall contribute its fair share through participation in the County's TIF program to the improvements of other local roads as determined by the Director of DPW.

Objective CE-2: Provide for adequate and convenient non-vehicular circulation within the Proposed Project that is sensitive to environmental resources.

Policies

CE-2.1 Trail alignments shall be located on existing paths, trails, roads, utility easements and other disturbed habitat areas where possible to avoid environmental impacts.

CE-2.2 Regional public trails shall be dedicated to and maintained by the County. Trails through the open space will be maintained by the resource management entity. All other trails in Meadowood will be owned and maintained by the HOA.

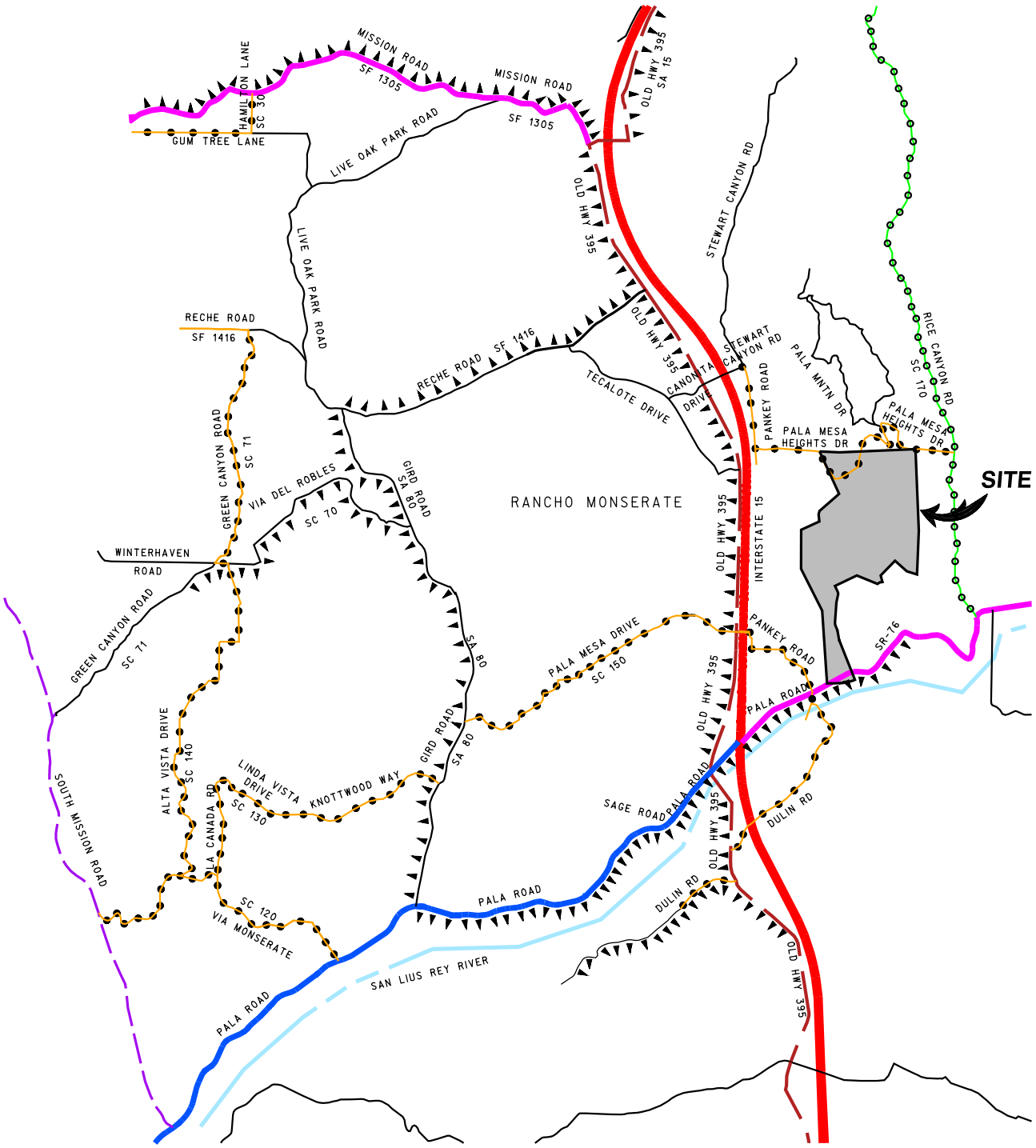
Objective CE-3: Incorporate the long-term goal of a transit supported area through incorporating bus turn-outs and working with applicable transit authorities to promote transit service.

Policies

CE-3.1 The higher density housing units shall be located closer to the transit service area, which is proposed along Horse Ranch Creek Road, near the multi-family attached units and the park. The multi-family detached units are located within a walking distance of the proposed bus turn-outs along Horse Ranch Creek Road.

CE-3.2 Walkways and trails shall be provided from the residences to the transit service area. Several wide and accommodating walkways and trails throughout the Proposed Project provide easy access to Horse Ranch Creek Road, which is proposed to have transit service, for the residents of Meadowood.

CE-3.3 The SR-76/I-15 interchange has been designated as a location for a future transit node. When located and designed, the Project Applicant, along with other developments within the interchange area, will contribute toward the design and construction of the transit node, via a condition of approval.



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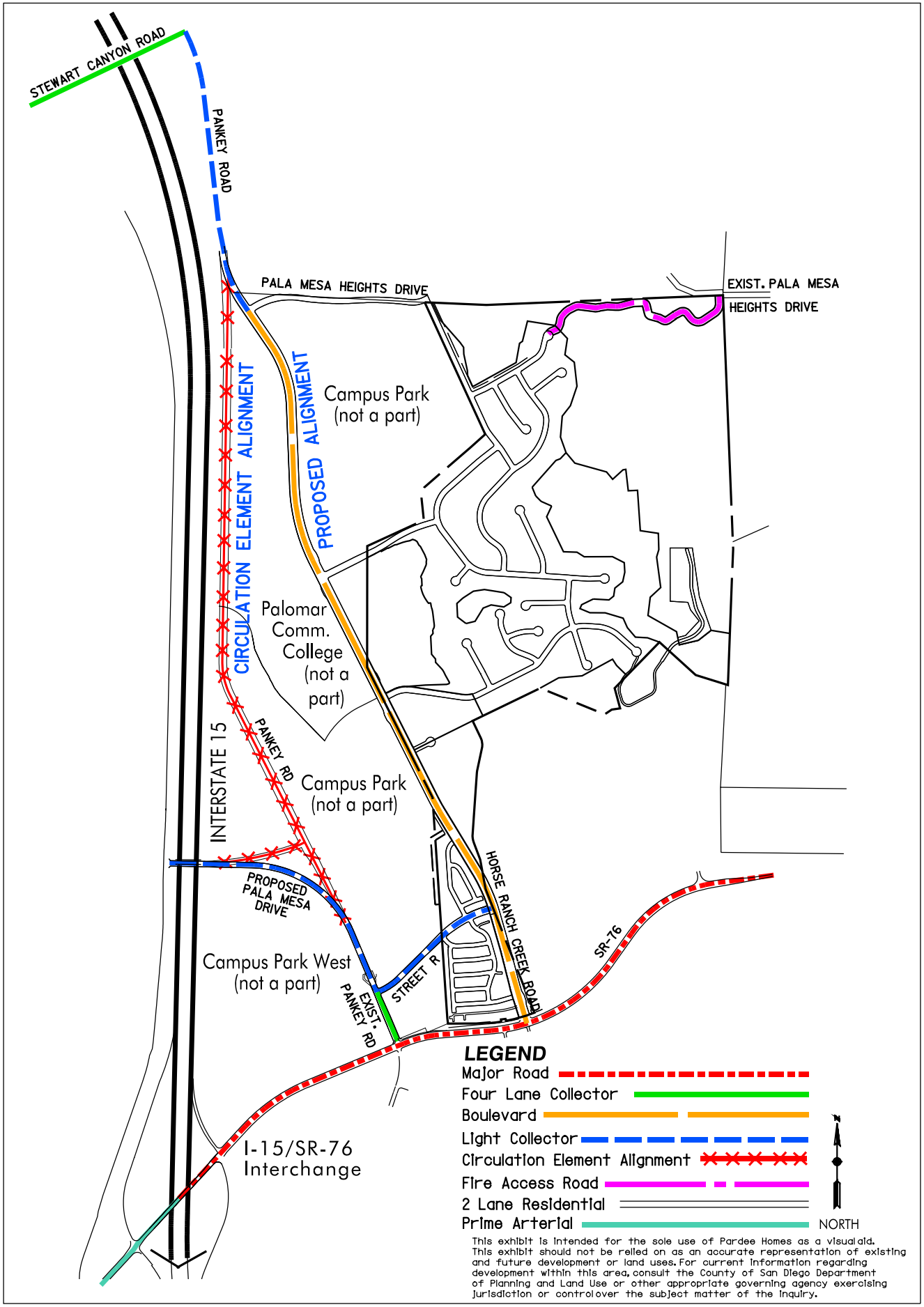
MEADOWOOD - EXISTING CIRCULATION ELEMENT

AUGUST, 2009

FIGURE 6-1



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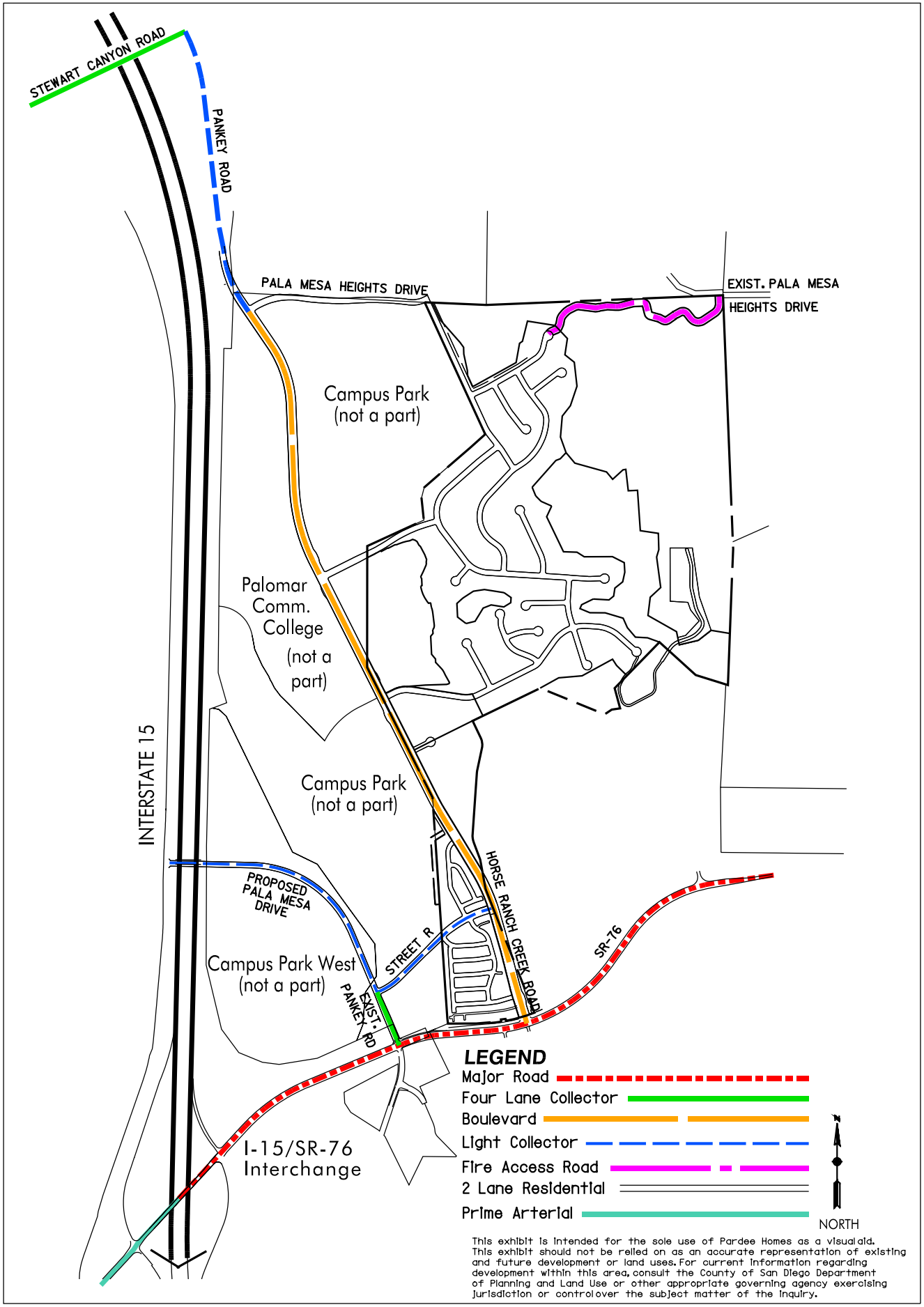
MEADOWOOD - PROPOSED AMENDMENTS TO CIRCULATION ELEMENT PLAN
AUGUST, 2009

FIGURE 6-2



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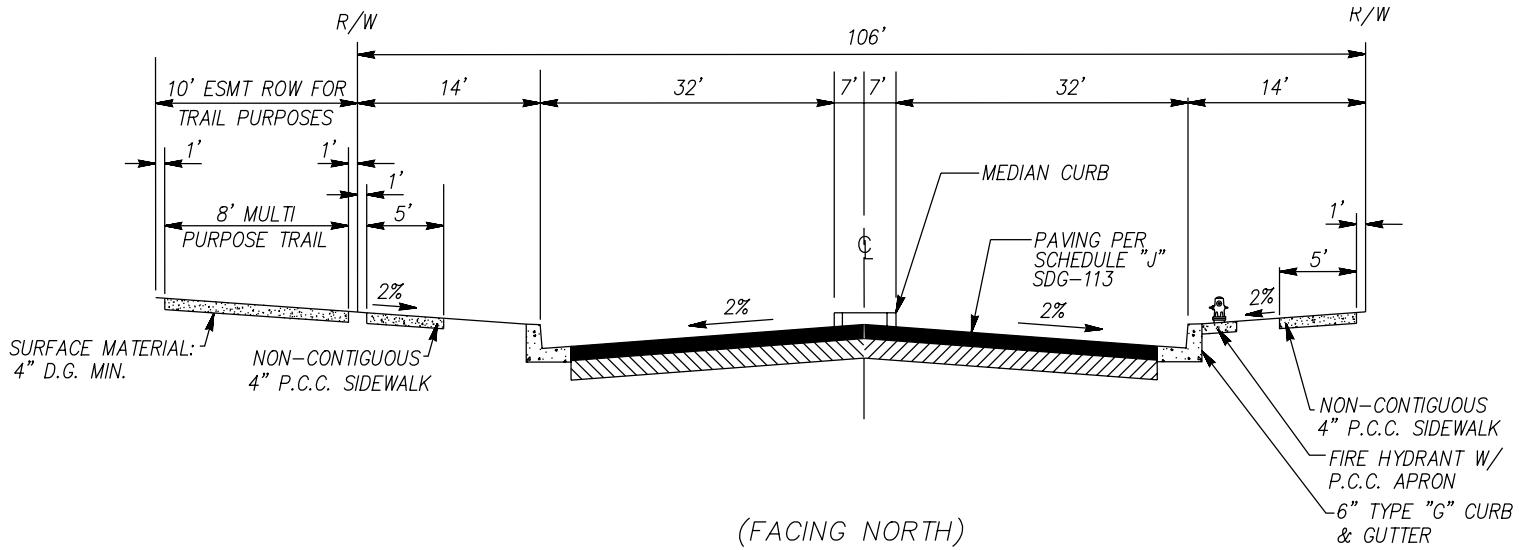
MEADOWOOD - CIRCULATION PLAN

AUGUST, 2009

FIGURE 6-3



(FACING NORTH)

HORSE RANCH CREEK ROAD 2-2

4 LANE BOULEVARD WITH RAISED MEDIAN

DESIGN CRITERIA:
40 MPH DESIGN SPEED, CONTROLLED ACCESS WITH SIGNALIZED INTERSECTIONS AND RAISED MEDIAN.
MAXIMUM ADT: 27,000 ADT PER PROPOSED GENERAL PLAN UPDATE

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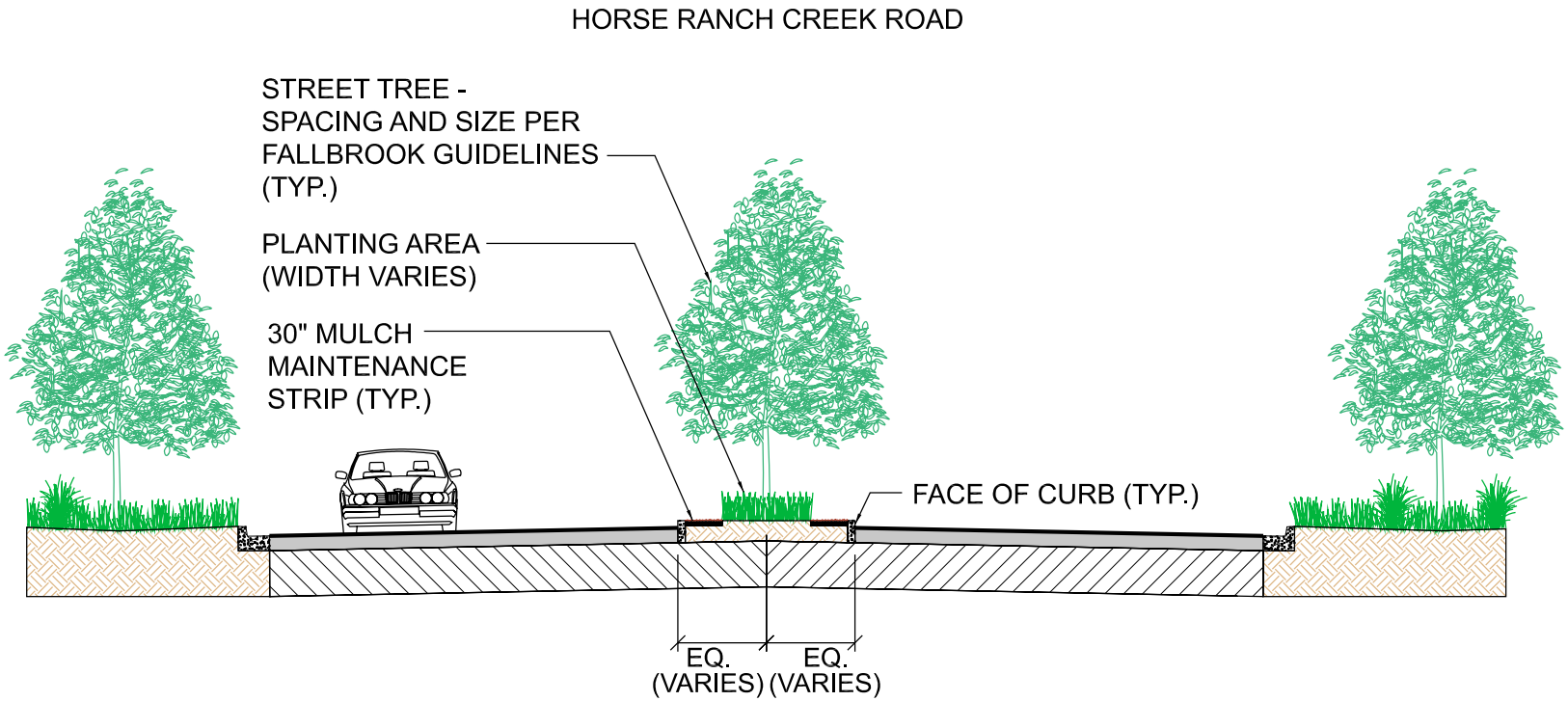
MEADOWOOD - PROPOSED HORSE RANCH CREEK ROAD WITH RAISED MEDIAN

AUGUST, 2009

FIGURE 6-4



NOTE:
DISTANCE BETWEEN TREE(S) AND FACE OF CURB VARIES IN RELATION TO WIDTH OF MEDIAN - APPROXIMATELY BETWEEN 2' AND 10'

NO SCALE

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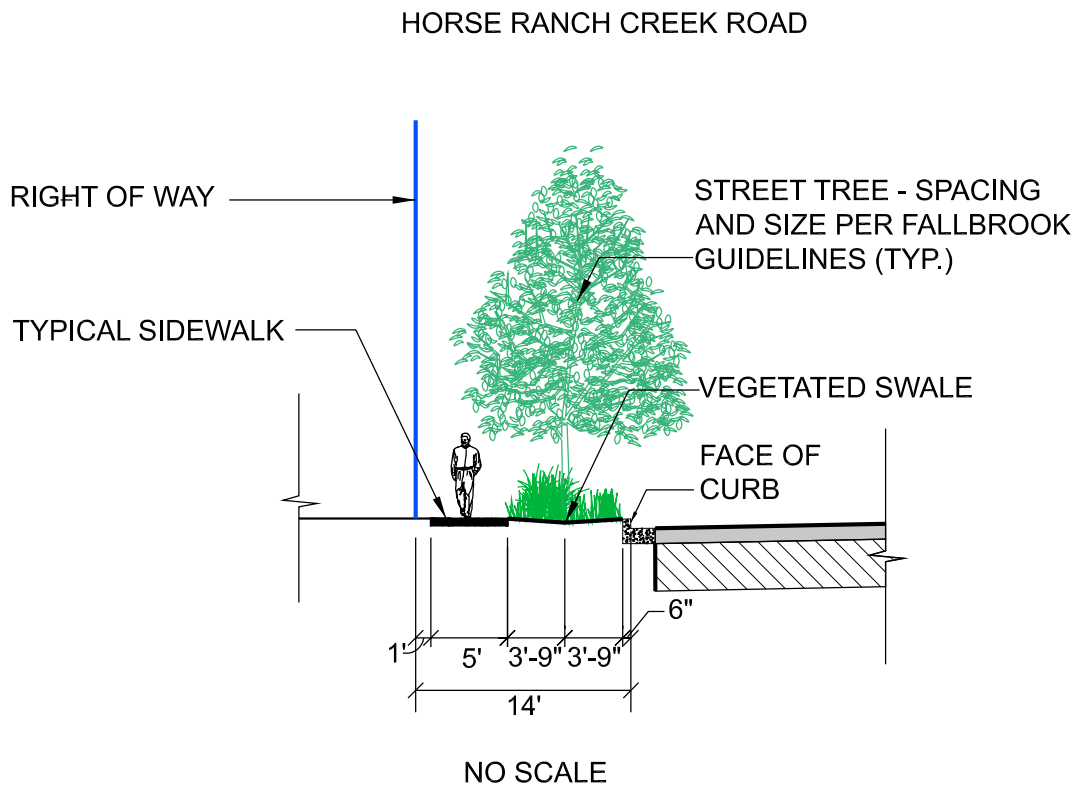
THE OFFICE OF JAMES BURNETT
LANDSCAPE ARCHITECTURE PLANNING

MEADOWOOD - TYPICAL MEDIAN AND PARKWAY LANDSCAPE SECTION

AUGUST, 2009

FIGURE 6 - 5



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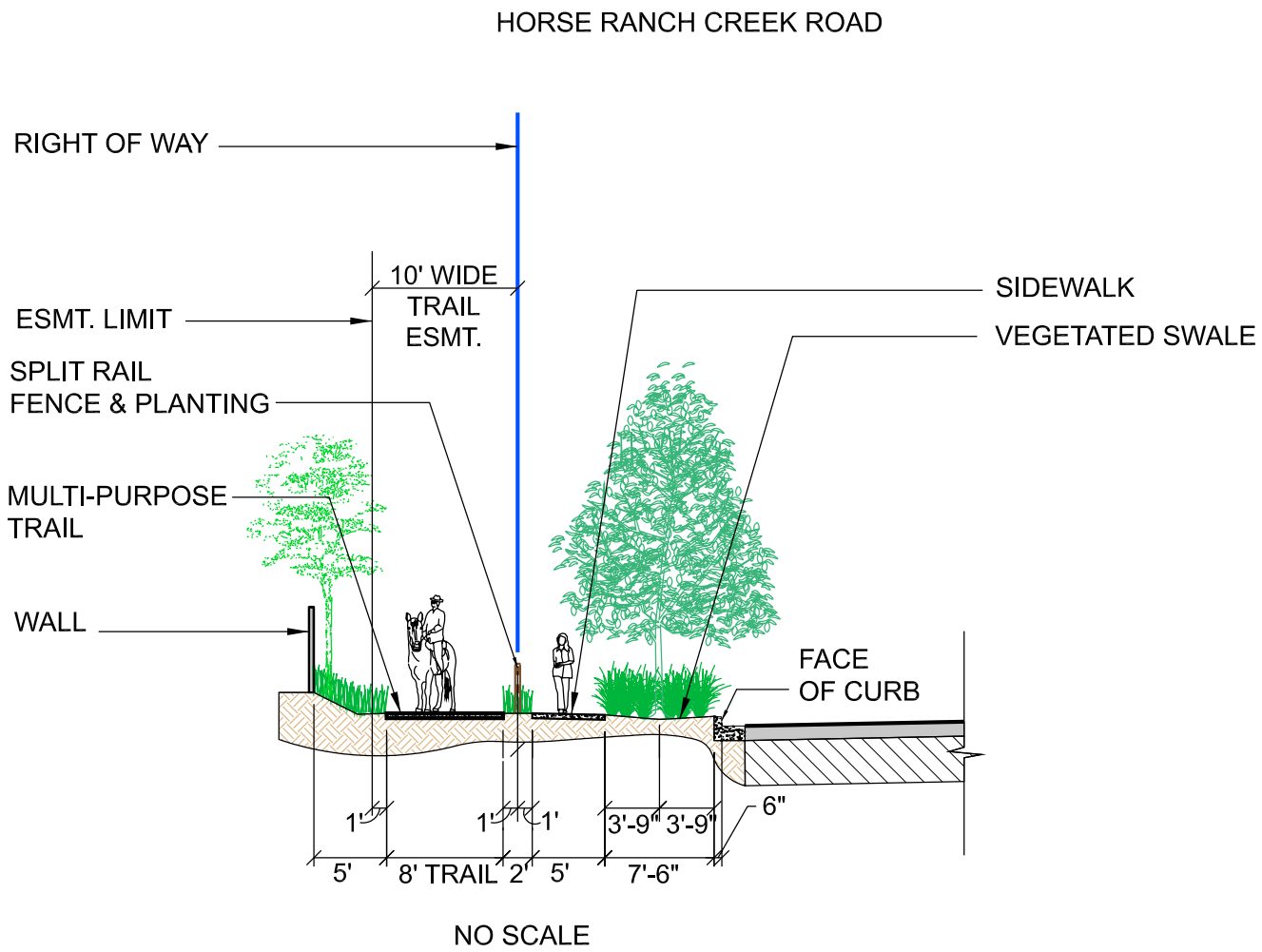
PardeeHomes THE OFFICE OF JAMES BURNETT LANDSCAPE ARCHITECTURE PLANNING

MEADOWOOD - TYPICAL ROADSIDE LANDSCAPE SECTION

AUGUST, 2009

FIGURE 6 - 6



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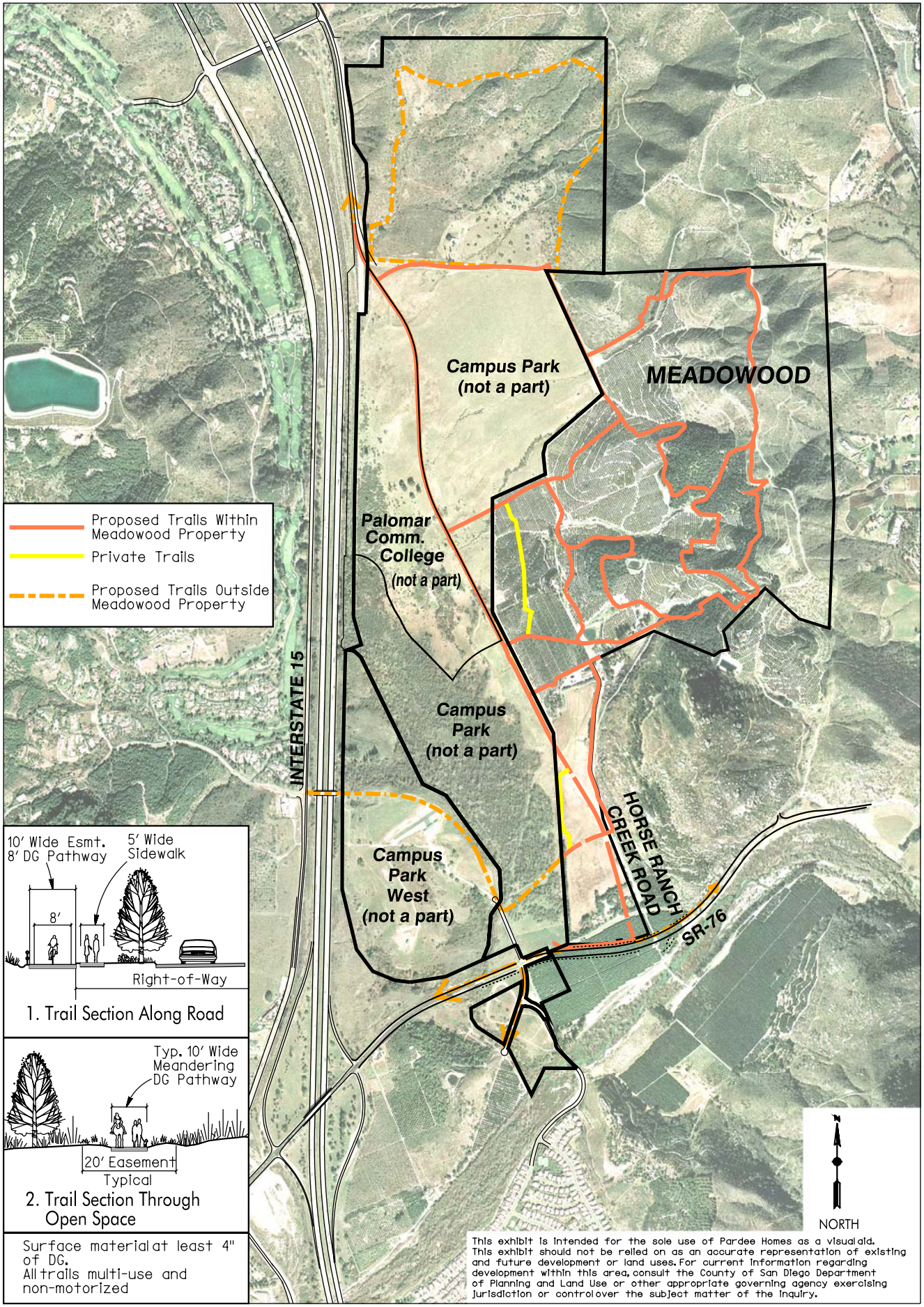
PardeeHomes THE OFFICE OF JAMES BURNETT LANDSCAPE ARCHITECTURE PLANNING

MEADOWOOD - TYPICAL PARKWAY AND TRAIL LANDSCAPE SECTION

AUGUST, 2009

FIGURE 6 -7



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RICK ENGINEERING COMPANY

MEADOWOOD - PROPOSED TRAILS

AUGUST, 2009

FIGURE 6-8

CHAPTER 7 - PUBLIC FACILITY ELEMENT

7.1 EXISTING CONDITIONS

Educational Facilities

Approximately 67 acres of the Project Site are within the Fallbrook Elementary School District (K-8), while the remaining approximate 323 acres are within the Bonsall Union Elementary School District (K-8). Fallbrook Elementary School District currently educates approximately 5,800 students in nine schools. Bonsall Elementary School District educates approximately 1,688 students in five schools.

The entire Site is within the Fallbrook Union High School District (9-12). The Fallbrook Union High School District has one comprehensive high school with an approximate student population of 3,095. This district also owns a 50-acre site for a possible future high school on Gird Road, approximately seven miles west of Meadowood. The Fallbrook Union High School District is currently looking into other sites for a new or satellite campus.

Recreational Facilities

Many recreation facilities and opportunities exist in the Meadowood area. These include several golf courses and mountain biking, hiking and other passive activities along the San Luis Rey River. The nearest local park facility to Meadowood is Live Oak County Park, which is located approximately four miles to the northwest of the Site. Trails extend off the Site to the north and south.

Fire Protection Facilities

The Project Site is adjacent to the service boundaries of the NCFPD and within the District's sphere of influence. The NCFPD encompasses approximately 90 square miles and serves a population of 45,000 people. The District operates year round and currently has six fire stations, five of which are staffed with full-paid personnel and supplemented by reserve fire fighters and one station staffed by volunteers comprising the Rainbow Volunteer Fire Department. The District provides structural and watershed fire protection and suppressive, as well as emergency medical services. The District provides emergency medical services for 40 additional square miles outside the primary service area. The NCFPD has automatic aid agreements with the Vista and Deer Springs Fire Protection Districts, mutual aid agreements with the California Department of Forestry and Camp Pendleton and has signed the San Diego County Mutual Aid Pact. The station that is closest to Meadowood is located in the Village of Pala Mesa, approximately one to one and one-half miles from the Site.

Law Enforcement

The County of San Diego Sheriff's Department ("the Sheriff's Department") provides law enforcement services for the Project Site. The Fallbrook substation of the Sheriff's Department provides service to the communities of Fallbrook, Bonsall and Rainbow, more than a 137-square mile area. The Fallbrook substation would respond to calls from Meadowood requesting law enforcement assistance, and is located approximately 11 miles from the property in downtown Fallbrook. The Sheriff's Department response time to the Site will vary based on the location and availability of law enforcement officers and patrol schedules.

Water Facilities

Currently, the Specific Plan Area is partially within the SLRMWD and the remaining portion is not within any water district. VCMWD and RMWD are adjacent to SLRMWD. LAFCO is evaluating all three water districts as potential providers to Meadowood and other proposed developments in the area.

Wastewater Facilities

The Specific Plan Area is not currently within any district that provides wastewater services. RMWD and VCMWD are neighboring wastewater providers, but neither currently provides wastewater service to the Project Site.

Drainage Facilities

Currently, there are no storm drainage facilities that serve the Proposed Project area.

7.2 PUBLIC FACILITY PLAN

Educational Facilities

A 12.7-acre school site is included in the Proposed Project for use by the Bonsall Union Elementary School District. Meadowood will generate approximately 336 elementary students, 191 for Bonsall and 145 for Fallbrook. A district typically uses approximately 10 acres to construct an elementary school. Meadowood has designated a 12.7-acre site for an elementary school. Meadowood will generate approximately 124 high school students. Appropriate fees will be paid to all three affected school districts as established by State law.

Recreational Facilities

Parks will be provided in accordance with County policy and the PLDO. The Ordinance requires 393.35 square feet of parkland per dwelling unit for the Fallbrook Park Planning Area (886x393.35=8.0 acres), equivalent in-lieu fees or a combination of both. A neighborhood park is proposed just north of the proposed site of the elementary school. Two pocket parks and a recreation center located within the Site will also provide recreational opportunities for the

residents. The natural open space provides recreational opportunities (existing hiking and horse trails), while minimizing any disturbance to environmentally sensitive habitats.

Fire Protection Facilities

During the Specific Plan Amendment development, NCFPD provided detailed fire protection development standards concerning roadway width, fire access, fuel modification zones, water supply and fire hydrant spacing. These standards are incorporated in the Proposed Project design and are required as part of implementing permits conditions.

These standards require brush clearing and thinning within a 100-feet fire management zone from the edge of proposed structures to the proposed open space preserves. Required clearing and thinning will be done in accordance with the Fire Protection Plan (FPP) prepared for the Proposed Project.

The requirement in Section 11 of the General Plan's Public Facility Element states that the first arriving fire truck should be at the scene within five minutes. An interim NCFPD station is located on the southwest corner of Pala Mesa Drive and Old Highway 395. Pala Mesa Drive will be extended and a connector road constructed to the primary access road on the Project Site so that the emergency services will be within five minutes from the farthest dwelling unit.

Law Enforcement

The Proposed Project representatives worked closely with the Sheriff's Department during the development of the Specific Plan Amendment to ensure that an adequate level of public safety was maintained. The Sheriff's Department response time to the Site will vary based on the location and availability of law enforcement officers and patrol schedules.

At the current time, the County Sheriff's Department has identified the need for a new, full-service North County Sheriff's Station within the I-15 Corridor. At this time, the Sheriff's Department has not determined the exact location of this Station, but has indicated a general location for the Station could be at the I-15/SR-76 Interchange. Therefore, since the location of a future North County Sheriff's Station is unknown at this time, it is not possible to analyze the impacts of the changes to the physical environment, due to the construction of this station. The requirement in Section 7 of the Public Facility Element states that the minimally acceptable response time is eight minutes or less for priority calls. The Applicant has discussed the law enforcement service response time several times with the Sheriff's Department. The County's General Plan Update notes that areas planned for future higher density residential and commercial areas – such as Meadowood – have been identified as preferred locations of future Sheriff's Department facilities in the unincorporated County. Additionally, the Sheriff's Department has indicated its long range plans include a station in the Proposed Project's immediate area. The 2005 response time to the Project Site was 11.9 minutes for priority calls. The Applicant is involved in ongoing discussions with the Sheriff's Department regarding its desire to locate a station near the I-15/SR-76 Interchange. Other possibilities to provide law enforcement services to the area include utilizing law enforcement connected with the Palomar

Community College District Campus on the adjacent Campus Park project or contracting out law enforcement in conjunction with the Pala Mesa Casino. These discussions are ongoing.

Water Facilities

Meadowood is partially within the SLRMWD and the remaining portion is not within any water and wastewater provider's jurisdiction. SLRMWD does not currently provide retail water or wastewater services, its purpose being protection of local land owners' ground water rights, and it is not a member of the SDCWA or the MET. SLRMWD had initiated a process which would have led to an application being submitted to LAFCO to increase the boundaries of its jurisdiction to include the entire Project Site and to activate its latent powers. Meadowood, along with other property owners, funded the preparation of SLRMWD's Master Plan for water and wastewater facilities.

SLRMWD is no longer pursuing activation of its latent powers. However, LAFCO has initiated a MSR/SOI Update for the Bonsall and Pala Hydrologic Sub Area. As part of that review, LAFCO is also considering the RMWD and the VCMWD as water and wastewater providers to Meadowood and other existing and proposed developments in the same vicinity. Thus, these Districts are potential service providers to Meadowood. LAFCO will make the final determination regarding the water and wastewater provider. RWMD has updated its Water Master Plan to evaluate preferred options, if any, for extending water service to the project. VCMWD recently adopted "Policy Perspectives on the Potential Consolidation of Lands Currently In and Adjacent to the San Luis Rey Municipal Water District."

The Applicant would construct a WWTP to provide wastewater service and would construct all appropriate water facilities, which would be transferred to the chosen water district upon completion. The Applicant will pay its fair share of all necessary water and wastewater facilities. The water facilities will require a storage site developed on the easterly portion of the Site that will include two water reservoir tanks and a smaller reclaimed water tank. The site will be mounded on the west side and planted to minimize the visual impact of the tanks. The water tanks will also be painted earth tones to blend into their surroundings. Off-site facilities include the extension of a water line from one of the two north-south aqueducts in the area. Connection to the preferred utility alignment to the west, required for service by VCMWD or SLRMWD, would include the placement of transmission lines within the existing or improved roadways. Connection to the east, required for service by RMWD would be placed within areas where no roadways or rights-of-way currently exist. For more details, refer to the Water Study included as an appendix to the EIR.

Wastewater Facilities

As part of LAFCO's MSR/SOI Update process, SLRMWD, RMWD and VCMWD are being evaluated as alternative potential wastewater service providers.

Regardless of the service provider chosen, the developer of Meadowood will pay its fair share of all necessary wastewater improvements. An on-site WWTP with wet weather ponds would be required to service Meadowood and is proposed for the southern portion of Planning Area 1.

The improvements are similar no matter which MWD LAFCO eventually chooses. For more details, refer to the Wastewater Analysis included as an appendix to the EIR.

Stormwater Facilities

Public storm drain facilities adequate to carry run-off will be constructed on-site in accordance with County requirements and the Stormwater Management Plan for the Proposed Project. These facilities will discharge at various locations along the Site's western boundary, after on-site treatment.

7.3 PUBLIC FACILITY GOAL, OBJECTIVES AND POLICIES

Goal

Provide for adequate public services and facilities to accommodate the permitted Specific Plan Area land uses concurrent with need.

Objective PF-1: Ensure that educational needs of the future Meadowood residents are met pursuant to the serving school districts' requirements.

Policies

PF-1.1 Appropriate fees in accordance with State law will be paid to all three affected districts prior to occupancy of any homes.

PF-1.2 An approximately 12.7-acre site shall be reserved on the Proposed Project map for construction of an elementary school. The appropriate district may acquire the site in accordance with the State law and the Subdivision Map Act.

PF-1.3 Elementary school boundaries may be adjusted slightly to put all the homes on the same block within the same elementary school district. The school district boundary would be moved to generally follow the back property line of the single-family homes. Adjustment would be at the discretion of the owner/developer of Meadowood and would be done in accordance with existing regulations that govern changes to jurisdictional boundaries and upon agreement by the affected districts.

Objectives PF-2: Provide park land to serve the recreational needs of Meadowood.

Policies

PF-2.1 Dedication of park land in the form of a neighborhood park and/or payment of in lieu fees sufficient to meet the County PLDO requirements will be provided as Meadowood is developed.

PF-2.2 The two pocket parks will be constructed with the residential phase in which they are located. They will be conveyed to the HOA either at the completion of construction or upon activation of the HOA. The HOA will own and maintain these parks.

Objective PF-3: Contribute to the overall regional park needs of the region.

Policies

PF-3.1 The provision of 122.4 acres of natural open space will provide opportunities for regional passive recreation areas, and this land area will be counted as the regional park land requirement for the Proposed Project.

Objective PF-4: Ensure that adequate fire protection services and facilities are provided concurrent with need.

Policies

PF-4.1 Annex into the NCFPD and pay associated fees prior to recordation of the first map.

Objective PF-5: Ensure that potable water is available to Meadowood concurrent with need.

Policies

PF-5.1 Annex into the MWD determined by LAFCO for water service prior to recordation of the first final map.

PF-5.2 Construct water conveyance facilities sufficient to serve the Proposed Project per SLRMWD or the VCMWD or RMWD requirements.

Objective PF-6: Ensure that wastewater treatment and disposal facilities are provided to serve the planned land uses in the Proposed Project concurrent with need.

Policies

PF-6.1 Annex into the MWD wastewater service area determined by LAFCO prior to recordation of the first final map.

PF-6.2 Construct sewage conveyance and wastewater treatment facilities sufficient to serve the Proposed Pproject per SLRMWD, VCMWD or RMWD requirements.

CHAPTER 8 - COMMUNITY DESIGN ELEMENT

8.1 EXISTING CONDITIONS

The Project Site is characterized by diverse topography and a variety of vegetation types and habitats. The Site occupies the eastern portion of a well-defined "valley" surrounded by steep hills. I-15 bisects the valley. A prominent ridgeline traverses the Site from north to south creating the eastern boundary of the valley. The flat portions of the Site lie to the west of the ridgeline and are at a lower elevation. Much of Meadowood is currently used for various agricultural purposes, including avocado and citrus production. The Site generally drains to the south and west, with runoff eventually entering the San Luis Rey River.

8.2 COMMUNITY DESIGN PLAN

The Community Design Element contains policies that protect existing scenic resources, ensure continued visual compatibility and promote a cohesive community design theme for all common areas, including streets, parks, entries and open space areas. This element of the Meadowood Specific Plan Amendment promotes the creation of a visually unified and attractive community that preserves and enhances the natural resources and maintains the unique visual features of this area. The Community Design Element addresses the following objectives:

- Preservation of the scenic qualities of the San Luis Rey River viewshed;
- Preservation of the scenic qualities of the I-15 Corridor and the Fallbrook Community Plan viewshed through application of the "B" Designator, related to potential visual impacts of the Proposed Project;
- Design parameters for all common areas to establish project design consistency among the various planning areas (neighborhoods) of the Proposed Project, including streetscapes, entries and landscaping; and
- Design policies addressing a wide range of community design issues such as trails, roads, open space areas, signage and lighting.

The Community Design Element includes community design goals, objectives and policies, which address visual quality aspects of the proposed common areas, include streetscape, entry treatments, pedestrian circulation, lighting, signs and landscaping. The guidelines are to be considered in the review of discretionary permits for development projects within the Proposed Project. In addition, site plan review will be required per the "B" Designator.

There are two different sets of design guidelines applicable to the Proposed Project. The Fallbrook Design Guidelines pertain to all commercial development, all industrial development, all multi-family development at a density of 7.3 dwelling units an acre and higher, and any use that requires a major use permit. Therefore, Planning Areas 1 and 4 require compliance to the

Fallbrook Design Guidelines because higher density multi-family development or a WWTP requiring a major use permit is proposed in these areas. No commercial or industrial development is planned in this Proposed Project.

The second set of design guidelines is the I-15 Corridor Scenic Preservation Guidelines, which pertain to all development permits within the mapped I-15 Corridor Study Area. The entire Project Site is within the mapped area. Therefore, all the planning areas require compliance with the I-15 Corridor Scenic Preservation Guidelines. No structures are currently proposed for Planning Area 2 (elementary school), 3 (parks), 6 (agriculture), and 7 (open space). The school will be constructed by the school district at a later date. If the school is not built, 42 residential units are planned for Planning Area 2. This development would require site plan approval to comply with the Scenic Preservation Guidelines. If any structures are proposed in Planning Area 3, 6, or 7 they will require compliance with the I-15 Corridor Scenic Preservation Guidelines through a subsequent site plan review process.

The Fallbrook Design Guidelines and the I-15 Corridor Subregional Plan designate the areas within the Project Site with the "B" Designator. The Fallbrook Design Guidelines pertain to Planning Areas 1 and 4. The I-15 Corridor Scenic Preservation Guidelines pertain to all the planning areas. The purpose of the "B" Designator is to require a site plan review for any development permit. The intent of the "B" Designator is to address man-made and natural features that affect the scenic quality of the Fallbrook Community and the I-15 Corridor area, which extends from the northern Escondido city limits to the Riverside County line.

8.3 FALLBROOK DESIGN GUIDELINES

The Fallbrook Design Guidelines require a careful examination of a project's quality of site planning, architecture, landscape design and important details such as signage and lighting. The purpose is to ensure that every new development will carefully consider the community context in which it takes place and make a conscientious effort to develop a compatible relationship to the natural setting, neighboring properties and community design goals.

Site Design Process

The site design of Meadowood demonstrates sensitivity to both the natural setting and to the neighborhood context, while taking into account the applicable design guidelines. In Meadowood , no ridge line development is proposed with the exception of water tanks, no existing neighborhood views will be blocked and all codes and ordinances will be satisfied. General site design criteria, the preservation of natural features, the circulation and parking, and the internal site design have been taken into account during the design phase of this development process.

Preservation of Significant Trees

The existing citrus and avocado groves and the trees along the primary and secondary roadways are conserved whenever possible to create the feeling of a harmonious relationship between new development and existing agricultural land. The design of these areas does incorporate a full

landscape plan to provide streetscape landscaping and landscaping throughout the Proposed Project. 49.3 acres of groves will also be retained on the surrounding hillsides and near the entrance.

Old and New Design Relationships

The design of Meadowood has taken into account the neighboring properties. The design has incorporated the existing hiking and horse trails, the existing access driveways, the connection of roads through neighboring properties and to the two adjoining active projects, and keeps much of the existing agriculture.

Architectural Character

Architectural character as detailed in the Fallbrook Design Guidelines has been incorporated into the design of Meadowood. The buildings have been limited to two stories and a 35-foot maximum height limit. The roof lines, shadows patterns, and architectural detailing have been offset to provide relief and visual contrast. Roofs and facades will be earth-toned to blend with the existing environment. Conceptual elevations, lot plottings and example architecture are shown in the Residential Guidelines – Site Design and Architecture, Appendix 2. While elevations and floor plans are subject to change, they will adhere to the Fallbrook Design Guidelines. Site planning has also incorporated natural features as design elements, such as the wetlands, existing trees, and the rolling topography.

Landscape Character

The landscape character of the area has also been incorporated into the design of Meadowood. A portion (49.3 acres) of the citrus and avocado groves will be conserved. Trees, shrubs, and plantings have been proposed that are compatible with the rural and natural setting of Fallbrook's agricultural heritage. Conceptual landscape plans have been developed for all the planning areas and are included in the Proposed Project's development plans (See Figure 8-1). See Section 8.5 for further details.

Design for Climate and Energy Conservation

Outdoor and indoor shaded areas have been incorporated into the design of the two multi-family planning areas. Large parking lots have been avoided and plantings throughout the Site will provide comfortable living spaces, while reducing energy consumption.

Signage

The signage proposed will be limited to the entrance to the Site and smaller entrance signage to each of the planning areas. There are no commercial or industrial uses in the Proposed Project, which reduces the need for signage. The proposed signage will comply with signage guidelines as specified in the Fallbrook Design Guidelines.

Site Lighting

The overall lighting concept for the community is to be energy-efficient, screen or shield the source wherever possible, and be effective for safety and security. The signage for entries shall be well lit in order to assist visitors, but the fixtures will be shielded horizontally. Special landscape lighting shall be limited to key areas and carefully controlled. The Proposed Project will adhere to the County Zoning Ordinance and County Light Pollution Code.

Building Equipment and Services

No commercial development is included in the Proposed Project. The trash enclosures, mechanical equipment, and utility boxes and meters will be screened from public viewpoints. Landscaping will be utilized throughout the Proposed Project and will provide adequate screening where necessary.

Preservation of Historic Buildings

Cultural resources on Meadowood include six buildings more than 50 years old and one prehistoric archeological site containing three loci located in the development area. The buildings were evaluated for eligibility for the California Register of Historical Resources and the San Diego County Local Register of Historical Resources. None of the buildings is recommended as eligible. As such, it is not anticipated that these buildings will pose a constraint on development. The archeological site will be avoided and capped and/or monitored during grading.

Multi-Family Residential Development

The Proposed Project has included features to enhance the neighborhood character. Dwelling units have been oriented toward streets where possible. Large residential parking lots have not been utilized. Single-loaded parking on certain streets, private garage parking, and more guest parking than the Zoning Ordinance requires have been included to minimize the impact on the existing character. While the Zoning Ordinance for multi-family development permits only one-half of required guest parking to be curbside, to further minimize the impact on existing character by avoiding large parking bays, per this SPA/GPAR, guest parking in Planning Area 1 will be entirely curbside. Group and private usable open spaces have been implemented in both multi-family planning areas. Landscaping has been selected to enhance the feeling and scale of residential streets and properties.

Scenic Roads

There are no listed scenic roads within the Project Site. The only County designated scenic road with a partial view of the Proposed Project is the I-15. On intermittent parts of I-15 from Reche Road to SR-76, the Proposed Project will be visible. Several design considerations have been implemented to reduce the visual significance. No ridge line development is proposed with the exception of water tanks, landscaping will be planted on all graded slopes, 49.3 acres of the site will remain in groves, and the most visual single-family area follows the natural topography with curved streets and streets with steeper grades to minimize grading and landform alterations.

Hillside Development

The amount of hillside development has been minimized. Only a minimal amount of grading is located in areas defined as "steep slopes." This area makes up less than 10% of the RPO steep slopes area. No buildings will be located on ridge lines. Grading has been minimized and drainage controls have been comprehensively planned through a drainage study. Sidewalks and streets have been integrated and existing trees (groves) have been retained. Landscaping will be planted on all the graded slopes to minimize the impact of the development proposed on the hillsides.

Development in Floodplains

A portion of Planning Area 1 is located within the fringe of the existing 100-year Horse Ranch Creek and San Luis Rey River floodplains. The southern portion of Planning Area 1 is adjacent to San Luis Rey River and the western portion of Planning Area 1 is adjacent to Horse Ranch Creek. Due to the re-alignment of SR-76, a Conditional Letter of Map Revision (CLOMR) was submitted to the County and the Federal Emergency Management Agency (FEMA). The CLOMR was approved and issued on November 22, 2005 (Case Number 05-09-1045R). Based on the proposed SR-76 realignment (now under construction) and the associated hydraulic analysis, the CLOMR proposes that the northern limit of the San Luis Rey floodplain will be revised to be relocated immediately south of the new SR-76 alignment. Thus, it will no longer impact the southern portion of Planning Area 1 or the proposed alignment of SR-76.

The Horse Ranch Creek floodplain is currently not defined by FEMA; however, 100-year existing and proposed floodplain analyses have been performed for the portion of Horse Ranch Creek adjacent to the Proposed Project. Based on the hydraulic analysis it has been determined that Planning Area 1 impacts the eastern fringe of the 100-year floodplain. To mitigate for the Proposed Project's impact to the floodplain and not adversely impact adjacent and upstream property owners, the proposed grades associated with Planning Area 1 are significantly above the 100-year water surface elevations. All regulations and ordinances relating to floodplains will be satisfied, including the Resource Protections Ordinance and the Watershed Protection Ordinance.

8.4 I-15 CORRIDOR SCENIC PRESERVATION GUIDELINES

The purpose of the I-15 Guidelines is to (1) protect and enhance scenic resources within the I-15 Corridor planning area while accommodating coordinated development that harmonizes with the natural environment; (2) establish standards to regulate the visual quality and the environmental integrity of the entire corridor; and (3) encourage scenic preservations and development practices compatible with the goals and policies of the five community and subregional planning areas encompassed by the I-15 Corridor area, when appropriate.

Site Planning Standards

The design of the Proposed Project reinforces the attributes of the adjacent sites by maintaining a portion of the agricultural groves, preserving viewsheds, minimizing grading, and providing a

wetland buffer. There is one wetland buffer provided on the site near the western edge of Planning Area 1. Walkways and trails have been planned using historically used trails to provide a network of paths. Appropriate setbacks between buildings will be provided. No ridge line development is proposed with the exception of water tanks. Landscaping will be utilized to minimize the visual impact of any noise barrier.

Parking and Circulation Design Standards

Safe and adequate space has been dedicated toward parking and internal circulation. Residential parking lots have been avoided with single-loaded streets and private garage parking. While the Zoning Ordinance for multi-family development permits only one-half of required guest parking to be curbside, to further minimize the impact on existing character by avoiding large parking bays, per this SPA/GPAR, guest parking in Planning Area 1 will be entirely curbside. Parking areas have been located within the interior of the development. Landscaping has been included in parking and driveway areas to screen the parking areas from street views.

Site Lighting Standards

The overall lighting concept for the community is to be energy-efficient, screen or shield the source wherever possible, and be effective for safety and security. The signage for entries shall be well lit in order to assist visitors, but the fixtures will be shielded horizontally. Special landscape lighting shall be limited to key areas and carefully controlled. The Proposed Project will adhere to the County Zoning Ordinance and County Light Pollution Code.

Landscape Design Standards

The landscape design standards have been incorporated into the design of Meadowood. A portion (49.3 acres) of the citrus and avocado groves will remain. Trees, shrubs, and plantings have been proposed that are compatible with the rural and natural setting of Fallbrook's agricultural heritage and to help screen the development from the I-15 and other public view points. Conceptual landscape plans have been developed for each planning area and are included in the Proposed Project's development plans. See Section 8.5 for further details.

Public Utilities and Safety Standards

During the Specific Plan Amendment development, NCFPD provided detailed fire protection development standards concerning roadway widths, secondary access, fuel modification zones, water supply and fire hydrant spacing. These standards are incorporated in the design and are required as part of implementing permits' conditions. Utilities will be placed underground and transformers will be hidden and screened with plantings and/or walls.

Development Standards for Steep Topography and Natural Features

Hillside development has been integrated with the existing topography and landforms. No development will occur on ridge lines. Only a minimal amount of grading is located in areas defined under the RPO as "steep slopes." This area makes up less than 10% of the RPO steep

slopes area. . All graded (manufactured) slopes and the areas in front of retaining walls will be appropriately landscaped.

Architectural Design

The architectural design as detailed in the I-15 Corridor Scenic Preservation Guidelines has been incorporated into the design of Meadowood. The buildings have been limited to two stories and a 35-foot maximum height limit. The roof lines, shadow patterns, colors and architectural detailing have been offset to provide relief and visual contrast. Roofs and facades will be earth-toned to blend with the existing environment. Conceptual elevations, lot plottings and example architecture are shown in the Residential Guidelines, Appendix 2. While elevations and floor plans are subject to change, they will adhere to the Scenic Preservation Guidelines. The signage proposed will be limited to the entrance to the Site and smaller entrance signage to each of the planning areas. The proposed signs will comply with signage guidelines as specified in the I-15 Corridor Scenic Preservation Guidelines.

8.5 CONCEPTUAL LANDSCAPE PLAN

The conceptual landscape plan implements the guidelines from the Fallbrook Design Guidelines and the I-15 Corridor Scenic Preservation Guidelines, while also satisfying the requirements of the County's Landscape Water Conservation Design Manual.

Streetscape Plan

The design theme of the community will be greatly enhanced by a successful streetscape design. This theme is shown in the Conceptual Landscape Plan. Streets shall include landscaping, decomposed granite trails, paved walks, entry identity markers, seat walls, distinct paving at key roadway nodes, and special lighting. Medians and rights-of-way will be planted to create a pleasant experience. The landscaping will be located beyond the minimum clear recovery zone from the face of the curb and will not create a line-of-sight obstruction at the edge of the travel way. The HOA established will be responsible for the maintenance of the landscaping within the right-of-way.

The main entry drive is a divided boulevard with a 106' right-of-way. The boulevard has a 14' median that is planted with large canopy trees, ornamental plantings, and native perennials. An encroachment removal agreement will be sought from the County, allowing medians and the edge of the rights-of-way to be planted with trees to create a pleasant experience, per the requirements of the Fallbrook Design Guidelines. The Applicant has coordinated with the County to determine the number and spacing of the trees and ensure the vegetation proposed within the rights-of-way will not cause a line-of-sight obstruction. The rustic quality of the Fallbrook area is characterized in this boulevard development. The existing groves will be conserved and maintained by the HOA along the primary and secondary roadways whenever possible to create the feeling of a harmonious relationship between new development and existing agricultural land.

Generous open space along the street, and clear site signage, will make this experience easy to navigate for first-time visitors.

The following streetscape elements shall be designed at primary and secondary roads:

- Special entry treatments at key nodes (walls, signage, plantings, gateways);
- Streetscape plantings;
- Special safety lighting; and
- Pedestrian walks.

The streets are designed to accommodate pedestrian and vehicles in an interesting way through the use of feature plantings, street furniture, special lighting, and graphics. The materials are designed to make the experience comfortable and consistent with the feeling of the community.

Entry Treatments

The entry treatments for the Proposed Project are identified on the Conceptual Landscape Plan. This plan includes community entry off SR-76 as well as the neighborhood entries.

Community Entry: The community entry shall be designed to capture the character and feel of the Fallbrook region. This includes a stone wall for community identity. The signage wall becomes the gateway for the community and is illuminated at night as a glowing marker in the landscape. Groves are conserved at the edges to reflect the character and beauty of the regional agriculture. The boulevard is developed with canopy trees, ornamental plantings and native perennials. The entry provides a strong landscape statement that is welcoming and fitting for the development as a part of the Fallbrook community.

Neighborhood Entries: The neighborhood entries are designed to be special decision points along the major streets. These entries include low stone identity markers, pedestrian walks and ramps, special lighting and enhanced landscape development. Wherever possible, the existing groves are conserved and become part of the neighborhood entry experience.

Pedestrian Circulation

The pedestrian walkways along streets are developed to provide a comfortable and shady network of walkways for the community. Trails, comprised of decomposed granite, are developed to provide access along important native and developed landscape areas. These walkways and trails are designed to create a strong connection to the natural beauty of the Site. Stone seat walls, special native plantings, lighting, and varying walkway widths make the pedestrian network a successful community amenity.

Landscaping

The landscape development for the Proposed Project shall be designed in a consistent way that captures the spirit of the Fallbrook region. Drought tolerant native plantings will contrast with

the existing citrus and avocado groves. Development projects within the community shall include consideration of the following:

The Groves: The existing citrus and avocado groves shall be conserved whenever possible. Grasslands or mulch shall be an appropriate ground cover for these areas. The conservation of these groves is important to the character of the Proposed Project.

Slope Plantings: Slope plantings shall be developed to hold the slope with non-invasive, fast growing plantings that provide seasonal interest and beauty. The rustic qualities of native vegetation of the region shall be used in these areas whenever possible.

Preservation of Native Vegetation: Existing mature native vegetation shall be preserved where feasible to maintain the character of the rustic landscape. All invasive species shall be removed to avoid danger to native plant species.

Fuel Modification Zones: Brush management shall be provided for all sensitive buffer areas in accordance with the FPP prepared for the Proposed Project. The landscape design for these areas shall follow the County guidelines for fire management. These areas shall also maintain the character and beauty of the region through plantings that provide fire safety.

Irrigation: All new plantings shall be irrigated and maintained to establish the natural characteristics of the materials. Whenever possible, irrigation shall emphasize the use of low-precipitation spray-heads, drip emitters and buffers. The irrigation systems shall be 100% automatically controlled and lawn and shrub systems shall be separate. Native vegetation shall not be irrigated after permanent establishment.

Planting Palette

The character and beauty of the region shall be expressed through the selection of plant materials for the community. The contrast of the existing groves against the rustic feel of native species and ornamental grasses will be designed to create a strong composition. The character of key areas in the community is defined by the landscape treatments.

Street Plantings: Street plantings along the primary and secondary theme roads shall include large canopy shade trees such as *Querous agrifolia* (Coastal Live Oak), Quercus Virginiana (Southern Live Oak), Liquidamber Styraciflua (Sweet Gum), Koelreuteria bipinnatta (Chinese Flame Tree), *Platanus acerifolia* (London Plane Tree), and Platanus racemosa (California Sycamore).Existing groves shall be conserved to provide seasonal interest along the roadway edge treatment. The plantings along the road shall express the seasonal beauty of the region through indigenous materials. Ornamental plantings and native perennials shall be planted in mass along the streets and walkways. The informal feel of the landscape will soften the edges and provide a unified theme for the streets and edge treatments. Special ornamental trees will be planted at key entry nodes along the streets. These include trees such as: *Schinus molle* (California Pepper), Prosopis velutina (Arizona Mesquite), Parkinsonia aculeate (Mexican Palo Verde), Koelreuteria bipinnatta (Chinese Flame Tree), and Cassia Leptophylla (Gold Medallion Tree).

8.6 COMMUNITY DESIGN GOAL, OBJECTIVES AND POLICIES

Goal

To create a community that is respectful of the strong rural character of the Fallbrook region. The Meadowood Specific Plan Amendment is created to ensure the visual compatibility of future development in the Proposed Project.

Objective CD-1: Create a distinctive, rustic and native feel through landscape in the Proposed Project.

Policies

CD-1.1 All subdivision applications in Planning Areas 1 and 4 shall be subject to the Fallbrook Design Guidelines, Section 8.3 of this element.

CD-1.2 All subdivision applications in Planning Areas 1, 4 and 5 shall be subject to the I-15 Corridor Scenic Preservation Guidelines, Section 8.4 of this element.

CD-1.3 All streets are subject to the landscape design guidelines of the Fallbrook Design Guidelines and I-15 Scenic Preservation Guidelines through the review of subdivision applications to enhance the identity of the Proposed Project as viewed from the streets.

CD-1.4 All development shall comply with the County's Dark Sky Ordinance.

Objective CD-2: Preserve the visual landscape character of rural Fallbrook and the special scenic beauty within the viewshed of the I-15 Corridor.

CD-2.1 Conserve 49.3 acres of agricultural groves within the Project Site to ensure that the visual character of the Site is maintained into the future.

CD-2.2 Development within the "B" Designator shall be subject to site plan review, consistent with the I-15 Scenic Preservation Guidelines and the Fallbrook Community Design Guidelines.

Objective CD-3: Preserve existing steep slope areas.

Polices

CD-3.1 The steep sloped areas shall be preserved in dedicated biological open space easements prior to the final map being recorded. Such easements can be dedicated on the face of the final map. The only exceptions are the areas that are defined as allowed encroachments under the RPO. These areas include trails, grading for the fire access road, grading associated with the reservoirs and minor fringe grading associated with the development, as long as such grading does not exceed 10% of the total RPO steep sloped area within the Proposed Project.

CD-3.2 Grading, excavation; placement of materials; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities, except as authorized under policy CD-3.1;; trash dumping; or use for any purpose other than as open space within the steep sloped areas is prohibited.

Objective CD-4: Maintain the natural appearance of all manufactured slopes.

Policies

CD-4.1 Prior to occupancy of the nearby residences, the corresponding manufactured slopes shall be planted per the approved landscape plan.

CD-4.2 The HOA will be responsible for the maintenance of the manufactured slopes.

Objective CD-5: Maintain natural topography to the maximum extent possible.

Policies

CD-5.1 The roads shall be curved to follow the natural contours of the lands as best as possible.

CD-5.2 Grading shall be minimized and the Proposed Project shall not construct excessively tall retaining walls.

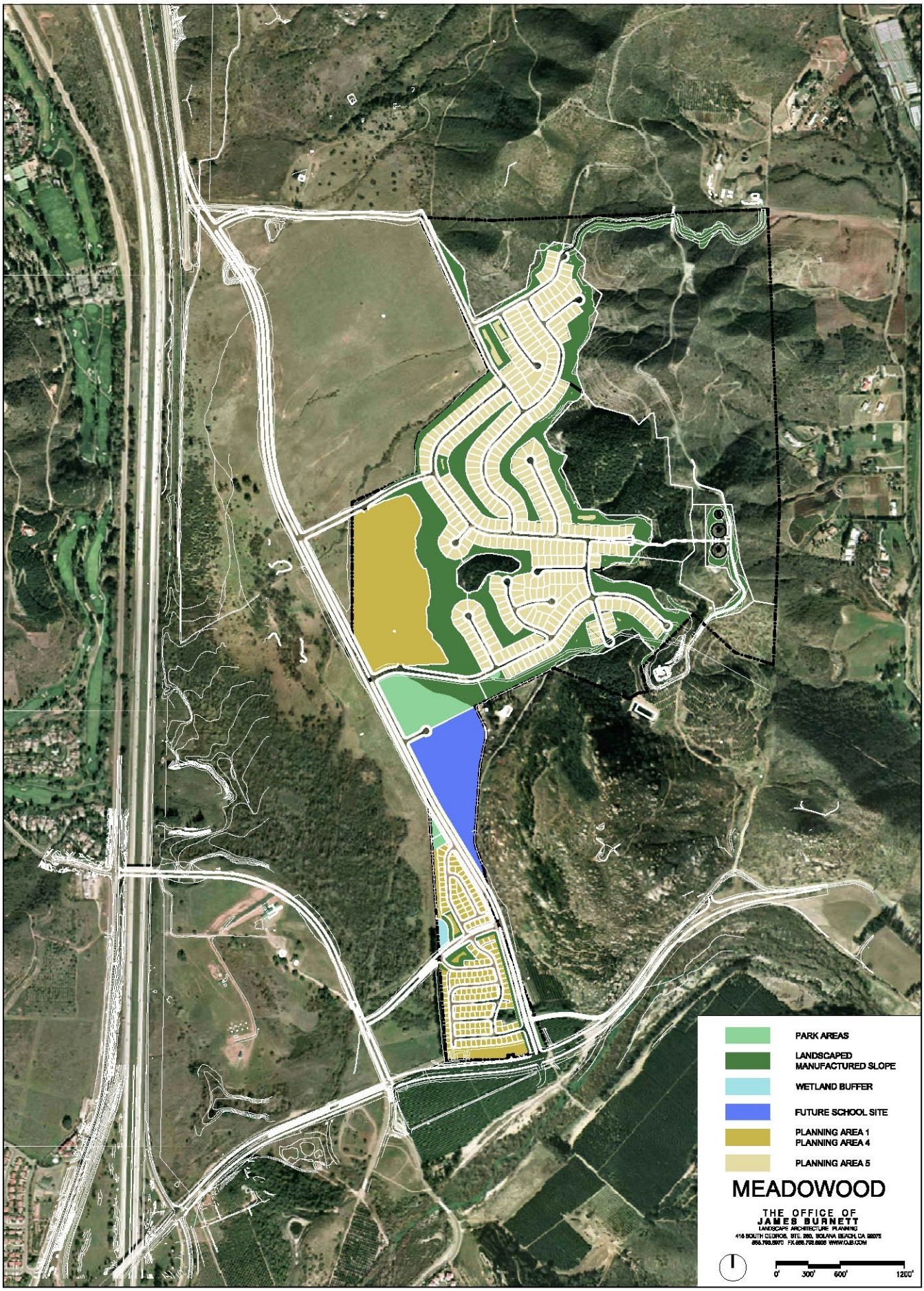
Objective CD-6: The multi-family units shall be arranged in a configuration to create a sense of neighborhood character.

Policies

CD-6.1 Units shall incorporate front doors that face the private or public street or private usable space that opens out to a common area.

CD-6.2 Entrances into the two multi-family areas shall be limited so that a sense of neighborhood character is retained.

CD-6.3 Central parks and/or recreation centers will provide central meeting and recreation opportunities.



PardeeHomes MEADOWOOD - CONCEPTUAL LANDSCAPING PLAN
AUGUST, 2009

FIGURE 8-1

CHAPTER 9 - IMPLEMENTATION

9.1 CONCURRENT PROCESSING

The Proposed Project has filed for a General Plan Amendment, a Zone Reclassification, a Specific Plan Amendment, a VTM, Vesting Site Plan, a "B" Designator Site Plan, a "V" Setback Designator Site Plan and a Major Use Permit for WWTP facilities. An EIR is being prepared to analyze and disclose the potential environmental impacts. These discretionary permits, applications and environmental documents will be processed concurrently by the County of San Diego. Following a hearing by the San Diego County Planning Commission for a recommendation, they will thereafter go before the Board of Supervisors for a final decision.

In addition, Meadowood will proceed concurrently with the procurement of necessary public facilities. Meadowood will annex into the NCFPD for fire and emergency services. LAFCO is conducting a MSR/SOI update to determine the appropriate provider of water and wastewater services to the Proposed Project. Meadowood will annex into the MWD determined by LAFCO and construct all necessary water and wastewater facilities needed to serve the Proposed Project.

9.2 DEVELOPMENT APPROVALS REQUIRED

The Specific Plan Amendment implementation requirements are based on the regulatory provisions of the County of San Diego Zoning Ordinance. These provisions apply to all areas of the Proposed Project. The use of all land in the Project Site and any buildings or structures located upon this land and the construction, reconstruction, alternation, expansion or relocation or any building, structure or use upon the land, will conform to the applicable regulatory provisions contained herein and in the County Zoning Ordinance. The development approvals required in the Specific Plan Amendment are intended to allow for consistent implementation of goals, objectives and policies as contained in the Conservation and Open Space, Land Use, Circulation, Public Facility and Community Design Elements (Chapter 4-8). In cases where there are discrepancies or conflicts between the Specific Plan Amendment and County development regulations or zoning standards, the Meadowood Specific Plan Amendment shall prevail.

Zone Reclassification

Currently the 389.5-acre Project Site is zoned with S90 and A70 Use Regulations. In order to implement the provisions of the Specific Plan Amendment , the existing zones in the Proposed Project must be reclassified. Provisional zoning will be utilized from when this Specific Plan Amendment is adopted to until the final maps are recorded. When the final map(s) are recorded for each planning area, the permanent zoning will become final. Figure 5-1, Proposed Zoning Map, describes the proposed zone reclassification in relation to existing parcels, open space and development areas. These areas include:

Planning Area	Use	Old Zone	Provisional	Final

			Zone	Zone
1	Multi-Family Detached/ Wastewater Treatment Plant	S90	S88	RV-10
2	Elementary School Site	S90	S88	RV-10
3	Neighborhood Park	S90	S88(P)	S80
4	Multi-Family Attached	S90	S88	RU-20
5	Single-Family Detached	S90 & A70	S88	RS-3
6	Agriculture Open Space	A70	S88	S80
7	Open Space	A70	S88	S80

VTM

The VTM includes discretionary review of proposed land subdivisions and grading, which will result in conditional approval of a VTM. The purpose of the VTM is to obtain County approval of a subdivision in accordance with the County's Subdivision Ordinance and receive a vested right to proceed in substantial compliance with the ordinances, policies and standards existing when the VTM is approved. Upon compliance with the conditions of an approved VTM, multiple final maps will be recorded, allowing the creation of individual lots within the seven planning areas of the Specific Plan Area.

Vesting Site Plan

The Vesting Site Plan depicts the information from the VTM on a site plan, including the buildable envelope on each single-family lot based on minimum setbacks for front, side, and rear yards. The Vesting Site Plan also establishes conceptual plotting with designated buildable area and maximum number of dwelling units for the multi-family planning areas. A maximum building height of 35 feet is allowed in all the planning areas.

"B" Designator Site Plan

The "B" Designator Site Plan includes maps and plans containing sketches, text, and drawings to present certain elements of a proposed development. This includes physical design, siting of buildings and structures, interior vehicular access and the provisions of improvements. The objective of the "B" Designator is to protect and enhance the scenic resources within the I-15 Corridor area by establishing standards to regulate the visual quality and the environmental integrity of the area. Planning Areas 1 and 4 are also subject to the Fallbrook Design Guidelines because these planning areas involve housing with a density of 7.3 dwelling units per acre or higher or propose a WWTP that requires a major use permit. All development applications within the "B" Designator area are required to submit a comprehensive site plan for County approval. The required site plan generally depicts the architectural characteristics of the site lay-out and building masses. In addition, Residential Guidelines can be found in Appendix 2.

"V" Setback Designator Site Plan

The Specific Plan Amendment established the "V" Designator for setbacks in the development regulations for Meadowood. Minimum setback requirements are established for only Planning

Area 1 as part of the "V" Setback Designator Site Plan. The other residential planning areas (4 and 5) will be regulated by the "J" Designator.

Major Use Permit

A major use permit will be processed for the WWTP in Planning Area 1 because a permit is required by the Applicant to operate this use within the RV-10, Residential Variable Use Regulation. The major use permit will condition the facility to ensure that the impacts are less than significant and that all the required findings of compatibility are adhered to.

Development Review Process

There are several steps in the review of development within the Proposed Project prior to actual construction of common areas, public facilities and single-family and multi-family residences. The following review procedures would apply:

> Final Subdivision Maps: Multiple final subdivision maps will be prepared in general conformance with the VTM and processed ministerially to subdivide and create the lots to be constructed within the Proposed Project. These maps will generally be prepared and recorded separately by planning area and may be implemented by more than one final map. Other planning areas may be combined in a single final map.
>
> Grading Permit Review: Pursuant to the County's Grading Ordinance, grading plans for the Project Site are subject to grading review and approval and must be found to be consistent with the approved VTM.
>
> Improvement Plan Review: Typically this process includes plan check of improvement plans to construct infrastructure that is conditioned as part of the approval.
>
> Building Permit Review: This process includes plan checks necessary to obtain building permits for buildings and structures. The ministerial building permit review results in the issuance of a Building Permit.

9.3 REQUIRING AN AMENDMENT

It is anticipated that certain changes or modifications to the Specific Plan Amendment text and exhibits may be necessary during the development of the Proposed Project. Minor modifications that substantially conform to the Specific Plan Amendment will not require a formal amendment.

Proposed modifications and revisions that are in substantial conformance with the Specific Plan Amendment text and exhibits may be considered minor modifications and shall not require another amendment to the Specific Plan Amendment and General Plan/Community Plan Amendment. The Planning Director shall have the authority to determine if the revision is minor in nature and in substantial conformance with the Specific Plan Amendment in accordance with the Director's authority. In all cases, revisions or minor modifications must be found to be in substantial conformance with the issues, goals and policies of the Specific Plan Amendment.

The Planning Director may refer any proposed modification to the Board of Supervisors. The following may be construed as minor modifications for the purposes of determining substantial conformance:

- Dwelling units can be transferred between planning areas as long as the total of 886 dwelling units is not exceeded.

- The Planning Director can administratively approve the transfer of dwelling units between planning areas.

- The number of dwelling units in Planning Areas 1, 4, and 5 may vary from the number of units included in Table 5-4 by less than 10%.

- Minor realignment or modifications to the internal streets serving the Project Site, if approved by the DPW.

- Minor revisions to the site plans, VTM, and Rezone Applications do not require a Specific Plan Amendment, unless County staff determines otherwise.

- Changes in design features such as paving, lighting, landscaping treatments, fencing, signage or alternations to elevations, floor plans, and/or site plans that do not change residential structure heights or number of stories.

All modifications to the Specific Plan Amendment, which are not determined to be minor in nature, shall require a formal amendment to the Specific Plan Amendment. It is intended that the EIR be relied upon as much as possible as the California Environmental Quality Act (CEQA) document for both minor modifications and for formal amendments to the Specific Plan Amendment.

To the extent there are inconsistencies between the provisions in this Specific Plan Amendment and other rules, regulations, plans, policies, or ordinances of the County, the provisions of this Specific Plan Amendment shall be controlling and supersede such other inconsistent provisions. County staff is authorized, upon request of the developer, to allow changes to the Proposed Project without amending this Specific Plan Amendment provided any such change is not expressly prohibited by the Specific Plan Amendment and County staff determines no new significant impact will be created or no increase in a previously identified significant environmental effect will occur as a result of the requested change(s).

9.4 PROJECT PHASING

Grading and Construction

The Proposed Project would require grading and improvements, including fuel modification zones, of approximately 217.8 acres on-site, as depicted on the grading plan submitted with the Proposed Project. Overall project earthwork would be balanced on-site with 2.4 million cubic yards of cut and fill. The grading plan also includes drainage basins located throughout the

Project Site. Grading would occur in the flatter portions of the site, thus minimizing impacts to slopes that exceed 25 percent gradient. The maximum height of each manufactured cut and fill slopes would be approximately 80 feet, with a maximum 1.5:1 cut slope gradient. Blasting is anticipated for this project.

Grading would take place in three phases. (See Figure 9-1) Fill material would be transferred from Phase 2 to Phase 1 during the first phase of grading. A maximum of 200 acres would be exposed at one time. It is assumed that up to 41 acres of the site would be disturbed on any given day under this worse-case scenario.

Grading and construction of improvements is anticipated to take several years to complete. During grading operations, volumes would be balanced on-site and there would be no import or export of soil.

Building construction would occur in phases. Residences constructed during earlier phases would be exposed to on-site building construction noise during later phases of the project.

Construction vehicles would access the Project Site via SR-76. Construction staging areas would be located within the proposed grading areas for the Proposed Project. Grading would be balanced and, therefore, project-related traffic would be restricted to construction workers and supplies for construction. The grading equipment to be used for the Proposed Project would be brought to the site at the beginning of the grading period and would remain on-site until the completion of the grading period (e.g., equipment would not be hauled to and from the site daily).

To avoid traffic impacts during construction, the Proposed Project will prepare a Traffic Control Plan. This plan would be approved by the DPW prior to start of any clearing or grading activities, and would be implemented during construction of the Proposed Project. During periods of construction of roadway and utility improvements, access along segments of Horse Ranch Creek Road may be affected, but the road would remain open to traffic, including emergency vehicles. During periods of construction of all roadway improvements open to the public, two travel lanes (one in each direction) would remain open at all times, which may require the use of off-pavement shoulders. If construction limits traffic to one lane, traffic would be controlled and flagged around the work site. Other traffic control measures may include the use of traffic cones, advanced notification signage, and pedestrian/equestrian detours.

Construction hours also would be defined in the Traffic Control Plan and would likely be outside of peak traffic periods. Emergency access to all residential and commercial properties would be available at all times. In addition, the construction contractor shall provide a means for public liaison/contact information for public inquiries and concerns.

Implementation

Development of the Proposed Project will be phased and coordinated with the level of available services, including roads, water, wastewater, school and park services. The Proposed Project

development will be phased over several years as the final improvements are completed. It is anticipated that up to the maximum number of final maps will be recorded.

Required roadway improvements would be constructed in phases, to ensure that improvements are in place at the time of need. Section 9.5 of this Specific Plan Amendment details when roadway improvements may occur in relation to the Proposed Project development. However, this phasing may change as the market demand changes.

Water and wastewater facilities would be phased as the off-site or internal road systems are constructed. It is anticipated that the WWTP construction would start in the first phase. Prior to the WWTP becoming operational, a temporary package plant will be utilized until sufficient wastewater is generated from the development to operate the permanent plant.

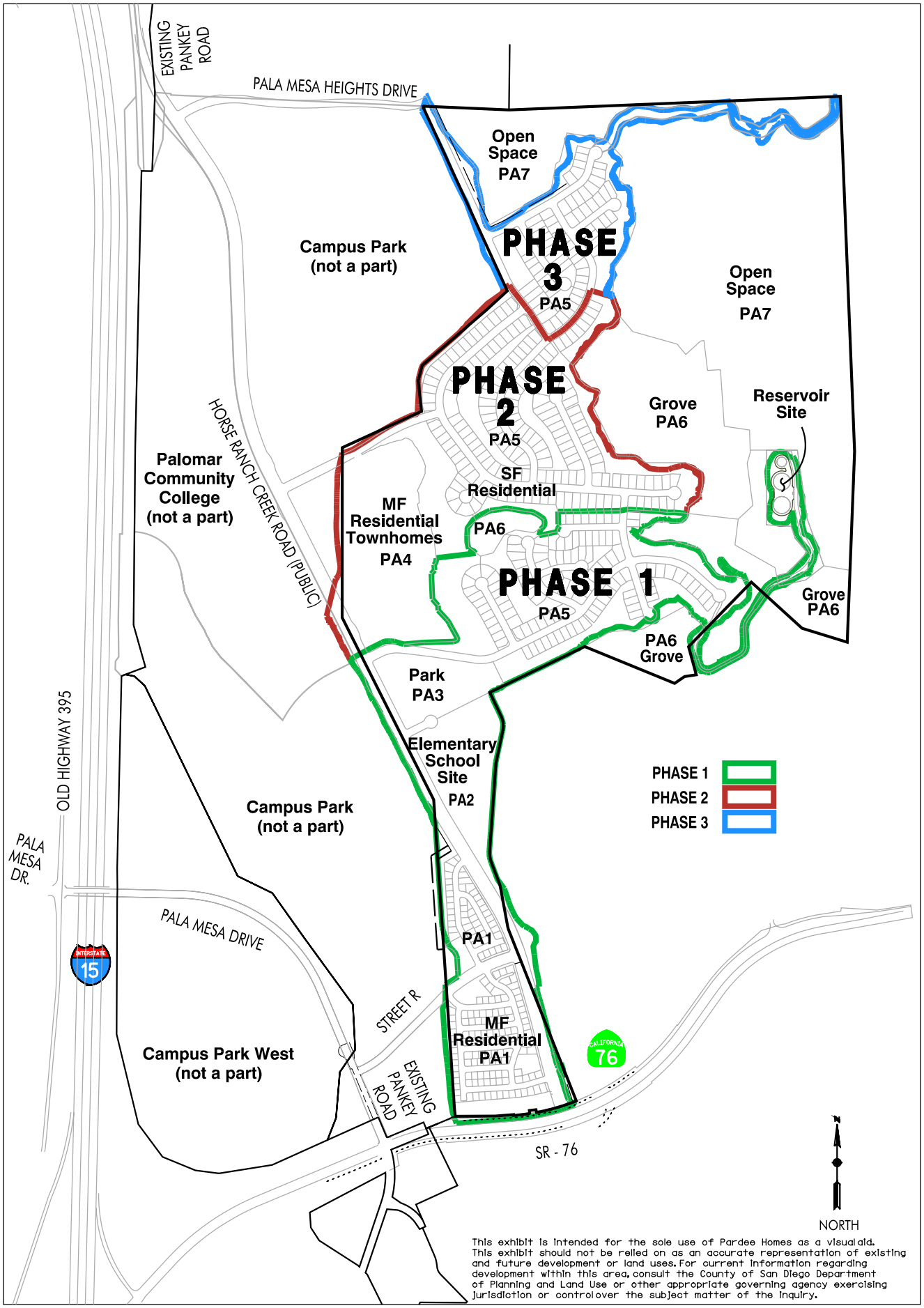
Several options are available for the major water infrastructure. Connection to the SDCWA aqueduct will be required for this development. In the interim, entering into an interagency agreement with a MWD in order to connect the Proposed Project to the MWD's existing pipelines and water supply will be considered. This will allow the SDCWA connection and construction of the storage reservoirs to be made after development of the first planning area.

Construction of the school and neighborhood park will occur as needed based on population.

9.5 DEVELOPMENT PHASING FOR TRAFFIC IMPROVEMENTS

Development Phasing Strategy for Traffic Improvements	
Land Use Threshold	**Improvements Required**
Prior to occupancy of 1st unit	• Widen Horse Ranch Creek Road from SR-76 to Street Q • Improve intersection at: o Street Q/Horse Ranch Creek Road

Prior to occupancy of 400th unit	• Improve intersections at:
	  o Street A/Horse Ranch Creek Road
	  o Street B/Horse Ranch Creek Road



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MEADOWOOD - PHASING PLAN FOR GRADING

AUGUST, 2009

FIGURE 9 - 1

CHAPTER 10 - GENERAL PLAN CONFORMANCE

10.1 GENERAL PLAN ISSUES

This section is intended as an overview of the proposed General Plan/Community Plan Amendment and Specific Plan Amendment consistency with the General Plan. The County of San Diego's General Plan is a statement of development policies in the form of text, map and diagrams explaining objectives, principles, standards and proposals setting forth the County's long range plan for guiding growth and development. The General Plan consists of 12 Countywide elements: Open Space, Regional Land Use, Circulation, Recreation, Conservation, Seismic Safety, Scenic Highways, Safety, Noise, Housing, Energy and Public Facility, as well as subregional and community plans. This discussion also intends to establish a policy framework for the proposed General Plan Amendment. The proposed amendment includes changes to the Regional Land Use Element Map and the Fallbrook Community Plan text and map. A detailed discussion of all 12 elements of the General Plan, including the Fallbrook Community Plan, as well as the Fallbrook Design Guidelines and the I-15 Subregional Plan, is attached as Appendix 1. Please refer to Appendix 1 for a thorough review of the project's consistency with these elements.

Regional Land Use Element

The overall goal of the Regional Land Use Element of the General Plan is to accommodate population growth and influence its distribution in order to protect and use scarce resources wisely; preserve the natural environment; provide adequate public facilities and services efficiently and equitably; assist the private sector in the provision of adequate, affordable housing; and promote the economic and social welfare of the region. The Regional Land Use Element includes eight regional categories to guide development within the unincorporated area of the County.

The existing regional categories of the Project Site are Special Study Area (SSA) and Rural Development Area (RDA). The SSA category is applied on an interim basis and for a specified period of time to areas in which development should be suspended, or restricted, pending completion of detailed review, study or annexation to the SDCWA. Lands within the RDA category are outside the service boundaries of the SDCWA. This area is primarily made up of agricultural or unimproved lands and remote pockets of residential development. Parcel sizes will generally be dictated by the availability of groundwater and other environmental and resource constraints. The RDA regional category does, however, permit clustering of dwelling units.

As part of the Proposed Project and the proposed General Plan/Community Plan Amendment, the Regional Land Use Element is proposed to be amended to designate the Site Current Urban Development Area (CUDA). Lands with the CUDA category are intended for near-term urban development.

Fallbrook Community Plan

The Board of Supervisors adopted the Fallbrook Community Plan on December 31, 1974, with the most recent amendment on June 1, 1988. Currently, the Fallbrook Community Plan designates the Project Site as (18) Multiple Rural Use and (21) Specific Plan Area, which is a portion of the I-15/SR-76 Interchange MSP Area.

As part of the Proposed Project and the proposed General Plan/Community Plan Amendment, the Fallbrook Community Plan is to be amended to designate the entire Project Site as (21) Specific Plan Area (2.3). This designation is used where a Specific Plan Amendment has been adopted or must be adopted prior to development. Land within this designation typically has environmental constraints or unique land use concerns, which require special land use and/or design controls. This designation is consistent with all categories of the Regional Land Use Element.

Generally an area is designated as (21) Specific Plan Area where the Board of Supervisor has determined that more detailed planning is required prior to development. Areas suitable for Specific Plan Area designation may include any parcel or parcels proposed for large-scale urban development, natural resource protection, historic preservation or any other use requiring more detailed planning than contained in the General Plan. Once land is designated as a SPA, no major or minor tentative subdivision maps or reclassification to more intensive zones shall be approved except in accordance with an adopted Specific Plan Amendment, as described in Section 65451 of the California Government Code. The Board of Supervisors may indicate by resolution of adoption of a Specific Plan Amendment any goals, objectives or conditions it deems appropriate.

The proposed Community Plan amendment consists of consolidating the existing General Plan Land Use designations to establish the Meadowood (21) Specific Plan Area. This amendment will allow for preparation of a comprehensive Specific Plan Amendment with an overall density of 2.3 dwelling units per acre, resulting in a maximum of 886 dwelling units, should an elementary school not be built on the approximately 12.7-acre school site shown on the Meadowood plan. The Community Plan text is to include detailed policies and objectives regarding the development of the Meadowood Specific Plan Amendment. Proposed text to be included within the Fallbrook Community Plan is included in Chapter 2.

10.2 GENERAL PLAN CONSISTENCY

The County of San Diego's General Plan consists of 12 elements: Open Space, Regional Land Use, Circulation, Recreation, Conservation, Seismic Safety, Scenic Highways, Public Safety, Noise, Housing, Energy and Public Facility. With the exception of the Regional Land Use Element, Community or Subregional Plans further describe each General Plan element for the various geographic areas of the County. The Regional Land Use Element provides for eight regional land use categories.

The following General Plan goals and policies were determined to be appropriate in assessing the Proposed Project's consistency with the General Plan elements and Specific Plan Amendment. Please see Appendix 1 for a complete review of the Proposed Project's compliance with each objective, goal and policy of the General Plan.

Part I Open Space Element

The following are general overall goals of the Open Space Element that relate to the Specific Plan Amendment:

2. Conserve scarce natural resources and lands needed for vital natural processes and the managed production of resources.

3. Conserve open spaces needed for recreation, education and scientific activities.

4. Encourage and preserve those open space uses that distinguish and separate communities.

Specific Plan Amendment Consistency: The Proposed Project will preserve the distinguishing characteristics of the Site, which include the biological resources, steep sloped areas and substantial portions of existing agriculture. Approximately 44% of the Site will be retained in natural and agricultural open space. 164.1 acres of steep slopes will be preserved. In addition, the Proposed Project provides for a neighborhood park, two pocket parks, a school site and 5.9 miles of trails.

<u>Countywide Recreation Areas</u>

Objective 1. Encourage the conservation of the habitats of rare or unique plants and wildlife.

Objective 3. Encourage the preservation of significant natural features of the County, including the beaches, lagoons, shoreline, canyons, bluffs, mountain peaks and major rock outcroppings.

Specific Plan Amendment Consistency: The Applicant has completed a biology study, which demonstrates that rare or unique plants and wildlife will be preserved in open space. Approximately 44% of the Site will be retained in open space. The Project Site's natural features include steep slopes, 164.1 acres of which will be preserved.

<u>Agricultural Preserve and Open Space Easements</u>

Objective 6. Encourage the use of agriculture to provide visually pleasing open space and variety within an urban environment.

Specific Plan Amendment Consistency: The Proposed Project will conserve existing citrus and avocado groves through the dedication of a 49.3 acre agricultural open space easement.

Open Space Design of Private Lands

This section of the Open Space Element addresses privately owned lands in parcels greater than 40 acres that propose development through the subdivision and General Plan Amendment processes. Specifically it states, "The goals and objectives can best be attained if 40 percent of the total private land in a proposed development is retained in open space. It is the intent of the Plan that as a condition of any amendment to the Land Use Element…that open space be designated as part of the plan amendment."

Specific Plan Amendment Consistency: An opportunities and constraints analysis conducted for the Proposed Project identified all sensitive habitats, agricultural lands and ridgelines. As a result, the Proposed Project will preserve 171.7 acres of open space. 164.1 acres are classified as steep slope open space. 115.6 acres will be dedicated biological open space. 49.3 acres are in an agricultural open space easement. In total, the Proposed Project will preserve 44% of the site and includes a visually significant ridge.

Meadowood exceeds the "40%" open space standard recommended by the Open Space Element. The Specific Plan Amendment sets aside 44% of the Project Site for preservation in open space easement, dedication and/or conveyance, with additional open space being provided in parks and along trails.

Objective 4. Encourage the conservation of vegetation and trees needed to prevent erosion, siltation, flood and drought, and to protect air and water quality.

Objective 7. Encourage agricultural use of lands with soils that are highly suitable for production of food.

Specific Plan Amendment Consistency: The majority of the Project Site is in active agricultural use with citrus and avocado groves, with existing vegetation located primarily in the northern and eastern portions of the Site. The Proposed Project will preserve 44% of the Site, including 49.3 acres of agriculture, by consolidating development in the western and southern portions of the Site. Existing mature native vegetation shall be conserved in the agricultural groves and elsewhere where feasible.

Objective 11. Encourage recreational planning as a part of all major residential development.

Objective 12. Encourage the acquisition of historic sites (including unique archaeological sites) and their immediate environs by public agencies or private organizations interested in our historic and cultural heritage.

Specific Plan Amendment Consistency: A system of riding and hiking trails is designed to connect the neighborhoods to one another, to the elementary school and to the regional trail system. Two (2) pocket parks are set aside to provide recreational opportunities for the proposed residential neighborhoods within the Proposed Project. All historic and archeological sites have been identified, based on record searches and field surveys. Significant archaeological sites will be avoided and capped.

Objective 14. Encourage sound environmental planning practices in all developments.

Objective 16. Encourage an intermingling of open space as an integral part of all major residential development so as to preserve an atmosphere of openness at the neighborhood scale.

Objective 17. Encourage development that is designated so as to include riding, hiking and bicycling trails, and sidewalks

Specific Plan Amendment Consistency: The determination of areas to be developed relied heavily on an opportunities and constraints analysis that identified those areas most suitable for development. In keeping with "smart growth" concepts, the development area was kept compact to maximize preservation of sensitive resources while encouraging the development of intimate neighborhoods. Internal open space will be heavily landscaped and will include part of the extensive multi-use trail system (approximately 5.9 miles) that, together with broad sidewalks, will be throughout the project.

Part II Regional Land Use Element

The Regional Land Use Element has several overall goals that relate to the Specific Plan Amendment:

1.1 Urban growth be directed to areas within or adjacent to existing urban areas and that the rural setting and lifestyle of the remaining areas of the County be retained.

1.2 Growth be phased with facilities.

1.3 Growth be managed in order to provide for affordable housing and balanced communities throughout the unincorporated area.

Specific Plan Amendment Consistency: The Project Site is located in an area that has long been planned for urban development. Past approvals have included a large office park and urban residential development. Both SANDAG and the County's General Plan Update have identified the Project Site as a future smart growth area. As provided for in this Specific Plan Amendment, Meadowood will annex to the adjoining NCFPD and work with the chosen water and wastewater service provider to ensure that implementing

permits require facilities and services to be available. Three different housing types are being offered to provide housing to varied economic groups.

Other relevant goals of the Land Use Element

2.1 Promote wise uses of the County's land resources, preserving options for future use.

2.2 Encourage future urban growth contiguous to existing urban areas and to maximize the use of underutilized lands within existing urban areas.

2.3 Retain the rural character of non-urban lands.

2.5 Encourage continuance and expansion of agricultural uses in appropriate portions of the unincorporated area.

2.6 Ensure preservation of contiguous regionally significant open space corridors.

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

3.2 Promote the conservation of water and energy resources.

3.3 Achieve and maintain mandated air and water quality standards.

Specific Plan Amendment Consistency: The Specific Plan Amendment opportunities and constraints analysis identified areas within the Project Site that provide for wildlife movement, contain sensitive habitats and are considered significant visual resources. Consistent with the goals and objectives of the General Plan, substantial portions of these resources are proposed to be protected, allowing for achievement of a number of aforementioned objectives. Through permanent protection of 164.1 acres of the 389.5-acre Site for steep slopes, a significant portion of the visually sensitive areas, including a major north/south ridge is proposed to be included as part of the regional open space system. The agricultural areas contain existing citrus and avocado groves, which will be maintained by the HOA. Also, in conjunction with the regional habitat planning efforts and as an essential component of the Specific Plan Amendment, the ownership of a significant portion of the proposed open space lands within the Project Site is intended to be transferred to the County of San Diego or another habitat management entity acceptable to the Director of DPLU, for permanent protection and preservation of the open space lands.

The Specific Plan Amendment utilizes clustering to avoid and minimize potential impacts of the Proposed Project on sensitive land and steep slope areas and to maximize preservation. The compact nature of the development, located in an area long planned for urban types of projects, along with the conservation of existing groves and preserved

natural open space, provides a transition from the urban uses of the I-15/SR-76 interchange to the more rural uses to the east.

A wide wildlife corridor will be preserved in open space along the eastern edge of the Site. This link will connect an open space to the north with the San Luis Rey River area. The historic and archeological sites near SR-76 will be preserved and capped. The use of water resources will be reduced from historic levels with the incorporation of reclaimed water utilized for irrigation of the common areas and agricultural groves. The homebuyers will be given an option to use energy-saving appliances in their homes and encouraged to by the homebuilder. By using numerous trails and walkways that lead to transit service, vehicle trips are discouraged, which will minimize the impacts to air quality. On-site detention will be utilized to limit impacts on the surrounding water quality.

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

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

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

Specific Plan Amendment Consistency: Board of Supervisors' Policy I-84, the Public Facility Element and the requirements of this Specific Plan Amendment will assure that facilities and services are available concurrent with need and that development will not proceed until commitments from service provider agencies are documented. Additionally, the Meadowood Specific Plan Amendment includes a facility-phasing program for the installation of all necessary facilities and services needed to support the level of proposed land uses. All required facilities have been closely coordinated with the service provider agencies to ensure timely availability of services and facilities. Water and wastewater services will be provided by SLRMWD, the RMWD or the VCMWD. Project Facility Availability and Project Facility Commitment forms will be provided to the County after approval of the Meadowood VTM by the Board of Supervisors, after LAFCO conducts and concludes its Sphere of Influence hearing(s) for the Project Site area and nearby areas and after the applicable MWD annexation proceedings are concluded for the Proposed Project.

The Regional Land Use Element also provides polices on Regional Categories that guide development within the unincorporated area of the County.

Policy 1, Objective 1.1. Current Urban Development Area (CUDA): The Current Urban Development Area includes those County lands to which near-term urban development

should be directed. On residential lands achievement of overall densities of at least four dwelling units per gross acre will be encouraged.

Specific Plan Amendment Consistency: The General Plan Amendment proposes to designate the Project Site as CUDA to accommodate urban development. As noted previously, this area has long been planned for urban development. The provision of housing along with the other uses and services planned in adjacent projects will increase the available housing stock in the County, while accommodating a variety of lifestyles and incomes. The Specific Plan Amendment proposes single-family detached, multi-family detached, and multi-family attached dwelling units for a maximum of 886 dwelling units on 389.5 acres.

Part III Circulation Element

The Circulation Element depicts the County road network system. The principal intent of this element is to ensure that future road rights-of-way are protected from structures for each and every road shown on the Circulation Element. The Circulation Element includes four roads in the vicinity of Meadowood. These are SR-76, Old Highway 395, Pankey Road and Pala Mesa Drive, all of which are discussed in Chapter 6.

Bicycle Network

Goals

1. Provide for the safe and convenient use of bicycles throughout San Diego County for recreation and as a viable alternative to the automobile as a form of local transportation.

6. Provide the related facilities and services necessary to allow bicycle travel to assume a significant role as a form of local transportation and recreation.

Specific Plan Amendment Consistency: As described in the Proposed Project's traffic study, the proposed road system is consistent with the General Plan's Circulation Element, except for the realignment and reclassification of Pankey Road (from Stewart Canyon Road down to SR-76), which will be named Horse Ranch Creek Road, and the addition of a connector roadway known as Street R between Pala Mesa Drive and Horse Ranch Creek Road. The Applicant proposes to construct Horse Ranch Creek Road per General Plan Update Circulation Element "Boulevard" standards and has received approval on a request for a modification to a road standard (See Figure 6-4). Horse Ranch Creek Road is proposed as a "Boulevard" from the existing portion of Pankey Road that exists south of Stewart Canyon Road to SR-76 along its new alignment. The Specific Plan Amendment Circulation Element (Chapter 6) identifies all proposed roads that are required to support the level of proposed residential density. This element also identifies the non-motorized circulation network, which is comprised of recreational trails. The compact nature of Meadowood and the adjacent two projects that include a town center will encourage the development of mass transit, eventually creating the transportation service area provided for in the SANDAG Smart Growth Concept Map and the County's General Plan Update. Bicycle riding is also encouraged with designated bike lanes along the roadways

and a separate 10-foot wide multi use, non-motorized trail along Horse Ranch Creek Road to encourage biking to the town center or to the college campus.

Part IV Recreation Element

This element provides policies for recreational facilities in the unincorporated area.

Chapter 1 – Local Parks

Policies

4. All parks and recreation facilities should be planned as part of an overall, well-balanced park system.

5. Local park planning should be integrated with general planning programs, both on a Countywide and community basis.

6. Each local park facility should be sufficient size and proper location to foster flexibility in activities and programs.

9. Lands should be dedicated for local park purposes and be protected against diversion to non-recreational uses.

11. Utilize the PLDO to define the Local Park Planning Areas (LPPA) and to facilitate the collection and distribution of funds for the acquisition, expansion and development of local parks to the extent allowable.

Specific Plan Amendment Consistency: Two pocket parks are proposed to serve the recreational needs of the future residents of Meadowood. A neighborhood park will be located near the elementary school and the multi-family areas to best serve the community. Trails and pathways lead to the park for a convenient walk from the residences. The Specific Plan Amendment will limit allowed uses to only recreational uses. Any required parkland in lieu fees must be paid prior to issuance of building permits. The County can use these fees to upgrade and improve existing facilities within the Fallbrook LLPA in accordance with State and County laws and policies.

Part V Seismic Safety Element

The objective of the Seismic Safety Element is to identify and evaluate hazards and to establish policies that guide development to areas that minimize risk from hazards such as earthquakes, fires and landslides.

Policies on New Development

1. Require all buildings to meet the standards of the Uniform Building Code.

5. Prohibit construction of homes and essential facilities in hazardous areas unless they can be designed to reduce the hazard to the satisfaction of responsible agencies.

7. Require submission of soils and geologic reports prepared by a certified engineering geologist on all projects where geologic hazards are known or suspected to be present.

Specific Plan Amendment Consistency: All structures, including the water tanks, will be required to meet the current Uniform Building Code. The water tanks are designed to withstand earthquake damage. The Site is not located on any known active or potentially active fault. There is one unnamed inactive fault approximately three miles northeast of the Site. Projection of the strike of this fault shows that it is not considered to pose a significant seismic risk to the Site. There have been no known landslides in the area; however, the groves on the hillsides have been irrigated for several years and there may be a potential for rockfall. A comprehensive geotechnical investigation was prepared by the project's licensed geotechnical engineer and submitted with the EIR. The study's findings established the criteria, location and design of developable areas. Rockfall potential exists on the westerly face of Rosemary's Mountain, which is just east of Horse Ranch Creek Road on the southern half of the site. To address potential rockfall, project mitigation includes the testing, anchoring, removal and/or monitoring of rocks to ensure that no rockfalls will occur.

Part VI Scenic Highway Element

The goal of the Scenic Highway Element is to create a network of County scenic highway corridors within which scenic, historical and recreational resources are protected and enhanced. In the vicinity of Meadowood, only I-15 is designated as a Third Priority Scenic Route.

Chapter 3 – Goals and Objectives

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

Specific Plan Amendment Consistency: The Proposed Project is not immediately adjacent to the I-15, but the Site is partially visible from I-15 from Reche Road to SR-76 (southbound) and from two miles south of SR-76 to SR-76 (northbound). Several design measures will be implemented to limit the visual impact from I-15. These include maintaining agricultural groves as a backdrop to the housing development; locating the denser multi-family products on the lowest elevations; not proposing any ridgeline development; minimizing grading by matching the natural topography as best as possible; mixing in one-story homes; utilizing earth-tone colors on the facade and roofs of the homes; planting extensive trees and groundcover on all manufactured slopes; and requiring all outdoor lighting to be downwardly directed and horizontally shielded. For more details refer to the Visual Impact Assessment included as an appendix to the EIR.

Part VII Public Safety Element

The goal of the Public Safety Element is to minimize injury, loss of life and damage to property resulting from fire, geologic or crime occurrence; maximize public safety factors in the physical planning process; and optimize organization and delivery of emergency services upon occurrence of fire, geologic activity or crime.

Goals

1. Minimize injury, loss of life and damage to property resulting from fire, geologic or crime occurrence.

2. Maximize public safety factors in the physical planning process.

3. Optimize organization and delivery of emergency services upon occurrence of fire, geologic activity or crime.

Specific Plan Amendment Consistency: Meadowood incorporates many public safety considerations into the overall project design. Roads are built to County standards and there are several points of ingress/egress to the Project Site. You can exit the development to the south off Horse Ranch Creek, to the west off Pala Mesa Drive and to the north off Pala Mesa Heights Drive and Horse Ranch Creek Road. A fire access road extending northeasterly from Street E to Rice Canyon Road has also been incorporated into the Proposed Project. Emergency and public safety services are available within required response times. The water system is looped, providing for redundancy and reliability in case of emergency, and will otherwise meet standards established by the MWD providing water service to the NCFPD. Brush management is incorporated into the development areas. A technical study has been prepared to study geologic concerns, which will be properly mitigated. The subdivision and individual lots are designed to limit crime with proper lighting, fencing and access.

At the current time, the County Sheriff's Department has identified the need for a new, full-service North County Sheriff's Station, within the I-15 Corridor. At this time, the Sheriff's Department has not determined the exact location of this Station, but has indicated a general location for the Station could be at the I-15/SR-76 Interchange. Therefore, since the location of a future North County Sheriff's Station is unknown at this time, it is not possible to analyze the impacts of the changes to the physical environment, due to the construction of this station.

The southernmost portion of the Site is within the Lake Henshaw Dam Inundation Zone. Should the Proposed Project include unique institutions, such as schools or hospitals, within the inundation zone, a significant impact could occur. The school site designated for Planning Area 2 is outside of the Henshaw Dam Inundation Zone. Because the designated school site is located outside of the Lake Henshaw Dam Inundation Zone, no

significant impacts would occur in association with the Lake Henshaw Dam Inundation Zone.

Part VIII Noise Element

The overall goal of the Noise Element is to establish a coordinated set of policies and standards for the reduction of noise through effective planning.

Objective 4. The establishment of standards and controls to minimize noise at the site of the receiver.

Policy 4b:

Whenever it appears that new development may result in any (existing or future) noise sensitive land use being subject to noise levels of community noise equivalent level (CNEL) equal to 60 decibels or greater, an acoustical analysis shall be required.

If the acoustical analysis shows that the noise levels at any noise sensitive land use will exceed CNEL equal to 60 decibels, modifications shall be made to the development which reduce the exterior noise level to less than CNEL of 60 decibels and the interior noise level to less than CNEL of 45 decibels.

If modifications are not made to the development in accordance with paragraph 2 above, the development shall not be approved unless a finding can be made that there are specifically identified overriding social or economic considerations which warrant approval of the development without such modification; provided, however, if the acoustical study shows that sound levels for any noise sensitive land use will exceed a CNEL equal to 75 decibels even with such modifications, the development shall not be approved irrespective of such social or economic considerations.

Specific Plan Amendment Consistency: A noise study, included as an appendix to the EIR, determined areas that might be subject to noise levels that exceed County standards. Noise barriers are included along major roads and other locations where necessary. Noise sensitive receptors such as the residences, a park and elementary school will be mitigated from traffic noise at a less than significant level. Other noise attenuation measures will be built into homes where deemed necessary.

Part IX Housing Element

The overall goal of the Housing Element is to encourage and facilitate a variety of housing and tenancy types and price ranges throughout the region.

Policies

1. Increase the supply of safe, sanitary and affordable housing.

12. Encourage developers to produce pedestrian oriented mixed-use areas where feasible in commercial areas, particularly along transit corridors.

Specific Plan Amendment Consistency: The Meadowood Specific Plan Amendment will result in single-family detached, multi-family detached, and multi-family attached dwelling units in close proximity to I-15 and SR-76. The provision of many different types and densities of housing in an area known only for large lots will create opportunities for residents of many different ages and income levels. The housing will serve students attending the nearby Palomar College and young families will benefit from the nearby neighborhood park and elementary school. The housing will meet standards to serve the disabled. The design of the subdivision caters to a pedestrian oriented community with accessible walkways and trails that lead to nearby transit service along Horse Ranch Creek Road and commercial areas. A neighborhood park and pocket parks will provide recreational opportunities for residents.

Part X Conservation Element

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

Chapter 3 – Water

Policies

4 Reduce local reliance on imported water.

Specific Plan Amendment Consistency: The Proposed Project will utilize imported water facilities and infrastructure, but plans to fully offset its potable water use by developing new sources of water supply. These sources may be recycled water (other than that generated by the project itself), desalinated water, groundwater or other supplies as approved by the water supply agencies. Reclaimed water will be used to irrigate common areas of the project. Groundwater usage is not proposed except during the drier months as a secondary source of irrigation of retained agricultural groves and common area landscaped slopes. If so used, it will not be increased above existing consumption levels. Groundwater usage will actually decrease from existing levels, as recycled water will primarily be used for irrigation. By utilizing the new stormwater regulations, more efficient irrigation will be used. This will prohibit a large amount of water running off

into the adjacent wetland. Also homeowners will have the option of utilizing low water usage appliances.

Chapter 4 – Vegetation and Wildlife Habitats

Policies

6. If a project is determined to have a significant adverse impact on plants and wildlife, an acceptable mitigating measure may be a voluntary donation of land of comparable value to wildlife.

Specific Plan Amendment Consistency: Important vegetation and wildlife resources will be protected on-site in 122.4 acres of preserved open space. The endangered southwestern arroyo toad has not been found on the Project Site north of SR-76. Twelve and six-tenths (12.6) acres of habitat for the threatened California gnatcatcher will be affected. Meadowood project planners have participated in numerous discussions and meetings with the USFWS, CDFG and the County to determine areas most appropriate for biological preservation. These lands are intended to be conveyed to a wildlife management entity acceptable to the County of San Diego, and 115.6 acres will serve as an integral part of the regional open space system that the County is proposing in the North County MSCP. The preserved open space is defined as all lands that will not have any direct impacts from development. These lands will not include fire clearing, grading and/or any other development, with the exception of that required for the fire access road and maintenance of existing recreational trails. Finally, landscaping in areas adjacent to natural areas will emphasize the use of native and drought tolerant plants.

Chapter 5 – Minerals

Policies

1. The County will, to the extent practicable and appropriate, conserve construction aggregate resources in the entire County to ensure a minimum of 50 years supply.

3. The extractive overlay designation, as defined in Policy 2.6 of the Land Use Element, will be applied to appropriate areas throughout the County. (The extractive designation is described on page 66 of the Conservation Element as well as limitations for this designation.)

7. The County will, to the extent possible, protect and preserve mineral deposits and historical mining sites available for necessary commercial extraction and for scientific, educational and recreational uses.

Specific Plan Amendment Consistency: An extractive overlay designation does not apply to the Project Site. A Mineral Resources Technical Report was prepared for the Proposed Project. The report concludes that successful sand and gravel mining

operations are well documented along the San Luis Rey River drainage, and at least five sites have historically been mined within a few miles of the Project Site. All but one (the Pankey Ranch/Rosemary Mountain site) has been terminated when they were not successful in obtaining new or extended permits, primarily due to environmental considerations. This adjacent property is currently under consideration for the extraction of aggregate materials, and a major use permit, (S-82), has been granted.

Portions of the Project Site are situated on areas classified as Mineral Resource Zonation (MRZ)-2 and MRZ-3. The acreage includes the area bound by the SR-76 to the south, and the westerly edge of the Site. Approximately 5.6 acres south of existing SR-76 have been mapped as MRZ-2 with 101.4 acres to the northwest mapped as MRZ-3. The County documents state that for potential mining sites with a buffer of less than 1,300 feet from existing developments, mining is not likely to be permitted due to potential impacts. Based on the results of the analyses, there are mineral resources on-site that are of MRZ-2 quality. However, because of the proximity to existing developments, these resources have effectively already been lost. Development of the Proposed Project could also result in off-site resources being lost as a viable resource. The value of these off-site resources is, however, below the County's level for significance.

Chapter 6 – Soils

Policies

2. The County will analyze, improve and promote methods for preserving agriculture.

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

Specific Plan Amendment Consistency: Areas designated for development have been "clustered" to conserve agricultural use within the Project Site. Agricultural lands are zoned as open space areas and will be managed by the Meadowood HOA or their designee. 49.3 acres of tree groves will be conserved. The project design incorporates the physical suitability of the Site for the uses and densities proposed. The steeper areas will be preserved in open space, while the flatter areas are proposed for development.

Chapter 7 – Astronomical Dark Sky

Policies

1. The County of San Diego will act to minimize the impact of development on the useful life of the observatories.

Specific Plan Amendment Consistency: The Specific Plan Amendment minimizes site lighting to that necessary for security, safety and identification and integrates lighting

with project landscape design. All lighting will be directed downwardly, horizontally shielded and will meet all the regulations of the County's Light Pollution Code.

Chapter 8 – Cultural Sites

Policies

1. The County shall take those actions that will conserve and protect significant cultural resources. These actions may include land purchases, land use controls such as zoning, purchase at less than fee, ordinances prohibiting unqualified archaeologists or vandals from excavating or defacing such resources, dedication of open space around cultural resources, and the formation of cultural areas to protect those fragile resources.

3. San Diego County shall coordinate with appropriate Federal, State and local agencies to conserve cultural resources.

Specific Plan Amendment Consistency: The entire Project Site was surveyed for the presence of cultural (archeological) resources, and a total of six (6) historic sites have been identified within the Site. The six sites are buildings more than 50 years old. The buildings were evaluated for eligibility for the California Register of Historical Resources and the San Diego County Register of Historical Resources. None of the buildings is recommended as eligible. One prehistoric archaeological site including three loci was located on the Project Site. The site will be avoided and capped and/or monitored during grading. The detailed findings of the survey are presented as an appendix to the EIR. The local Native American tribes have been consulted and it was determined that the identified cultural resources shall remain in place.

Part XI Energy Element

The primary objective of the Energy Element is to achieve maximum conservation practices and maximum development of renewable alternative sources of energy.

OBJECTIVE

1. Achieve maximum conservation practices and maximum development of renewable alternative sources of energy.

Specific Plan Amendment Consistency: All of the units built in Meadowood will be Pardee Homes' LivingSmart homes, comprised of EnergySmart, EarthSmart, WaterSmart and HealthSmart components. The LivingSmart program offers more than 30 earth-friendly features to home buyers, including Energy Star appliances, recycled flooring materials and water-saving faucets. All homes in Meadowood will comply with the U.S. Environmental Protection Agency's Energy Star criteria, which results in homes that are at least 30% more energy efficient than required by the Model Building Code. The compact nature of Meadowood and the provision of extensive trails and sidewalks will

encourage residents to walk and bike within the community, thus minimizing energy usage.

Part XII Public Facility Element

The major goal of the Public Facility Element is to ensure a strong linkage between public facility planning and land use planning.

Section 3 Parks and Recreation

Objective 1. Provide, in the short term, five acres of local parks per 1,000 unincorporated area residents and the County's equitable portion of the regional park facilities level of 15 acres per 1,000 residents in the region.

Policy 2.2. The County will site, plan, and develop local and regional parks that are compatible with community character, land use and the recreational, conservation and preservation needs of the intended service population.

Specific Plan Amendment Consistency: The County PLDO implements this policy, which is in compliance with the State's Quimby Act. The Ordinance requires 393.35 square feet of parkland per dwelling unit in the Fallbrook LPPA, equivalent in-lieu fees or a combination of both. The Proposed Project will meet the requirements of the PLDO. In addition, the Proposed Project will provide a neighborhood park, two pocket parks for increased recreational opportunities for Meadowood residents and approximately 5.9 miles of trails. Finally, 115.6 acres of natural area will be provided for inclusion in the North County MSCP regional preserve system.

Section 4 Transportation

Policies

1.2 General Plan Amendments and Rezones shall be reviewed to ensure that any proposed increases in density or intensity of use will not prevent the planned Circulation Element road system from operating at its planned Level of Service at buildout.

4.4 Ensure the provision of bicycle facilities and other needed bikeway-related improvements in new development.

Specific Plan Amendment Consistency: As described in the Proposed Project's traffic study, the proposed improvements to the road network will maintain the level of services as described in the Circulation Element. Bike lanes and wide trails and pathways are designed throughout the subdivision to promote nonmotorized transportation.

Section 5 Flood Control

Policies

1.1 Development within floodplains will be restricted to decrease the potential for property damage and loss of life from flooding and to avoid the need for channels and other flood control facilities.

2.1 The use of natural channels will be required except in cases where no less environmentally damaging alternative is appropriate.

5.1 The County will require measures to decrease the adverse impacts created by increased quantity and degradation in quality of runoff from urban areas.

Specific Plan Amendment Consistency: A portion of Planning Area 1 is located within the fringe of the existing 100-year Horse Ranch Creek and San Luis Rey River floodplains. The southern portion of Planning Area 1 is adjacent to San Luis Rey River and the western portion of Planning Area 1 is adjacent to Horse Ranch Creek. Due to the re-alignment of SR-76, a CLOMR was submitted to the County and FEMA. The CLOMR was approved and issued on November 22, 2005 (Case Number 05-09-1045R). Based on the proposed SR-76 realignment (now under construction) and the associated hydraulic analysis, the CLOMR proposes that the northern limit of the San Luis Rey floodplain will be revised to be relocated immediately south of the new SR-76 alignment. Thus, it will no longer impact the southern portion of Planning Area 1 or the proposed alignment of SR-76. The Horse Ranch Creek floodplain is currently not defined by FEMA; however, 100-year existing and proposed floodplain analyses have been performed for the portion of Horse Ranch Creek adjacent to the Proposed Project. Based on the hydraulic analysis it has been determined that Planning Area 1 impacts the eastern fringe of the 100-year floodplain. To mitigate for the Proposed Project's impact to the floodplain and not adversely impact adjacent and upstream property owners, the proposed grades associated with Planning Area 1 are significantly above the 100-year water surface elevations.

Several of the natural drainage basins and channels remain intact along the western and eastern open space areas of Meadowood.

The Proposed Project is required to prepare and process a Stormwater Management Plan in accordance with the March 24, 2008 County of San Diego Standard Urban Stormwater Mitigation Plan (SUSMP) for Land Development and Public Improvement Projects. Based on the SUSMP requirements, the project has implemented hydromodification management devices and best management practices to decrease the potential adverse impacts as a result of this project with respect to water quantity and quality.

Section 6 Solid Waste

Goals

Goal 1. Minimize residential, commercial and industrial solid waste generated in the County at its source.

Goal 2. The safe, sanitary and environmentally acceptable collection, storage, transport, recycling and disposal of the solid waste that is generated.

Specific Plan Amendment Consistency: The Proposed Project will recycle construction materials as much as possible. Recycling bins as well as trash bins will be provided to each resident. The County of San Diego promotes recycling and provides sufficient recycling facilities to reduce residential, commercial and industrial solid waste at its source. The Proposed Project will conform to the applicable County recycling activities.
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Section 7 Law Enforcement

Policies

3.2 New development in the unincorporated area will be required to contribute its fair share toward financing Sheriff's facilities toward achieving the short term objective.

4.2 Sheriff's facilities shall be designed and located based on appropriate criteria.

5.1 The County will require, whenever possible, subdivision design that aids in crime prevention and law enforcement operations.

Specific Plan Amendment Consistency: Pursuant to Board of Supervisors' Policy I-84, the Specific Plan Amendment establishes an implementation program and discretionary permit review process that provides the Sheriff and other law enforcement agencies an opportunity to participate and determine adequate levels of service. Fair share contributions will be provided for financing Sheriff's facilities. The local Sheriff's Department has indicated its long range plans include a station in the Proposed Project's immediate area. However, at this time, the Sheriff's Department has not determined the exact location of this Station, but has indicated a general location for the Station could be at the I-15/SR-76 Interchange. Therefore, since the location of a future North County Sheriff's Station is unknown at this time, it is not possible to analyze the impacts of the changes to the physical environment, due to the construction of this station. The subdivision design provides for accessible, expeditious access to prevent crime and aid law enforcement operations.

Section 10 Schools

Policies

1.2 To the extent allowable under State law, new development shall be required to provide additional facilities needed to serve children generated by the new

development. Such facilities shall be of the quality and quantity sufficient to meet State Department of Education standards or to maintain an existing higher level of service provided by affected school districts' facilities.

3.1 Land use planning will be coordinated with the planning of school facilities.

Specific Plan Amendment Consistency: The Applicant has coordinated with the affected districts to determine how educational needs of residents would be met. The Proposed Project includes a 12.7-acre site for a potential elementary school to serve area residents' children. If deemed or required, fees will be paid to affected districts as established by State law.

Section 11 Fire Protection and Emergency Services

Policies

1.2 The County will ensure the availability of adequate fire and emergency services facilities in the review of discretionary land development applications and require appropriate fire prevention and protection measures.

2.1 New development shall be required to finance its full and fair share of the facility and equipment needs that it generates.

Specific Plan Amendment Consistency: All roads within Meadowood will be constructed to County standards, ensuring adequate access for all emergency vehicles. Internal circulation between Meadowood and Campus Park and Campus Park West will provide direct access to an existing fire station. Pala Mesa Drive will be connected to the existing fire station on the southwest corner of Pala Mesa Drive and Old Highway 395. As Pala Mesa Drive extends east from I-15 and south to SR-76, it will be connected to the Project Site via Street "R." This connection will ensure a response time within substantial conformance of the maximum allowed travel time of 5 minutes. Brush management areas, where required, are integrated into the design of the development. A FPP has been prepared for the Proposed Project and will be made a part of the conditions of approval.

Section 12 Wastewater

Policies

1.2 Discretionary land development projects will only be approved if the service provider reasonably expects that wastewater treatment and disposal will be available concurrent with need, and that all appropriate requirements will be met through conditions placed on project approval.

1.3 All land development projects requiring the use of sewage conveyance, treatment and disposal facilities shall obtain a commitment of service from the appropriate district prior to land preparation and construction.

2.1 The County will regulate the use of privately proposed WWTPs to ensure that they are properly located, meet the wastewater needs of the project, do not cause premature urbanization, and create no unmitigable environmental effects. Availability of service from a wastewater treatment facility will not be justification for increasing densities allowed by the General Plan and zoning.

3.1 Water reclamation and conservation measures shall be included in the land development review process.

Specific Plan Amendment Consistency: An on-site WWTP will be provided concurrent with the need. A commitment letter from a MWD is required; LAFCO selection of a service provider will be completed prior to building permit issuance. At that time a commitment letter will be presented.

The proposed WWTP would serve the Proposed Project, but is not the justification for the proposed General Plan Amendment and zoning reclassification. The Project Site is within the I-15/SR-76 Interchange MSP, which has designated the area for development since the 1980s. Recycled water will be utilized to irrigate the common areas in the subdivision and retained agricultural groves.

Section 13 Water Provision Systems

Policies

1.2 Discretionary land development projects dependent on imported water will only be approved if the service provider reasonably expects that water facilities will be available concurrent with need, and that all appropriate requirements will be met through conditions placed on project approval.

1.3 All land development projects requiring the use of imported water shall obtain a commitment of service by the appropriate district prior to land preparation and construction.

1.5 The County will regulate development in groundwater-dependent areas to ensure that it does not, in the long term, create a demand for groundwater that exceeds the annual recharge capability of that basin.

3.4 Water reclamation and conservation measures shall be included in the land development review process.

Specific Plan Amendment Consistency: A water study has been prepared and indicates that there is enough water to serve the Proposed Project. A commitment letter from a

MWD is required; LAFCO selection of a service provider will be completed prior to building permit issuance. At that time a commitment letter will be presented.

The area is not groundwater-dependent, and groundwater usage is not proposed except during the drier months as a secondary source of irrigation for retained agricultural groves and common area landscaped slopes. If so used, it will not be increased above existing consumption levels. The use of groundwater on the site will decrease from existing levels, as recycled water is planned to be used as the primary source for irrigation. . Water reclamation will be utilized to irrigate the common areas in the subdivision.

Section 21 County Trails

Policies

1.1 Continue to provide and expand the variety of trail experiences, including urban/ suburban, rural, wilderness, multi-use and single use, staging areas and support facilities.

1.3 Provide a variety of linear distances for users to experience such as trails that offer long distance experiences and connect with other public trail systems, points of interest or transit facilities; and trails that offer short distance and loop experiences.

3.6 Identify trail routes that meet a public need while recognizing the concerns of private property owners, safety requirements, land use concerns and environmental protection goals.

Specific Plan Amendment Consistency: The Proposed Project provides a vital trail link between existing trails north of the Site and the San Luis Rey River Trail. There are several different trail experiences proposed within the subdivision, including a rural trail along the ridgeline, a trail through the groves, a multi-use trail along Horse Ranch Creek Road and several other connections. Trails through the open space have historically been used; no new trails are proposed within the open space. The proposed trails present a variety of trail experiences. The Applicant is coordinating with the County and adjacent property owners to connect its trail system to the proposed transit service, to adjoining trails and to the San Luis Rey River Park trail system. Trails are also located to allow residents to walk children to school, the park or to the adjacent transit service or commercial business. A total of 5.9 miles of trails are planned throughout the subdivision.

10.3 COMMUNITY PLAN CONSISTENCY

The goals and policies contained in the Fallbrook Community Plan are consistent with the elements of the General Plan. However, the Community Plan is not organized into chapters that coincide with adopted elements of the General Plan. Instead, the Community Plan has two chapters: Fallbrook Goals and Circulation Element.

The Community of Fallbrook also has an adopted Fallbrook Community Trails and Pathway Plan. This plan is incorporated into the Community Trails Master Plan, which is the implementing document of the County Trails Program contained in the Public Facility Element of the General Plan.

The analysis below addresses the Specific Plan Amendment's consistency with the relevant goals and policies of the Community Plan and its conformance with the Community Trails and Pathway Plan. Please see Appendix 1 for a complete review of the Proposed Project's compliance with each goal and policy of the Community Plan.

Chapter 1: Fallbrook Goals

General Goal -- Perpetuate the existing rural charm and village atmosphere while accommodating growth in such a manner that it will complement the environment of Fallbrook.

Specific Plan Amendment Consistency: The Specific Plan Amendment creates a distinctive village character by proposing land uses of varying densities that are compatible with each other and the surrounding area. The Specific Plan Amendment complies with the I-15 Corridor Scenic Preservation Guidelines and conforms to the valley character. A variety of housing types and lots sizes are included in a compact development footprint along with a system of sidewalks and trails. These features will encourage the feeling of community generated in rural villages and towns. Walking and biking will be easy and reliance on the automobile to move through the community will be reduced.

Residential Goal – Provide the enabling regulations necessary to permit a variety of housing types to accommodate the forecast population increase while retaining the rustic charm of the present living environment.

Policy 6 Planned developments which are sensitive to topographical restraints, and permit a more creative or imaginative development design than is generally possible through standard subdivisions should be encouraged.

Specific Plan Amendment Consistency: The Specific Plan Amendment proposes a variety of housing types from single-family detached to multi-family dwelling units. The intent of the Specific Plan Amendment is to preserve the rural charm of Fallbrook by

preserving 44% of the Specific Plan Area as either natural open space or agricultural open space leaving the flatter portions of the planning area to be developed.

Schools and Education Goal – Encourage a continuing high level of public and private education opportunities and physical school facilities in the Fallbrook area so that every individual, from pre-schooler to the adult retiree, can realize their full potential.

Policy 1 School sites should be selected and acquired early enough to ensure a reasonable cost to the public.

Policy 2 The size of school sites should be adequate to serve the needs of the community and should be located to permit safe access for the maximum number of students.

Policy 3 Safe walkways which serve the purpose of providing access as well as serving as bus stops should be provided to complement school sites.

Specific Plan Amendment Consistency: As part of the Proposed Project design, an elementary school site was identified to serve students from Meadowood and the adjacent developments. The school site is centrally located and access is provided from Horse Ranch Creek Road. The school is also accessible from walkways and trails that connect to the residential neighborhoods.

Floodplain and Open Space Goal – Encourage preservation of permanent open space areas unsuitable for intense development.

Policy 1 Floodplains and natural stream courses should be preserved in permanent open space and uses limited to recreational or light agricultural uses.

Specific Plan Amendment Consistency: A portion of Planning Area 1 is located within the fringe of the existing 100-year Horse Ranch Creek and San Luis Rey River floodplains. The southern portion of Planning Area 1 is adjacent to San Luis Rey River and the western portion of Planning Area 1 is adjacent to Horse Ranch Creek. Due to the re-alignment of SR-76, a CLOMR was submitted to the County and FEMA. The CLOMR was approved and issued on November 22, 2005 (Case Number 05-09-1045R). Based on the proposed SR-76 realignment (now under construction) and the associated hydraulic analysis, the CLOMR proposes that the northern limit of the San Luis Rey floodplain will be revised to be relocated immediately south of the new SR-76 alignment. Thus, it will no longer impact the southern portion of Planning Area 1 or the proposed alignment of SR-76. The Horse Ranch Creek floodplain is currently not defined by FEMA; however, 100-year existing and proposed floodplain analyses have been performed for the portion of Horse Ranch Creek adjacent to the Proposed Project. Based on the hydraulic analysis it has been determined that Planning Area 1 impacts the eastern fringe of the 100-year floodplain. To mitigate for the Proposed Project's impact to the floodplain and not adversely impact adjacent and upstream property owners, the proposed

grades associated with Planning Area 1 are significantly above the 100-year water surface elevations.

Agricultural Goal – Support agriculture and agriculturally oriented services that promote Fallbrook's unique agricultural specialties.

Policy 1 The development of agricultural estates combining residential with light agricultural uses should be encouraged.

Specific Plan Amendment Consistency: The Specific Plan Amendment identifies and conserves 49.3 acres of agricultural open space lands. These lands will be owned and maintained by the Meadowood HOA to perpetuate the rural charm of Fallbrook and to serve as a buffer to the biological open space areas, and as a transition to the existing low intensity residences and groves located north and east of Meadowood.

Parks and Recreational Goal – Encourage the provision of a well-balanced system of recreational facilities (public and private) to serve the entire area and meet the needs of all ages through both active and passive recreational opportunities.

Policy 4 The voluntary dedication and development of equestrian and hiking trails throughout the community should be encouraged.

Policy 5 Whenever possible local parks should be located adjacent to or near schools, and agreements for joint use of facilities should be encouraged to facilitate interaction between various age groups.

Specific Plan Amendment Consistency: In-lieu fees will be paid and/or land dedicated as required by the PLDO. In addition, the Proposed Project will provide a neighborhood park, two pocket parks for increased recreational opportunities and approximately 5.9 miles of multi-use trails. The dedicated school site is located adjacent to the neighborhood park; both are accessible via Horse Ranch Creek Road and the Meadowood trail system. Finally, 122.4 acres of natural area will be provided for regional open space with 115.6 acres being a part of a regional preserve system.

Community Beautification and Design Goal – Encourage sensitive design for all new development within Fallbrook.

Policy 1 Mature trees and significant landforms should be preserved in all public and private development projects.

Policy 2 Adequate off-street parking should be provided for all types of vehicles in all new developments.

Policy 4 On and off-site signs should complement the aesthetic value and village character of the community.

Policy 6 A "village style" architectural design theme should be encouraged throughout the community.

Policy 7 Protection of historic structures and new development that is compatible with the old buildings should be encouraged.

Policy 8 Necessary grading impacts should be minimized through wise grading practices, and landscaped areas that are disturbed by grading should be revegetated. Drainage and runoff should be controlled so as not to exceed the rate associated with the property prior to grading.

Policy 9 Development that impacts the ridgeline silhouettes should be discouraged.

Policy 10 Development of steep slopes should be limited to agriculture and very low residential densities and clustering promoted in flatter areas.

Specific Plan Amendment Consistency: The Specific Plan Area is within the I-15 Corridor Subregional Plan, which has established Scenic Preservation Guidelines for all development activity. The Proposed Project is subject to the "B" Designator that requires that a site plan be prepared in accordance with the Scenic Preservation Guidelines. The Specific Plan Amendment requires that a site plan be prepared and approved prior to any development. The Specific Plan Amendment includes a Community Design Element that demonstrates the Proposed Project's compliance with both the Fallbrook Design Guidelines and the I-15 Corridor Scenic Preservation Guidelines. The design of Meadowood includes off-street parking per County standards. While the Zoning Ordinance for multi-family development permits only one-half of required guest parking to be curbside, to minimize the impact on existing character by avoiding large parking bays, per this SPA/GPAR, guest parking in Planning Area 1 will be entirely curbside. Architecture will be varied to prevent "sameness," but will be compatible throughout the community to establish a sense of "place." Roofs and facades will be earth-toned to blend with the existing environment. Grading is minimized through the use of a compact development area, allowing approximately 44% of the Site to be preserved as open space. This includes the conservation of 49.3 acres of existing groves as well as the preservation of a north-south trending prominent ridge. Drainage and run-off will be managed in accordance with the Stormwater Management Plan prepared for the Proposed Project. Mature trees will be maintained within the agricultural groves on the Site and elsewhere where possible. The signs proposed comply with the Fallbrook Design Guidelines and blend into the landscaping. There are no significant historic structures that will be demolished as a part of the construction. Only a minimal amount of grading is located in areas defined by the RPO as "steep slopes." This area makes up less than 10% of the RPO steep slopes area.

<u>Chapter 2: Circulation Element</u>

General Goal – The overall objective is to guide and encourage the development of a logical and balanced transportation network that will allow safe and efficient travel throughout the Fallbrook community.

Specific Plan Amendment Consistency: Meadowood will construct all Circulation Element roads within its boundaries. All internal roads will be constructed to County standards.

Residential Areas

Goal 4 – Local and residential roads should be designed and constructed so as to reflect the rural and agricultural character of the community.

Policy 4.1 Local roads shall be designed with maximum emphasis on scenic beauty by following natural contours and avoiding extensive grading to the greatest possible extent.

Goal 5 – It is the desire of the community to maintain the presently existing rural agricultural appearance. Therefore, new residential developments are encouraged to provide adequate off-street parking areas for both residents and visitors.

Policy 5.1 The minimum residential off-street parking requirements shall be as described in the applicable County ordinance or policy.

Specific Plan Amendment Consistency: The road network in Meadowood follows the natural topographic contours to minimize necessary grading. The County's parking standards were met throughout the Proposed Project. While the Zoning Ordinance for multi-family development permits only one-half of required guest parking to be curbside, to minimize the impact on existing character by avoiding large parking bays, per this SPA/GPAR, guest parking in Planning Area 1 will be entirely curbside.

Goal 6 – New residential subdivision developments are encouraged to consider the appropriateness of incorporating a bus turn-out into the development's overall circulation network and to discuss this matter with both the appropriate public carrier and the DPW.

Specific Plan Amendment Consistency: Appropriate locations forbus turn-outs were determined along Horse Ranch Creek Road to serve both residential and adjacent commercial areas.

Recreation Areas

Goal 8 – Riding, hiking and non-motor driven vehicle trails should not conflict with the rural and agricultural character of the community.

Policy 8.2 Public non-motorized trail systems shall be encouraged within new residential subdivisions. If possible, these trails should provide access to public transit facilities, schools and shopping areas.

Policy 8.3 A system of pedestrian trails and/or walkways should be designed in conjunction with all new construction in and around schools.

Specific Plan Amendment Consistency: Meadowood includes an extensive system of sidewalks and trails for walking, hiking, riding and biking. These will provide passive recreational activities and encourage residents to walk to the school provided in Meadowood as well as to the town center and other public facilities located in adjacent projects.

Fallbrook Community Trails and Pathways Plan

The Fallbrook Community Trails and Pathways Plan does not stipulate community-specific goals and policies separate from those contained in the "Countywide Goals and Policies" section of the Public Facility Element of the General Plan. Pertinent goals and policies can be found in Section 10.2 of this Specific Plan Amendment.

Specific Plan Amendment Consistency: The Proposed Project provides a vital trail link between existing trails north of the Site and the San Luis Rey River Trail. There are several different trail experiences proposed within the subdivision, including a rural trail along the ridgeline, a trail through the groves, a multi-use trail along Horse Ranch Creek Road and several other connections. The proposed trails present a variety of trail experiences. The Applicant is coordinating with the County and adjacent property owners to connect its trail system to the transit service, to adjoining trails and to the San Luis Rey River Park trail system. Trails are also located to allow residents to walk children to school, the park or to the adjacent transit service or commercial business. A total of 5.9 miles of trails are planned throughout the subdivision.

Note: For further details on every goal and policy within the General Plan, Fallbrook Community Plan, Fallbrook Design Guidelines, and I-15 Corridor Subregional Plan and Guidelines, refer to Appendix 1 of this document.