



# CHAPTER 3.2 ENVIRONMENTAL ANALYSIS FOR EDUCATION SITES







## Chapter 3.2 Environmental Analysis for Education Sites

# San Marcos Campus

The planning process of any site should begin with an understanding of a collection of existing facility and site information.

The Existing Facilities and Environmental Analysis is an important foundation for informed, collaborative facilities planning. This analysis equips the College and its stakeholders with the information needed to effectively allocate resources that will address campus needs in alignment with college goals. The Facilities and Environmental Analysis of the San Marcos Campus looks at existing site and building conditions, including functionality, in the fall of 2022 and spring of 2023, and identifies current and potential future issues, challenges, and opportunities that should be taken into consideration for the planning of the campus.

The analysis is based on observations and information gathered during the initial vision planning process, including review of data, physical site investigations, discussions with facilities staff, and input gathered in the listening sessions with stakeholders. Understanding certain environmental aspects of a campus such as climate conditions, natural habitat, neighborhood context, and views assists in developing recommendations for a more sustainable and ecologically

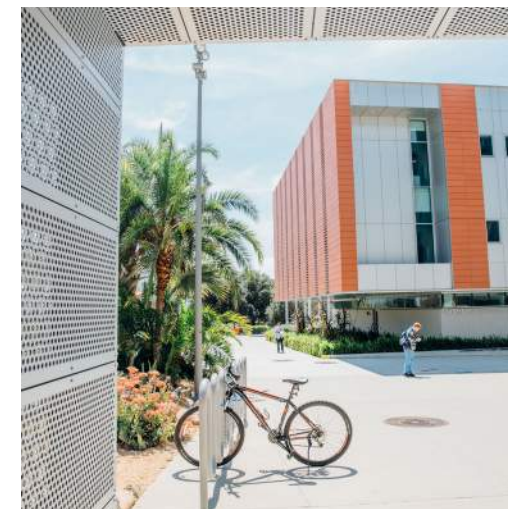
responsible planning of the campus site.

The San Marcos campus analysis and findings are presented on graphic plates and narrative summaries in the following areas:

- Overview
- Existing Campus Plan
- Neighborhood Context
- Topography
- Infrastructure



- Facilities Conditions
- Pedestrian Circulation
- Vehicular Circulation and Parking
- Emergency Vehicle Access
- Views
- Climate
- Vegetation + Species





# SAN MARCOS CAMPUS - OVERVIEW

As noted in chapter 3.1, Palomar College opened in 1946 in Vista, California after voters in Vista Unified School District, Fallbrook Unified School District, and Escondido Unified School District voted in favor of establishing a “junior college” in the North County area. In 1950, the College was relocated to Mission Road in San Marcos, where the San Marcos Campus is now located on over 200 acres. Today, Palomar College is a public, two-year community college serving a large student body of diverse ages, ethnicities, and lifestyles.

There are seven guided pathways at the college: (1) Arts, Media, and Design, (2) Business (3) Humanities and Languages, (4) Mathematics, Science, and Engineering and Technology and (5) Social and Behavioral Sciences, (6) Trade and Industry, (7) Health and Public Service. The College offers more than 250 credit, degree, and certificate programs within those seven guided pathways, as well as noncredit courses. Students may also participate in a vibrant college life that includes 34 academic and social campus organizations, 16 intercollegiate sports teams for men and women, and dozens of music, theatre, and dance performances for both internal college and community enjoyment.

The campus is known for its beautiful landscaping and includes over 35 themed garden areas. The ArbNet—an online community of professionals—has designated the entire San Marcos Campus

as a level II arboretum, the only higher education campus in California with that certification. In 1973, a five-acre hillside on the San Marcos Campus was set aside for an arboretum. Soon thereafter, many trees, palms, and bamboos from around the world were planted and labeled, making the arboretum not only an area for the study of botany, but also a place to study, relax, and bond with nature. Classes from several disciplines use the arboretum as a place for field trips, class projects, and research. The trails in the arboretum are open to the community for walking and observing the beautiful habitat and vistas.





SAN MARCOS CAMPUS - EXISTING PLAN 2023

Proposition M, which passed in the 2006 General Election, provided Palomar College with \$694 million of the estimated \$1.2 billion of construction and redevelopment funds needed to implement the Facilities Master Plan 2022 and Facilities Master Plan 2010 Update. Proposition M provided the College with the opportunity to update and redevelop the San Marcos Campus with a higher density use to maximize land utilization, increase potential for capacity, and create a welcoming student and community-focused campus with open areas for outdoor gathering, activity spaces, and vehicle-free pedestrian circulation.

Eighteen of the original new buildings identified in the Facilities Master Plan 2022 and Facilities Master Plan 2010 Update have been completed on the campus, and several more are under construction and will be completed in the near future. The campus has started on the development of the “loop road,” which provides a continuous vehicular circulation route around the campus; parking has been improved with the opening of the new parking structure; and athletic fields and facilities are under construction.

The core of the campus has started to shift to the north, closer to the parking structure and key services and facilities of the campus. The campus has become a model of sustainability with the opportunity to continue along this path and achieve its Zero Net Energy goal

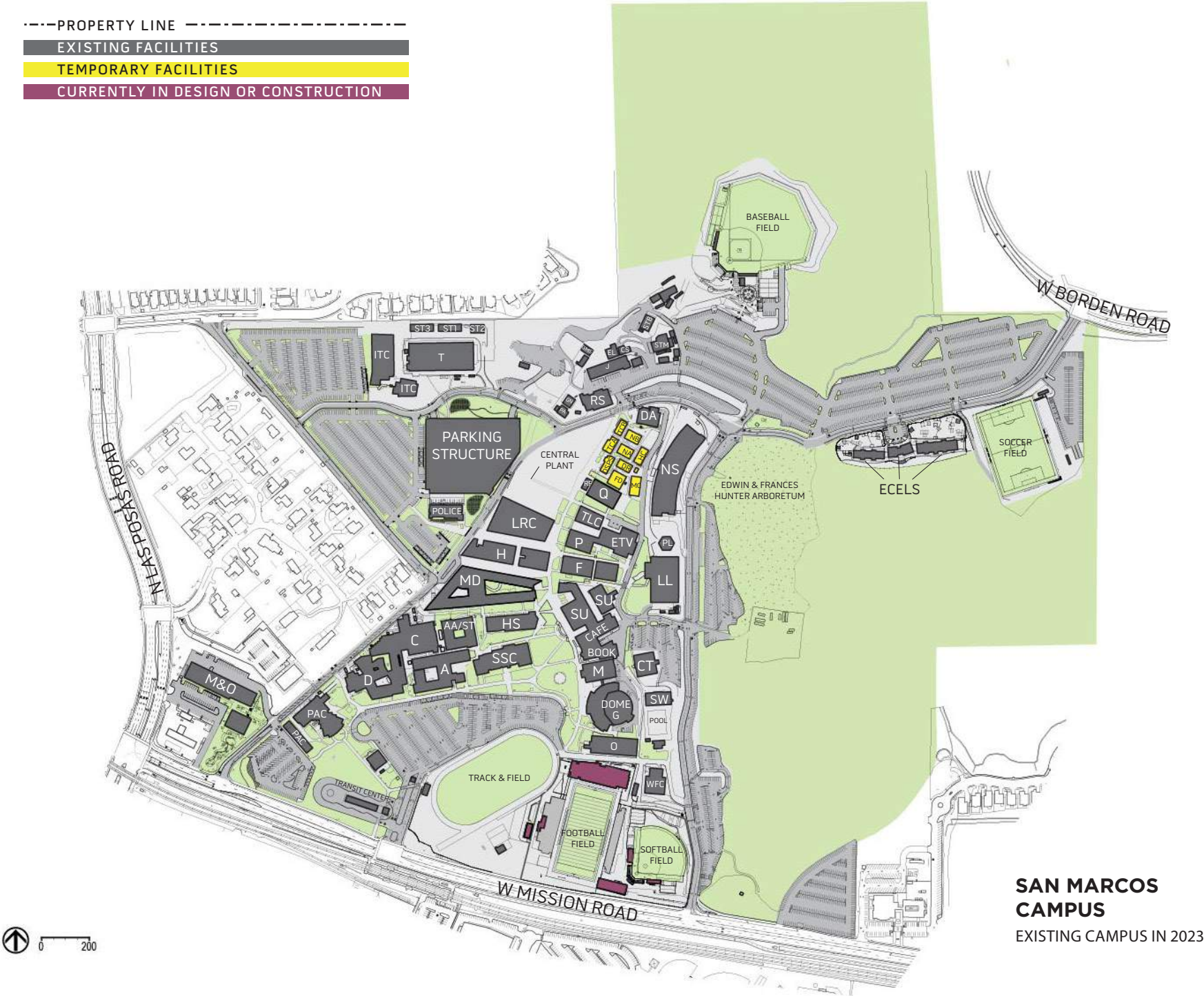
by 2030, while increasing operational efficiencies and maximizing tax payer dollars.

BUILDING KEY

A	Administration	MD	Multidisciplinary Instruction
AA/ST	Administration Annex	M&O	Maintenance and Operations
C	Music and Fine Arts	NS	Natural Sciences
CES	California English School	O	Women’s Physical Education
CT	Court Building	P	General Instruction
D	Music and Fine Arts	PAC	Performing Arts Complex
DA	Design and Architecture	PAO	Public Affairs Office
DR	Disability Resources	Police	Police
DSPS	Disability Support Programs and Services	PL	Planetarium
ECELS	Early Childhood Education Lab School	Q	Electronics
ETV	Educational Television	RF	Reading/Food
FD	Fashion Design	RS	Former Receiving and Storage
G	Gymnasium	SSC	Student Services Center
H	Humanities	SU	Student Union
HC	Health Center	SW	Swimming Facility
HS	alth Sciences	T	Industrial Technology 2
ITC	Industrial Technology Center	TCB	Tutorial Center B
L	Former Library	TLC	Teaching and Learning Center
LRC	Learning Resource Center	WFC	Wellness and Fitness Center
M	Men’s Physical Education		
MC	Math Tutoring Center		

LEGEND

- PROPERTY LINE
- EXISTING FACILITIES
- TEMPORARY FACILITIES
- CURRENTLY IN DESIGN OR CONSTRUCTION



SAN MARCOS CAMPUS  
EXISTING CAMPUS IN 2023



# SAN MARCOS CAMPUS - NEIGHBORHOOD CONTEXT

The Palomar College campus is in the City of San Marcos, a city of about 95,000 inhabitants in the north of San Diego County and home to California State University San Marcos. Primary access is located on West Mission Road, a busy four-lane thoroughfare that runs through the city connecting to the city of Escondido and Vista. The Sprinter train runs along West Mission Road and has a station across the street from the Campus. The College can also be accessed by several NCTD Breeze bus routes, which stop at the Transit Center on campus. The College is situated just to the north of the CA-78 freeway, near the connection to Interstate 15.

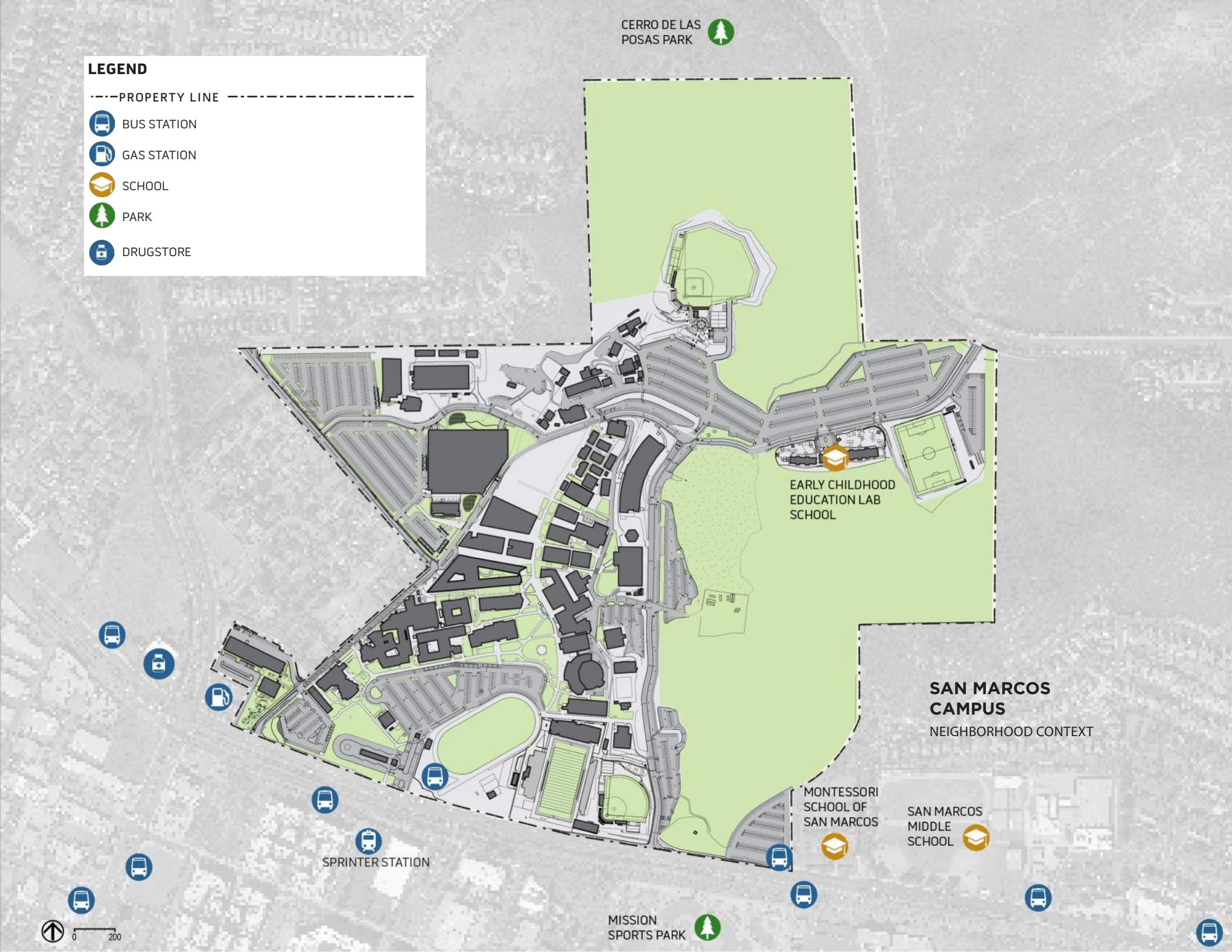
The Campus is bordered on the east side by the College’s Arboretum, which is open to the public. The surrounding neighborhood to the south is comprised of businesses, shopping centers, and restaurants. The area directly to the north and west of the Campus is residential. There are also several apartment complexes across Mission Road.

The San Marcos Campus is located just a mile from San Marcos Unified School District office and in close proximity to many of the district’s schools including San Marcos Middle School which is just down the road from the College, and San Marcos High School which is just over a mile away. Several parks are located close to the campus including Mission Sports Park on the other side of West Mission

Road across from the college Cactus garden and Cerro de Las Posas Park north of the campus. Palomar Mountain, with open space and trails is northeast of the campus.

## OBSERVATIONS

- The campus has easy access to several public transportation lines, including buses and the Sprinter light rail line.
- There is a residential and commercial development happening in the neighborhood surrounding the campus.
- The campus’ proximity to several K-12 schools in the surrounding area position it to be the prominent choice for future students.
- The campus’ Arboretum stands out as a lush natural habitat amongst the growing urban area and a great resource for the community.
- The campus is surrounded by bike routes throughout the city of San Marcos providing bike transportation options to the College.
- Most roads surrounding the campus have sidewalks, providing walking access to the College from adjacent neighborhoods.





## SAN MARCOS CAMPUS - TOPOGRAPHY

The San Marcos Campus is situated within a small valley among the foothills of the San Marcos Mountains. The campus has been developed on the gently sloping bottomlands of the valley. It is bounded by undeveloped hillsides that are blanketed with coastal sage scrub. The developed portion of campus slopes up from Mission Road, which defines its southern edge, to Borden Road at its northeastern point.

Topography is an important consideration for planning the location and massing orientation of facilities due to its impact on development costs. The most level land area lies near Mission Road, at the lowest elevation of the campus. Here, facilities and parking could be developed with the least movement of earth and the most flexibility regarding massing, orientation, and site development.

The topography of the campus and the surrounding hillsides highlight the importance of stormwater management and habitat preservation to minimize the campus' vulnerability to erosion and runoff from the surrounding hillsides and impervious surfaces within the campus.

- Although the varied topography makes careful planning more critical, it also imbues the campus with its unique character and sense of place. The slopes and hillsides provide opportunities to highlight unique views into and out of the campus, as exemplified by the Palomar College “P” on the hillside above the campus.

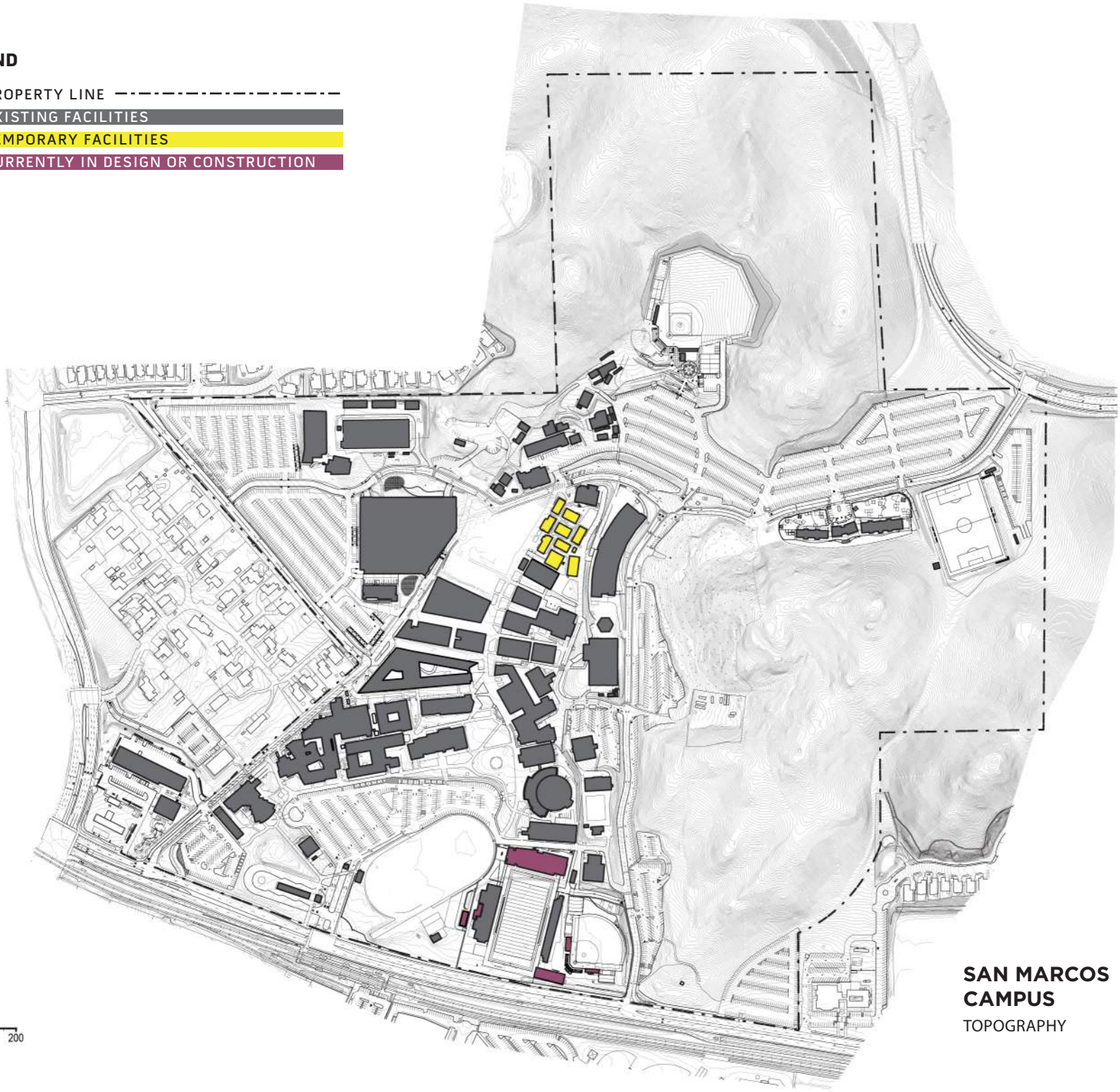
### OBSERVATIONS

- The campus has easy access to several public transportation lines, including buses and the Sprinter light rail line.
- Development of northern campus areas at higher elevations must address rocky soil conditions
- Topography is an important consideration for planning circulation routes, especially in the direction that is perpendicular to the overall slope of the campus
- Buildings can be designed to improve access between topographic levels by using elevators that connect entrances at multiple ground levels
- It is important to manage stormwater to minimize the impact of the high-volume storm events that bring most of the rainfall to this region
- The topography offers opportunities to emphasize the unique character of the campus



### LEGEND

- PROPERTY LINE
- EXISTING FACILITIES
- TEMPORARY FACILITIES
- CURRENTLY IN DESIGN OR CONSTRUCTION



SAN MARCOS  
CAMPUS  
TOPOGRAPHY



# SAN MARCOS CAMPUS - INFRASTRUCTURE

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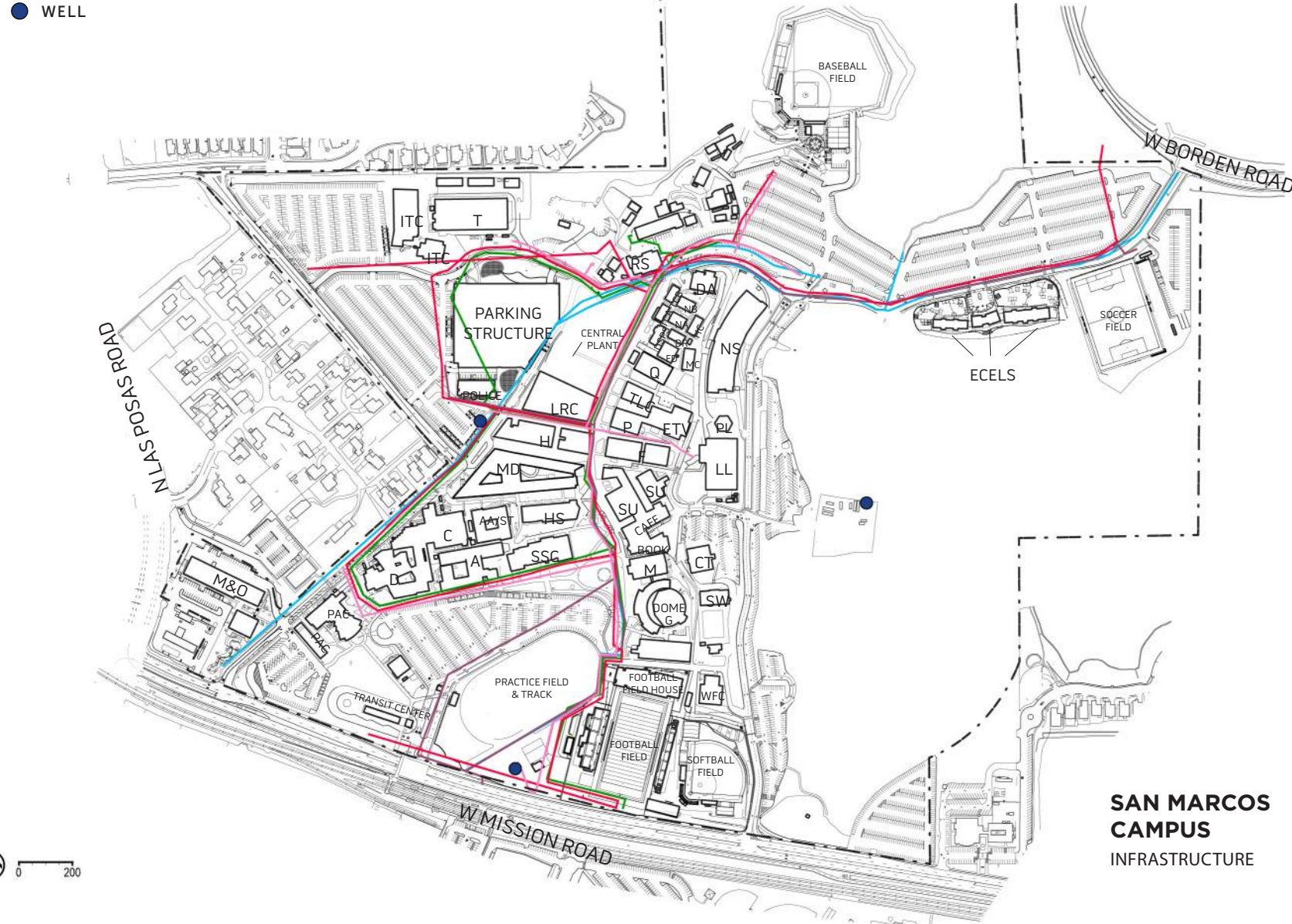
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## LEGEND

- PROPERTY LINE-----
- FACILITIES
- STORM DRAIN
- GAS
- SANITARY SEWER
- FIRE AND DOMESTIC WATER
- IRRIGATION WATER
- WELL





SAN MARCOS CAMPUS - FACILITIES CONDITIONS

The Palomar College participates in the California Community Colleges Facility Condition Assessment Program, which periodically assesses its existing buildings. Such assessments help the District plan for maintenance and repairs to extend the useful life-span of facilities, as well as identify and prioritize projects for renovation, demolition, and replacement.

An assessment report identifies the Facilities Condition Index (FCI) as a key measurement of the condition of each building. The FCI is the estimated cost of all necessary repairs as a percentage of the cost to replace the facility.

Based on the results of the last assessment, which was conducted in 2014, facilities on the San Marcos Campus were placed in one of the three following categories.

- Good Condition: less than 10%
- Fair Condition: 10% – 30%
- Poor Condition: 30% or greater

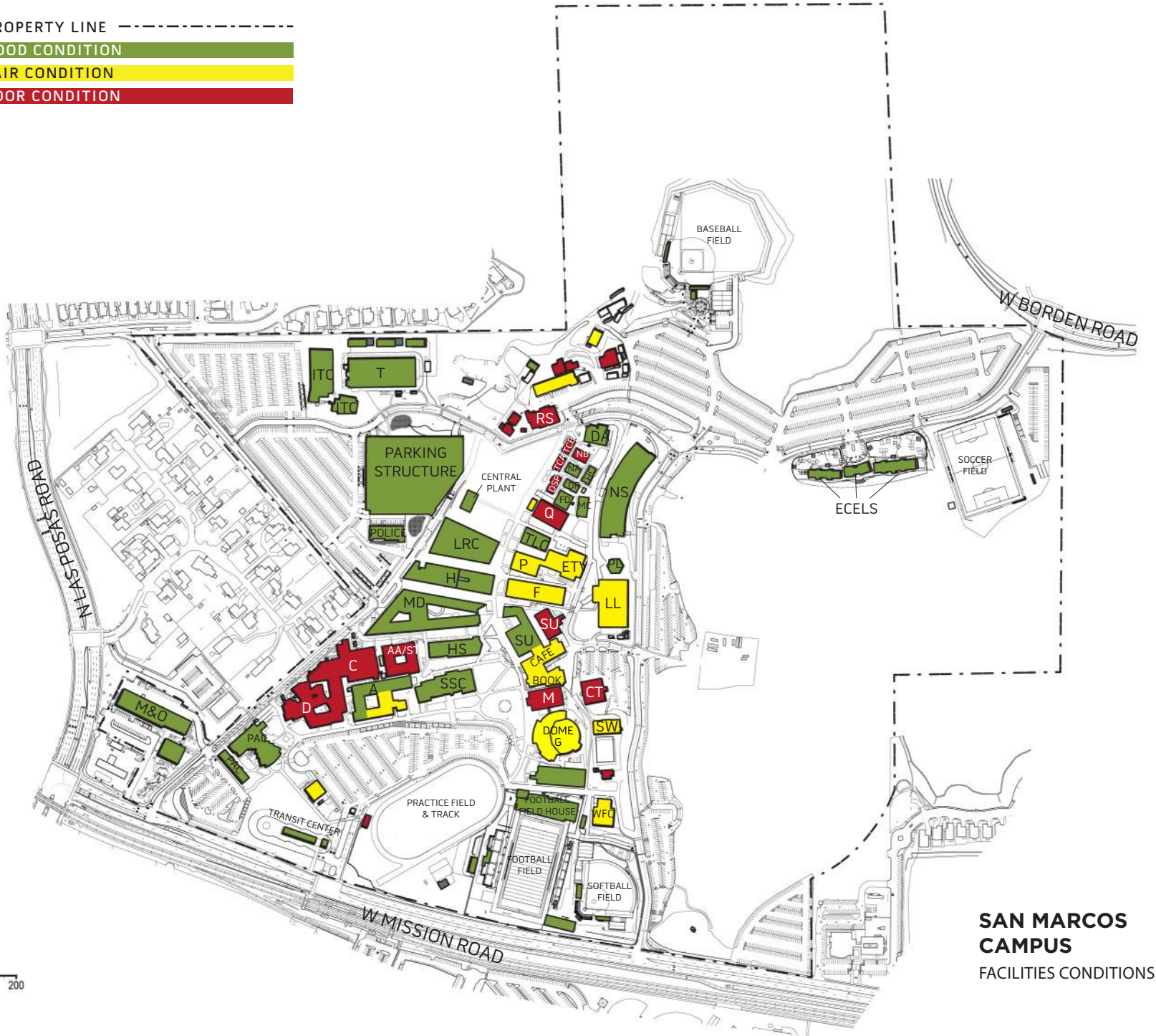
OBSERVATIONS

- The campus facilities were determined to be in fair condition with an aggregated FCI of 17.77%
- The age of facilities range widely, from newly constructed to over six decades
- Many of the campus buildings are new or recently renovated; these facilities are in good condition



LEGEND

- PROPERTY LINE
- GOOD CONDITION
- FAIR CONDITION
- POOR CONDITION



SAN MARCOS CAMPUS FACILITIES CONDITIONS



# SAN MARCOS CAMPUS - PEDESTRIAN CIRCULATION

Primary and secondary pedestrian circulation patterns are mapped on the adjacent page showing the network of existing pedestrian circulation paths providing routes into the campus and among its facilities, site areas, and parking. The ease of traversing this large, spread out campus is significantly affected by its topography and slope from south to north. Paths that follow the gentler slope in the northwest/southeast direction tend to be easier to use than paths that follow the steeper slope in the northeast/southwest direction, such as the campus’ primary pedestrian circulation path connecting south and north campus. The adjacent diagram also illustrates where there currently is conflict with pedestrian routes and vehicular traffic which can cause potential safety issues.

Overall there is a variety of conditions pedestrians encounter on circulation routes on the campus. Pedestrian routes through parking lots remains largely undefined. Defined routes through and around academic buildings have varying widths and materials which are not always designed for the volume and easy traversing of users. Some pedestrian circulation paths are the existing connections from the original WWII military base and have not been upgraded to meet universal design standards. Since many parking lots are located outside of Comet Circle, pedestrians who park in

these lots must cross a busy road creating a vehicular/pedestrian conflict and major safety hazard.

Since the campus is over 200 acres, travel distances across the campus can be extensive and requires planned time. It is almost a half mile from the south entry to the north side of the campus and the lack of direct main pathways connecting north and south campus make pedestrian traversing even more challenging. There is a lack of clear and direct connections among important pedestrian destinations and entry points, including the Light Rail Station and the transit station at Mission Road and Palomar College Drive, the parking structure, and large parking lots, buildings, and athletic facilities. Except for the primary pedestrian circulation spine which is not direct or well defined, the campus lacks a clear circulation hierarchy and wayfinding system.

## OBSERVATIONS

- Pedestrian circulation needs to be better coordinated with vehicular circulation for safety.
- The majority of parking should be located inside Comet Circle loop road to avoid pedestrian/vehicular conflict on this busy road and reduce walking distances from vehicles into campus.
- Better nighttime lighting is needed along pedestrian routes and gathering spaces.
- Full accessibility is needed for all pedestrian routes and gathering spaces, in accordance with the Americans with Disabilities Act and, where critical and feasible, with the tenets of Universal

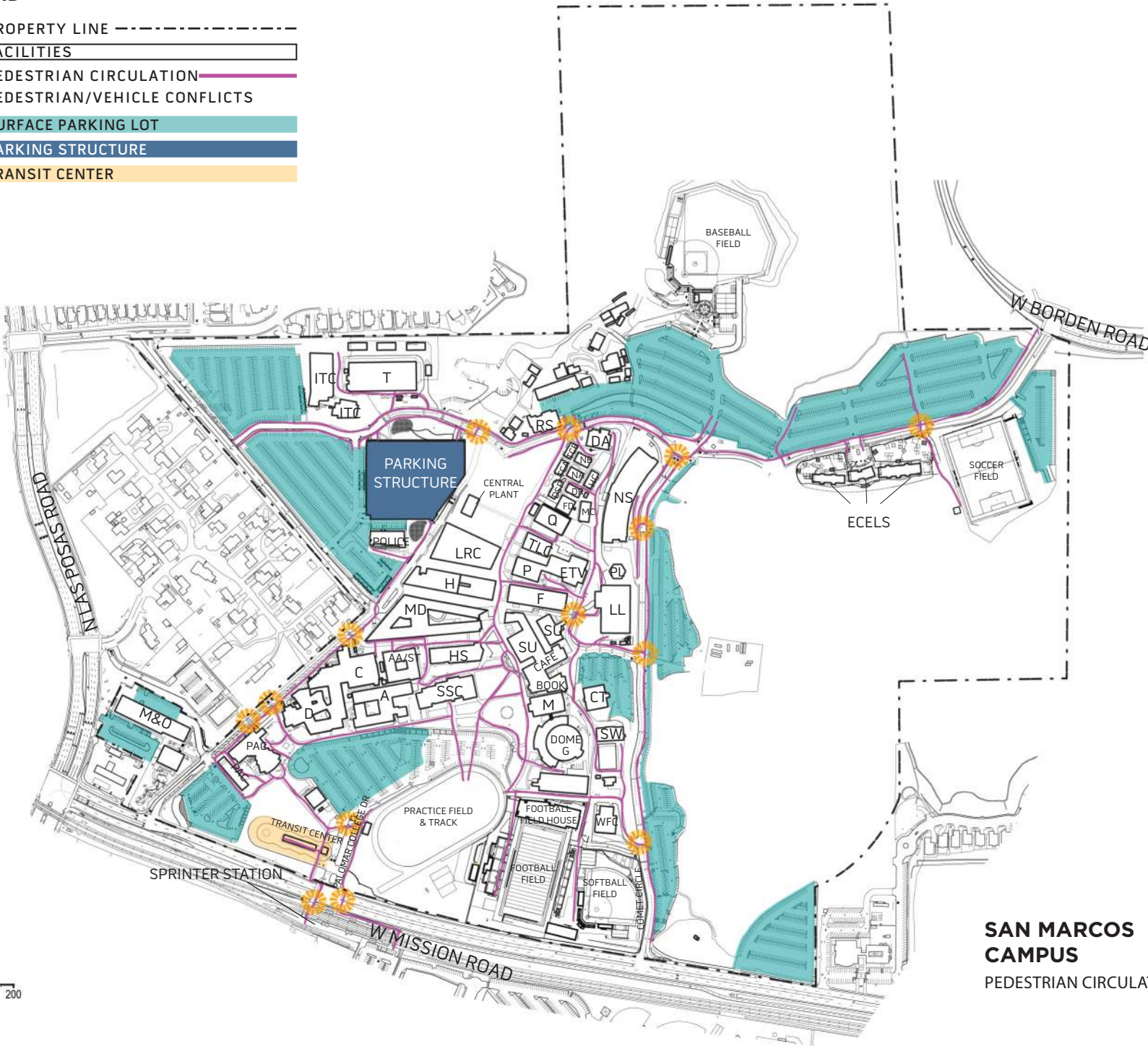
Design.

- Well-located passenger loading zones with seating and shade are needed.
- The primary pedestrian circulation spine needs to extend southward to Mission Road, athletics, and the bus station and light rail station, as well as north to the upper parking lots.
- A strong secondary set of circulation paths are needed to link the primary pedestrian circulation spine east and west to all facilities and parking.
- A campus-wide signage, wayfinding, and building numbering system is needed on this campus.
- The campus does not have an arrival plaza or an academic quad as major open spaces that can promote wayfinding.
- Bicycles and skateboards are not permitted on the campus. There is minimal bike and skateboard storage on campus.



## LEGEND

- PROPERTY LINE-----
- FACILITIES
- PEDESTRIAN CIRCULATION
- PEDESTRIAN/VEHICLE CONFLICTS
- SURFACE PARKING LOT
- PARKING STRUCTURE
- TRANSIT CENTER



SAN MARCOS CAMPUS  
PEDESTRIAN CIRCULATION



# SAN MARCOS CAMPUS - VEHICULAR CIRCULATION

As illustrated by the graphic on the opposing page, vehicular circulation into the campus is routed among entry points on the surrounding public roadways of Mission Road, Borden Road, and Avenida Azul. Although the original main entry to the College was off Mission Road at the traffic signal at Palomar College Drive, as the campus has developed to the north of the site and with the addition of the parking structure, a large portion of the college community enters the campus off of Avenida Azul or takes the loop road, Comet Circle from Mission Road around to a convenient parking lot, depending on where they need to go on campus. First time visitors to the College will usually come to the campus via Palomar College Drive and park in the front lot since it is closest to the current location of the Administration and Student Services buildings, however there is no vehicular access from this parking lot to other areas of the campus if they discover they need to be in a different location.

While there is an old Palomar College marque at the entrance on Mission Road at Palomar College Drive, all other entry points into the campus lack major signage marques or directional signage and all entry points to the campus lack a formal entry gateway into the College. The northwest entrance from Avenida Azul brings vehicular traffic into a campus road that runs along the edge of the campus providing access to adjacent parking lots on the northwest side of the campus and

eventually intersecting with Comet Circle. The entrance off Borden Road, which is only identified with a temporary Palomar College sign, also brings vehicular traffic to campus parking lots and the soccer field and the Early Child Development Center eventually intersecting with Comet Circle. Comet Circle connects these two entrance points bisecting the northern portion of the campus.

Public vehicular circulation routes are not provided through the academic core of campus; however service vehicles need to access many of the buildings and use pedestrian walkways for servicing the campus. This sometimes can create a conflict with pedestrian circulation on narrower pathways. There are 5430 parking spaces in multiple lots and a parking structure located throughout the campus. The Campus' parking is fairly well located, and capacity is sufficient for current needs, but may need to be evaluated as enrollment increases. Most parking is provided around the perimeter of Campus, at different elevation levels, however, some parking lots are located far from the center core of the campus and some lots are located outside of the campus loop road requiring pedestrians to cross over Comet Circle to arrive on campus. During peak times, this road can be very busy, and although speed bumps and marked, pedestrian crossings have been added to the road, pedestrian/ vehicular conflicts can occur.

Bicycling riding is not permitted on the campus, however there are biking routes in the community on all surrounding roads to arrive at the campus. There are a few

bike racks on campus but additional bike racks and safe storage might encourage more students to ride their bicycle to the campus.

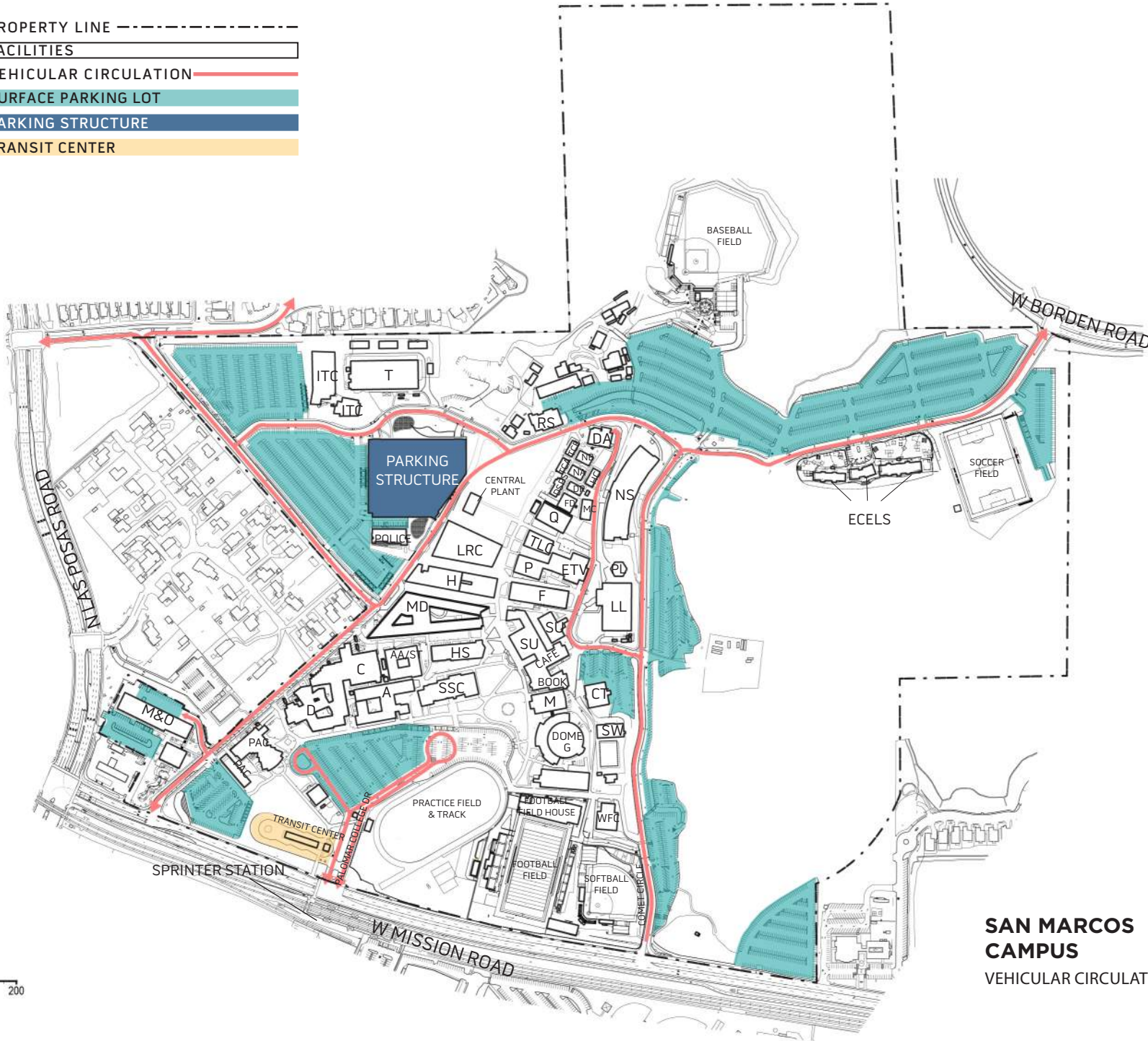
## OBSERVATIONS

- Existing Campus roads are aging and need repair.
- One-way routes on campus hinder navigation around the campus.
- Main entry gateways are needed at both the south entries and the north entries of campus
- Vehicular directional signage is needed throughout campus and at Las Posas Road
- Vehicular links are needed for vehicular circulation among parking areas without having to exit and re-enter the campus at a different location.
- Parking areas outside the vehicular perimeter loop create pedestrian/ vehicular conflicts



## LEGEND

- PROPERTY LINE-----
- FACILITIES
- VEHICULAR CIRCULATION
- SURFACE PARKING LOT
- PARKING STRUCTURE
- TRANSIT CENTER



SAN MARCOS CAMPUS  
VEHICULAR CIRCULATION AND PARKING



# SAN MARCOS CAMPUS - EMERGENCY CIRCULATION

Emergency vehicle access for all facilities and site areas must comply with requirements set forth by the San Marcos Fire Department, which is the local fire authority for the campus. As illustrated by the graphic on the opposing page, emergency access is provided via the existing vehicular circulation routes, as well as pedestrian circulation routes within the campus core that are constructed to accommodate emergency vehicles.

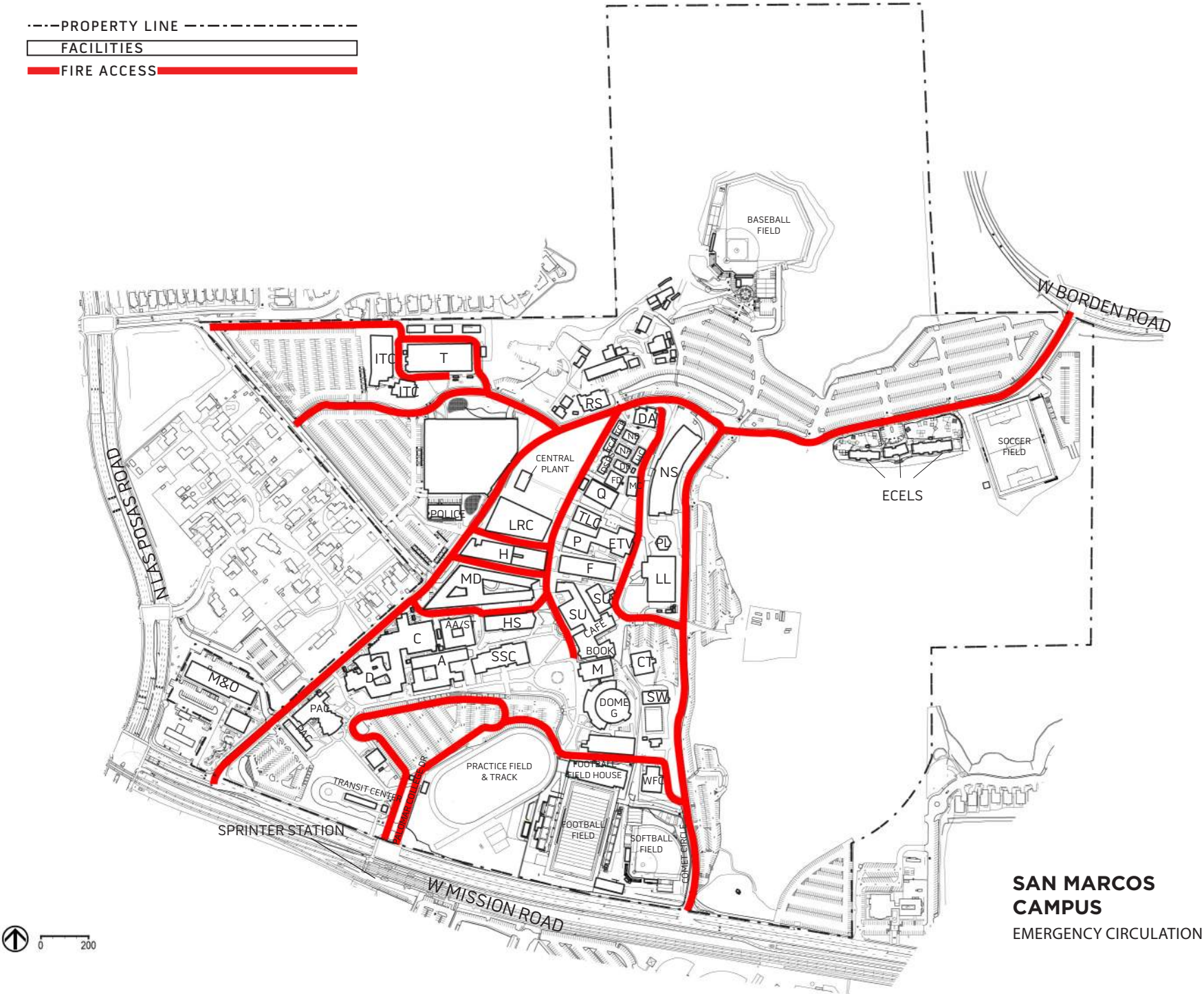
## OBSERVATIONS

- The campus is mid-way through the implementation of its long-range facilities master plan and the following recommended emergency vehicle circulation improvements are planned, but have yet to be completed:
  - Incorporate fire access within planned new and improved vehicular circulation routes
  - Incorporate fire access within the campus core through the building of new site and facilities projects
  - Provide emergency vehicle turnarounds where through-circulation is not feasible



## LEGEND

- PROPERTY LINE
- FACILITIES
- FIRE ACCESS



SAN MARCOS  
CAMPUS  
EMERGENCY CIRCULATION



# SAN MARCOS CAMPUS - VIEWS

Views both into a site and out towards the community and surrounding landscape provide important insight for opportunities to develop or redevelop a site. Views can enhance the experience on a site or present a positive vista or impression for others experiencing the site from outside the campus but conversely, views can also create a negative experience if views are not considered in planning site development.

## VIEWS IN:

Views into the Palomar San Marcos campus are important because they influence the community's perception of the institution. For many members of the community, including potential future students, the most frequent views of the college are seen from their cars while traveling on West Mission Road. People may have come to recognize the historic dome building, the clock tower, or the cactus garden, and possibly drivers see a glimpse of new buildings farther up on the hill, but much of the initial view of the campus is the bus transit center, a sea of asphalt parking lots, and an old vacant entrance gate house at the campus entrance. Many of the newer buildings are located behind the college's low-rise buildings deeper into the center of the campus and are not seen. The addition of the new athletic project, currently being constructed along West Mission Road will provide a more positive view of college life at Palomar College to those passing.

Other important views of the campus

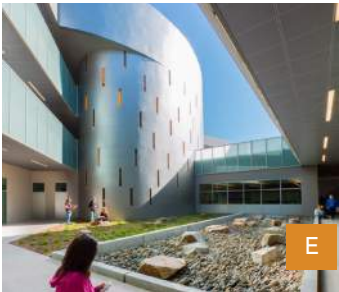
are seen by the college's residential neighbors, either from the homes directly above the college and looking down on the campus, or from driving in the residential neighborhood passing by the campus on Avenida Azul. The view into the campus along this road and at the College's northwest entrance is also a sea of asphalt parking lots with minimal signage to create a positive college identity from these views. Since most of the residential neighbors are above the campus on the hills, their most important view of the campus is seen from their home, so consideration should be given to building heights, roofs, and landscaping to provide a positive vista for these neighbors.

## VIEWS OUT:

Views out of the buildings on the campus can help support the function of the spaces and provide quiet zones and privacy or expansive vistas of the beautiful surrounding San Marco mountains. Views from higher buildings on campus, such as from the library, take advantage of these vistas, but because the campus is beautifully landscaped with a rich and diversified landscape pallet, views from any level of a building or walkway anywhere on the site have opportunities for wonderful views of the surrounding landscape and buildings. Since parking surface lots do occupy a large portion of the site and impact views from buildings and walkways on campus, as well as from the surrounding streets, consideration should be given to landscaping of these lots and other ways of addressing transportation to the campus.

## OBSERVATIONS

- Views into the campus from surrounding streets are of parking lots and the transportation center.
- There are great opportunities for long range vistas to the mountains.
- There a great opportunities for short range vistas to landscaped areas and gardens on the campus.
- Neighbors north of the campus will have their views impacted by the development of the campus.



SAN MARCOS CAMPUS VIEWS



SAN MARCOS CAMPUS  
- CLIMATE

Understanding the climate of a place is the first step to designing both indoor and outdoor climate appropriate spaces. Traditionally, architects have looked to the past for climate data to understand where the sun is at any given time throughout the day and the year, the temperature highs and lows, the direction and speed of the wind during different times of the year, and how much snow and/or precipitation to expect in any given location. While all these data points are still critical to the design process, looking to the past for climate data is no longer enough. It is important to understand the changes we are seeing in climate in recent years to better anticipate how climate will impact a project in the years to come.

Understanding the climate parameters of a place is essential to designing an efficient, effective, and healthy building with comfortable outdoor spaces. Knowing where the sun will be throughout the day during, different times of the year, helps designers plan for good daylight in space while avoiding heat gain and glare. Knowing the high and low temperatures will inform how much heating and cooling a space will need. Knowing where the winds are coming from and how strong they are can help designers determine if natural ventilation is a good option for the building design and the best locations for outdoor social spaces. Knowing how much snow and precipitation might affect the site will not only impact the structural and landscape designs, but also indicate if

rainwater collection could be an effective strategy to help reduce the amount of potable water used.

The climate of San Marcos is characterized by mild winters with light winds out of the east and warm dry summers with light winds from the west. While the high average temperatures throughout the summer range in the low to mid-80s degrees Fahrenheit (°F), it isn't uncommon for the warmest summer days to be in the 90s. It is rare for San Marcos to reach temperatures over 100°F. Lows during the summer average in the low 60s. During the winter months the average highs are in the mid 60s with low temperatures in the low 40s. Record low temperatures get into the 20s. San Marcos gets an average of 14 inches of rainfall per year and no snow.

The maturity of the San Marcos campus and a focus on landscape throughout the campus will help minimize the heat island effect felt in so many urban areas. With the parking focused on the exterior of campus and many mature trees within the campus boundary, students and staff will be able to find respite from unfavorable elements on the harshest of days.





## SAN MARCOS CAMPUS - VEGETATION + SPECIES

The existing landscaping on the Palomar

The San Marcos campus has an extensive and diverse vegetation pallet on the site which includes the Edwin & Frances Hunter Arboretum and the cactus garden. Most native plant species in the San Marcos area are coastal sage scrub plants which are filled with herbaceous wildflowers that appear in profusion in the spring after an extensive rainy season. Coastal sage scrub is characterized by low-growing aromatic, and drought-deciduous shrubs adapted to the semi-arid Mediterranean climate of the coastal lowlands. In addition to the Edwin & Frances Hunter Arboretum and cactus garden on the east side of the campus, the college grounds department has created a lush landscape around buildings that include over 3,000 species and many cultivars. Planted along building foundations, as screens, backgrounds, accents, and as special focus gardens, the diversity of the plant kingdom is everywhere. The landscaping on Campus is collectively part of an “Active” Botanical Garden which the College refers to as the “Gardens at Palomar.” Many of the specimens on campus are endangered or threatened with extinction in their natural habitat. The collection includes California natives as well as specimens native to regions all over the world.

The entire Palomar College San Marcos Campus was planted as an arboretum, starting 67 years ago, creating an atmosphere that cannot be recreated

without the passage of time. There are many trees that are extremely rare in cultivation in Southern California or are the only ones of their species located on campus and are “Historical Trees.” The Gardens of the Palomar Community College house a vast and diverse collection of plants from across the globe. The intent of the gardens is to create an aesthetically pleasing environment that educates the community about the importance of biodiversity on the planet as it relates to habitat and species conservation.

Palomar College recognizes that the plants on each campus are not just landscaping, they are part of a classroom. The college ground department abides by the importance of landscaping responsibly with non-invasive plants, natives, and plants adapted to the campus’s climate and soil. Palomar College recognizes and is committed to treating their botanical gems as ambassadors for conservation.

The campus wildlife habitat includes a variety of common songbird species such as Black Phoebe, Northern Mocking Bird, House Finch, Song Sparrow, Morning Dove, and American crow, common small mammals including Ground Squirrel and Desert Cottontail, and small reptiles such as the Side-blotched Lizard. There can be snakes on the campus as well, mostly in the arboretum and cactus garden area.



San Marcos Campus  
Aerial image taken from southeast perspective.







Chapter 3.2 Environmental Analysis for Education Sites

# Escondido Education Center

The planning process of any site should begin with an understanding of a collection of existing facility and site information.

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- Climate
- Vegetation + Species

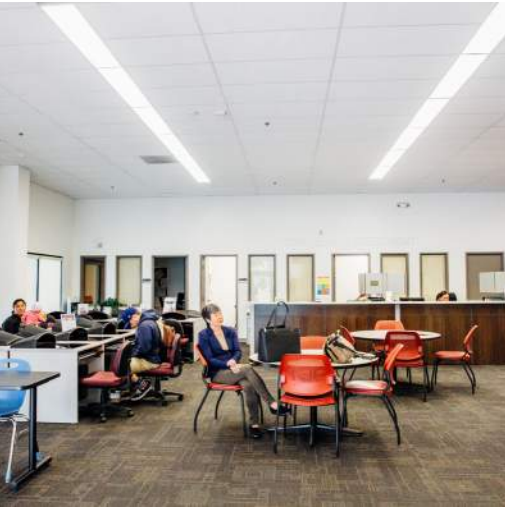




# ESCONDIDO EDUCATION CENTER - OVERVIEW

The Escondido Education Center is a state-recognized educational Center that opened for classes in 1989. Located east of downtown Escondido on Valley Parkway, eight miles east of the San Marcos Campus, the Escondido Education Center is the nearest Center to the San Marcos Campus. The Center was originally developed to serve students from the surrounding communities, many of whom also attend classes at the San Marcos Campus.

Current programming focuses on general education and core transfer coursework, Career Technical Education, Emergency Medical Education, English as a Second Language, and Noncredit Instruction. Students are served by a Teaching and Learning Center (TLC) with student support and tutoring services in one convenient location. The Center offers a variety of student services, including Admissions, Assessment, Counseling, Financial Aid, Health Services, Library Services, Student Activities, and Campus Police. The Center also has an Early Childhood Education Lab School (ECELS) on the site to serve students with children.





# ESCONDIDO EDUCATIONAL CENTER - EXISTING PLAN 2023

The Escondido Education Center eight-acre site was previously developed as a commercial shopping center. The College adapted the site and facilities into a Division of State Architect certified community college Center. The Center houses 59,563 assignable square feet of space that includes classrooms, laboratories, the library, the Teaching and Learning Center, comprehensive student support services, student activities, campus police, the bookstore and food services.

The Escondido Education Center was renovated in 2013, when the College expanded the library, built more indoor and outdoor student gathering spaces, and improved wayfinding and signage. It removed a vacant grocery store and improved circulation in the parking lots, and upgraded the landscaping throughout the site to be sustainable, climate-appropriate, and attractive. The College has developed a consistent aesthetic and a sense of identity within the community that students find most welcoming.

## BUILDING KEY

ECELS	Early Childhood Education Lab School
1A	100-300 Wing and 400-500 Wing
1B	600-700 Wing
2	800 Wing



## LEGEND

- PROPERTY LINE
- EXISTING FACILITIES
- FENCING BOUNDARY
- PEDESTRIAN GATE



ESCONDIDO EDUCATIONAL CENTER  
EXISTING CENTER IN 2023



# ESCONDIDO EDUCATIONAL CENTER - NEIGHBORHOOD CONTEXT

The Escondido Education Center is located in the City of Escondido at the intersection of Valley Parkway and North Midway Drive, a busy intersection of two major thoroughfares. The Center is situated east Interstate 15 and CA-78 freeways and has views to the east and north of the mountains of Cleveland National Forest. The 351/352, 354, and 388 Breeze Bus routes run adjacent to the Center.

The Center is located across North Midway Drive from the Escondido Union High School District office. The surrounding area is densely comprised of several small businesses, service centers, shopping centers, and restaurants. In addition to the many businesses in close proximity to the Center, the adjacent neighborhood is composed of residential apartment complexes and mobile home parks with single family homes farther out in the neighborhood. Escondido Fire Department Station #2 is located just down the street on Midway Dr.

The Escondido Education Center is located in the Escondido Union High School District service area, adjacent to both the district office and Escondido Charter High School. Orange Glen High School and Orange Glen Elementary School are also within a mile and a half of the Center.

## OBSERVATIONS

- The Center is well-located to serve students who live in the local communities, as well as high school students in its dual and concurrent enrollment programs
- The Center benefits from being within walking distance of neighborhood services, such as eating and retail establishments
- There is good visibility and access from well-traveled roads are provided via Valley Parkway and South Midway Drive
- The Center is about a 10 – 15 minute drive to Interstate 15, the major north/ south freeway in San Diego County.
- The Center is about a 20 – 25 minute drive to the San Marcos campus.





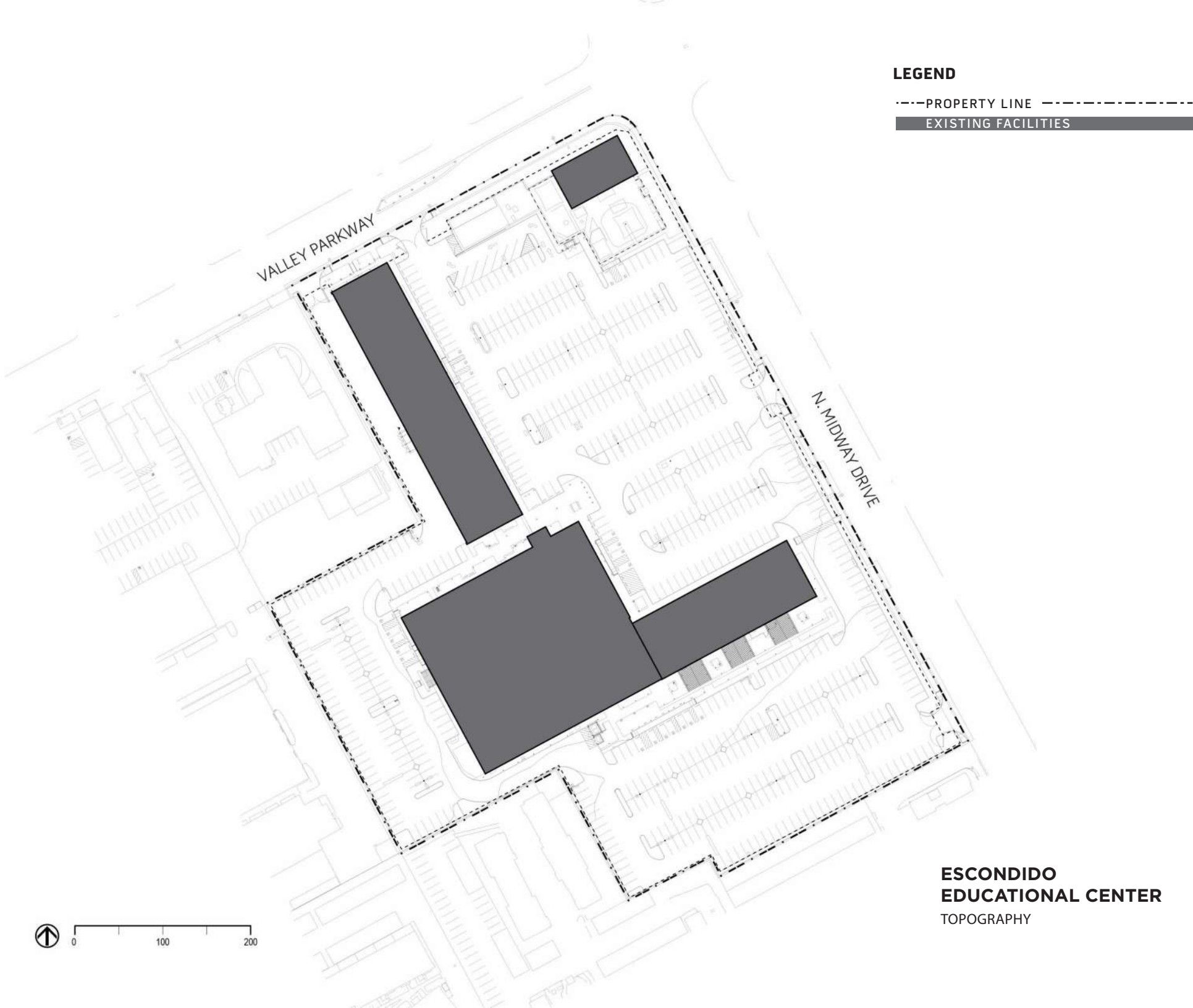
# ESCONDIDO EDUCATIONAL CENTER - TOPOGRAPHY

The Escondido Education Center is located in a former shopping center on a relative flat site. The topography on the site has very little elevation change across the parking lots and surrounding areas. This does make crossing the site easy but can impact areas for water ponding and drainage after heavy rains, which sometimes occur in Escondido. The bordering streets of Valley Parkway and Midway Drive also do not have much elevation change along the site, making access into the site easy and safe. While the eight-acre site is relatively flat, the Center is surrounded farther out by low hills and mountains, which provide nice vistas from within the site.

3.2.37

## OBSERVATIONS

- The eight-acre site has little elevation change.
- Adjacent roads also have little elevation change.



3.2.38



# ESCONDIDO EDUCATIONAL CENTER - INFRASTRUCTURE

The Escondido Education Center infrastructure and utility systems are important to understand in planning any future development at this site. Currently, the capacity of the electric, gas, water, and sewer lines support the Center needs, but would need to be evaluated for future development, depending on additional programs and structures that are modified or added to the site.

As shown on the adjacent diagram, the utility lines including gas, water and fire water, sewer, and storm drainage feed the site from Midway Drive. Electric and Gas are provided by SDG&E. Power is brought from overhead to the site. Each of the four buildings have separate water and sewer connections. Only building 1A has a gas connection. Storm drains are located throughout the parking lots. Since most of the site is covered with impervious hard surface for parking and drives, storm drainage for any future projects will need to consider current storm water management requirements.





# ESCONDIDO EDUCATIONAL CENTER - FACILITIES CONDITIONS

Palomar College participates in the California Community Colleges Facility Condition Assessment Program, which periodically assesses its existing buildings. Such assessments help the District plan for maintenance and repairs to extend the useful life-span of facilities, as well as identify and prioritize projects for renovation, demolition, and replacement.

An assessment report identifies the Facilities Condition Index (FCI) as a key measurement of the condition of each building. The FCI is the estimated cost of all necessary repairs as a percentage of the cost to replace the facility.

Based on the results of the last assessment, which was conducted in 2014, facilities were placed in one of the three following categories.

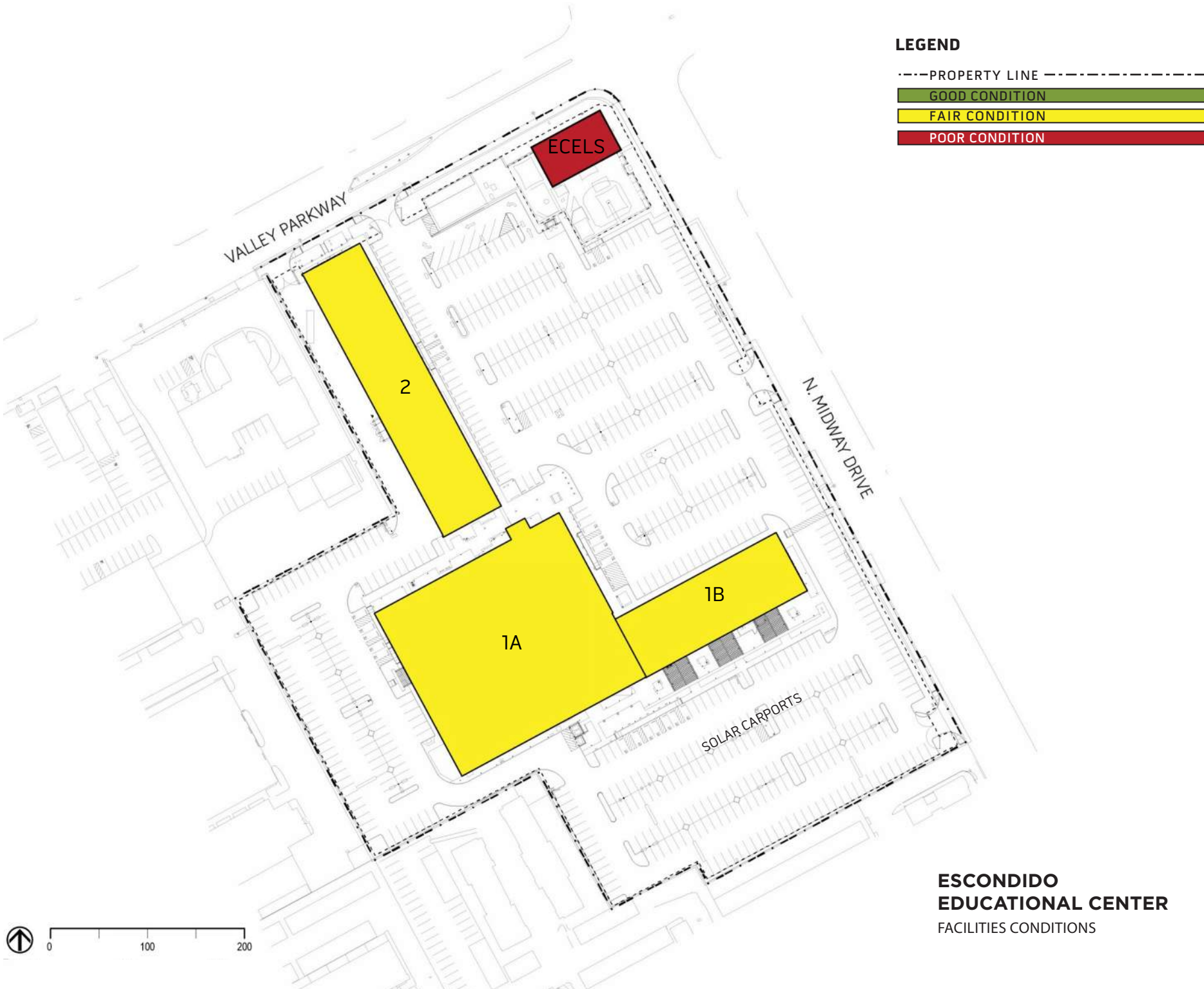
- Good Condition: less than 10%
- Fair Condition: 10% – 30%
- Poor Condition: 30% or greater

## OBSERVATIONS

- The Center facilities were determined to be in fair condition with an aggregated FCI of 17.12%
- The buildings were constructed in 1979 for use as a shopping center
- The Early Childhood Education Lab School (FCI 78.97%) has not undergone a major renovation and is in the poorest condition
- The Escondido Center Building (FCI

11.17%) underwent a major renovation in 1990 when adapted for college use and a remodel in 2013

- The North Wing (30.40%) underwent a major renovation in 2005
- Updating the insulation, glazing, lighting, and mechanical/plumbing systems have the potential to significantly improve efficiency and sustainability





# ESCONDIDO EDUCATIONAL CENTER - PEDESTRIAN CIRCULATION

Pedestrian circulation patterns are mapped on the adjacent diagram showing the network of existing pedestrian circulation paths providing routes to the educational buildings at the Center. The Center is on a relatively small site and travel distances from a parked car is short, relatively 2 minutes to instructional buildings. Pedestrian circulation on this site is primarily accommodated by exterior covered arcades along the length of the North Wing and Escondido Education Center buildings. These arcades connect to sidewalks along Valley Parkway and N. Midway Drive. There are some sidewalks that are not covered that are adjacent to parking along the south side of building 1B.

A significant number of pedestrians also circulate through parking lots between vehicles to enter the buildings. These pedestrian routes through the parking lots remain primarily undefined and can presents a conflict with vehicular circulation as cars come into and leave the site. There is a new fence around the entire site which may decrease non-student pedestrian traffic cutting through the parking lot for a short cut around the Midway Drive and Valley Parkway intersection.

## OBSERVATIONS

- Pedestrian safety has been addressed, to some extent, in the front parking lot by simplifying and calming vehicular circulation with speed bumps and all north-south rows however, pedestrian safety could be further improved with additional raised sidewalks in between rows, clearly marked pedestrian paths to the buildings, and adding additional landscaping for a pathway barrier from cars.
- The Center was significantly enhanced by converting the rear driveway into a large plaza gathering space along the south side of the Escondido Education Center building which can also be used for circulation among the buildings.
- Additional signage and articulated entries could improve ease of circulation, especially for first time students or visitors.
- There are no drop-off or pick-up zone for ride share vehicles.
- Pedestrian gates in the new fencing along Valley Parkway and Midway Dr. should be placed to allow for easy connections to public transportation and access to eateries for food options.





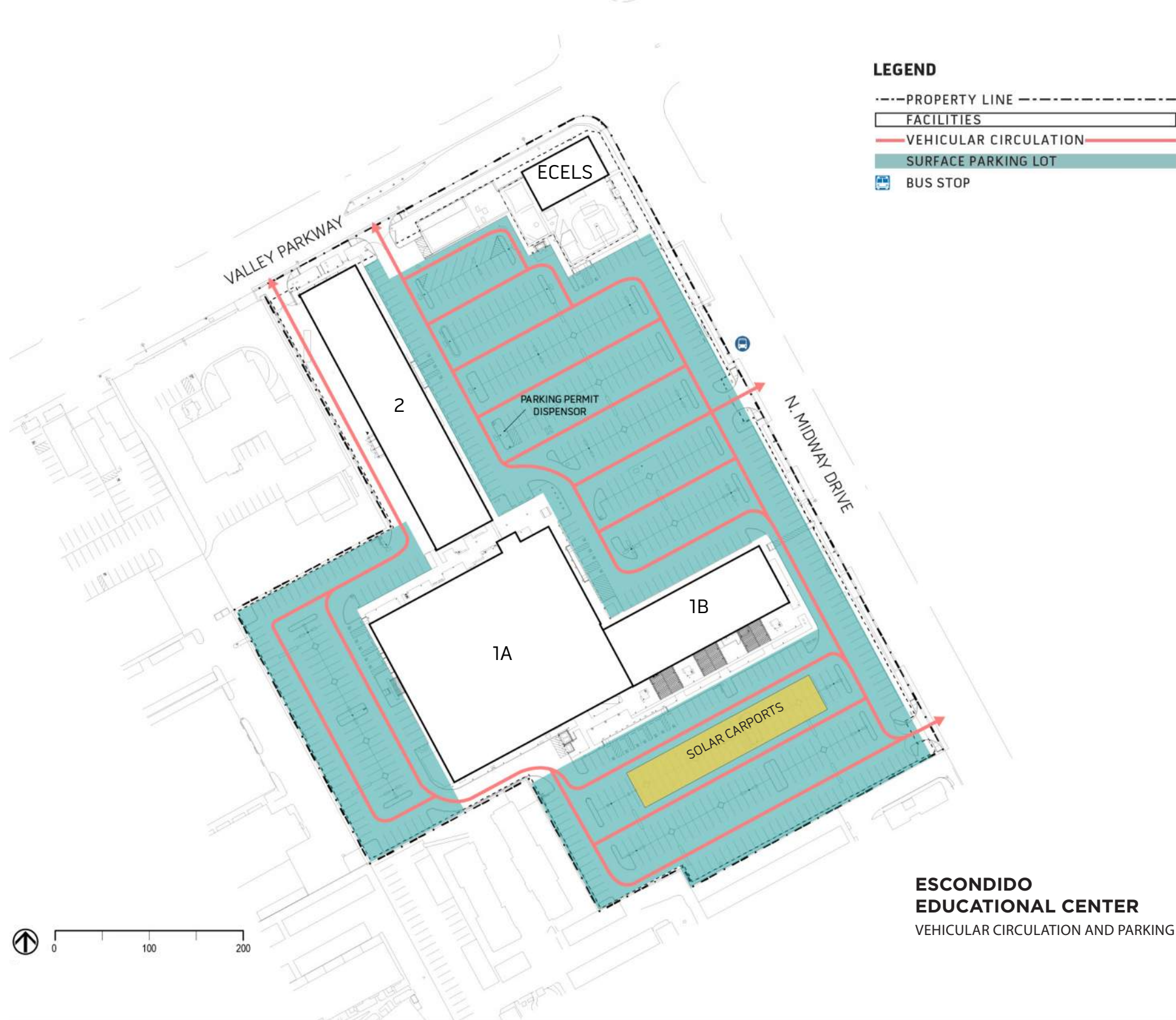
# ESCONDIDO EDUCATIONAL CENTER - VEHICULAR CIRCULATION

Vehicular access to the Escondido Education Center is provided via Valley Parkway, a major six-lane artery running through Escondido and via South Midway Drive. New fencing is being installed to control vehicular access when the Center is not open. Both streets provide convenient access to public transit stops that are served by the North County Transit District (NCTD). Due to the small size of the Center, vehicular circulation on the site is primarily a loop around the site connecting the connecting the three main parking areas which provide 685 parking spaces.

3.2.45

## OBSERVATIONS

- Vehicular flow is guided by organized layout of parking and driving lanes with appropriate spacing
- Solar carports provide shaded area to park in Lot #3
- Parking is adequate at this time



ESCONDIDO EDUCATIONAL CENTER  
VEHICULAR CIRCULATION AND PARKING

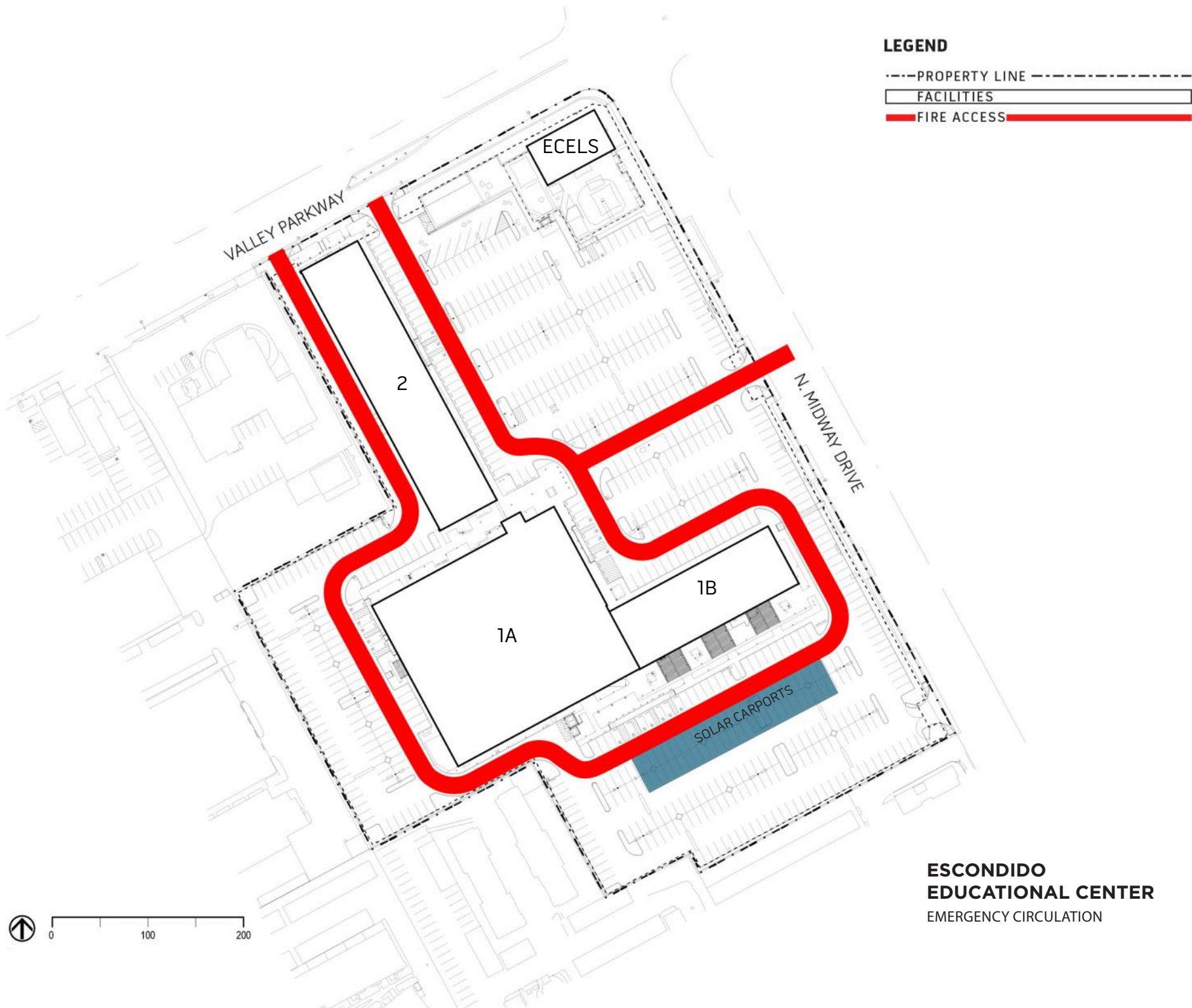


ESCONDIDO  
EDUCATIONAL  
CENTER - EMERGENCY  
CIRCULATION

Emergency vehicles are able to access the Escondido Education Center via entrance points on Valley Parkway and South Midway Drive. Circulation around Center buildings are provided by internal driveways. The fire access routes, as shown by the graphic on the opposing page, have been approved by the Escondido Fire Department—the local fire authority.

OBSERVATIONS

- The approved fire access routes provide good access to Center buildings from multiple directions





# ESCONDIDO EDUCATIONAL CENTER - VIEWS

Views both into a site and out towards the community and surrounding landscape provide important insight for opportunities to develop or redevelop a site. Views can enhance the experience on a site or present a positive vista or impression for others experiencing the site from outside the Center but conversely, views can also create a negative experience if views are not considered in planning site development.

## VIEWS IN:

Since the immediate area around the Escondido Educational Center is flat terrain, most views into the Center by the community are seen from driving or walking by on Valley Parkway. Those passing by will see the sign with the old Palomar College logo at the entrance and the early child education center on the corner. The low rise buildings can be seen beyond the large parking lot. The Center looks clean and well maintained.

## VIEWS OUT:

The immediate short-range views from the buildings on the site are primarily of the parking lots on the site and then of the surrounding commercial buildings along the street. However, there are nice long-range views of the mountains to the north and west of the site. These vistas could be maximized it buildings on the site were more than one story. Views around the Center could also be enhanced by additional landscaping in and around the parking lots.

## OBSERVATIONS

- The Center has long-range views out to the mountains.
- Views into the Center from Valley Parkway are largely blocked by the screening behind the fence around the ECELS building.
- Signage on the building and the entrance sign are the old Palomar colors and do not convey the new Palomar Identity.
- The view into the site from Midway Drive is primarily of a big parking lot with low-rise buildings behind.



ESCONDIDO EDUCATIONAL CENTER VIEWS



ESCONDIDO  
EDUCATIONAL CENTER  
- CLIMATE

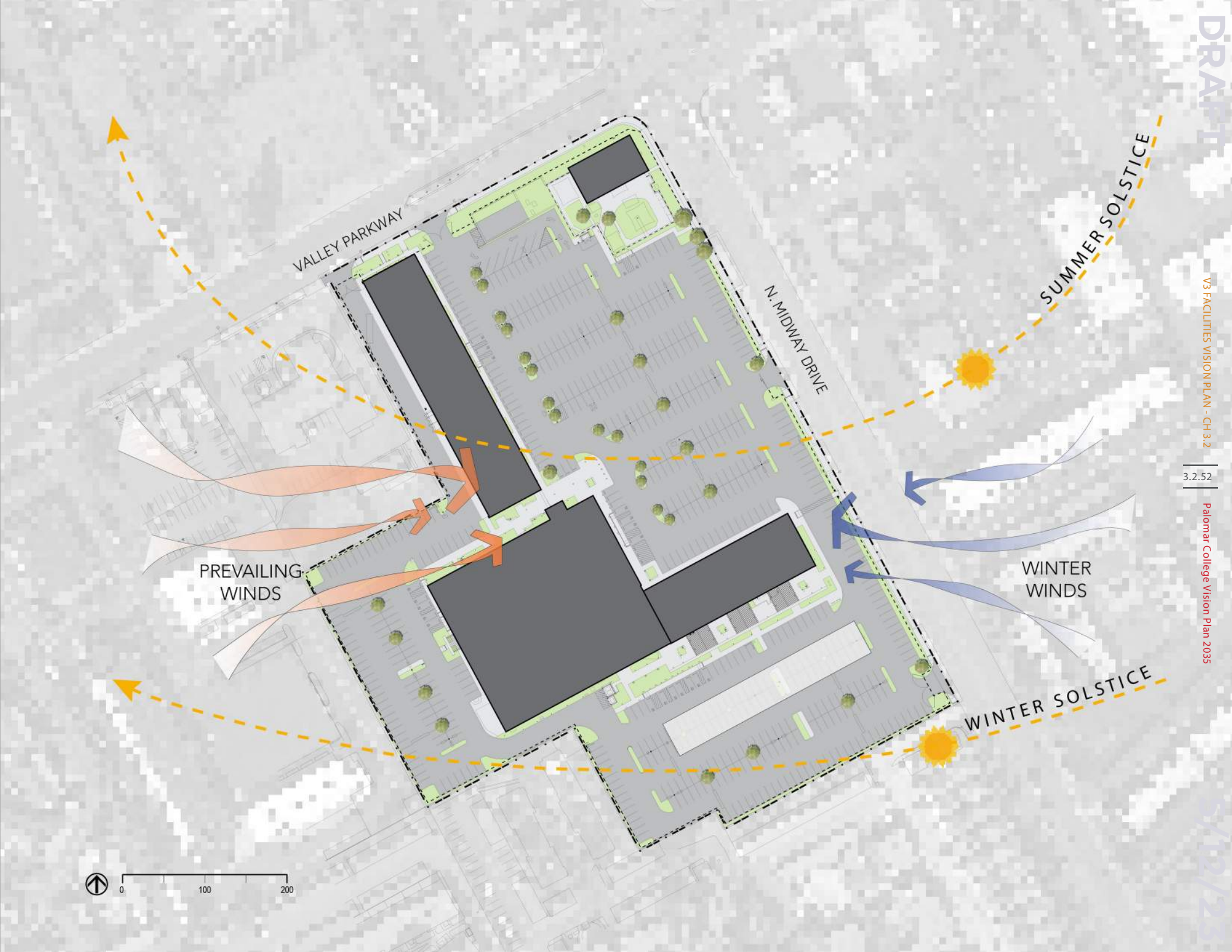
Understanding the climate of a place is the first step to designing both indoor and outdoor climate appropriate spaces. Traditionally, architects have looked to the past for climate data to understand where the sun is at any given time throughout the day and the year, the temperature highs and lows, the direction and speed of the wind during different times of the year, and how much snow and/or precipitation to expect in any given location. While all these data points are still critical to the design process, looking to the past for climate data is no longer enough. It is important to understand the changes we are seeing in climate in recent years to better anticipate how climate will impact a project in the years to come.

Understanding the climate parameters of a place is essential to designing an efficient, effective, and healthy building with comfortable outdoor spaces. Knowing where the sun will be throughout the day during, different times of the year, helps designers plan for good daylight in space while avoiding heat gain and glare. Knowing the high and low temperatures will inform how much heating and cooling a space will need. Knowing where the winds are coming from and how strong they are can help designers determine if natural ventilation is a good option for the building design and the best locations for outdoor social spaces. Knowing how much snow and precipitation might affect the site will not only impact the structural and landscape designs, but also indicate if

rainwater collection could be an effective strategy to help reduce the amount of potable water used.

The climate in Escondido is characterized by winters that are long, cool and partly cloudy and summers that are short, warm, and arid. Average temperatures range from the mid 40's to the mid 80's with temperature rarely dipping into the 30s or up to the 90s. Most of the rain falls Oct. to April with Feb. typically being the wettest month. The average rainfall is less than 12 inches per year and no snowfall is expected. Mild winds come from the west most of the year, but during the winter months, stronger winds will come from the east.

The Escondido Educational Center is unique in its surroundings in that it may feel more of a heat island effect due to the extent of the asphalt parking area and the concrete walkways surrounding the buildings. This Center would benefit from additional trees to create more of a shade canopy to combat this effect.





ESCONDIDO  
EDUCATIONAL CENTER -  
VEGETATION + SPECIES

The Escondido Education Center is built in a densely populated suburban area on a former shopping center site with most of the site's eight acres having been covered by impervious asphalt and concrete for more than 30 years. There is no native plant or wildlife habitat on the site. There are some plantings of ornamental trees in the parking lots and drought tolerant shrubs and grasses planted long the site edge and in planters within the parking lots. Due to the lack of vegetation on the site, wildlife in the area is limited. While there is not minimal bird life on the site since there are limited trees, there are occasionally common songbirds such as common goldfinch, mourning dove, black phoebe, and American crow in the area.



Escondido Educational Center  
Aerial image taken from southeast perspective.







Chapter 3.2 Environmental Analysis for Education Sites

# Rancho Bernardo Education Center

The planning process of any site should begin with an understanding of a collection of existing facility and site information.

The Existing Facilities and Environmental Analysis is an important foundation for informed, collaborative facilities planning. This analysis equips the College and its stakeholders with the information needed to effectively allocate resources that will address Center needs in alignment with college goals.

The Facilities and Environmental Analysis of the Rancho Bernardo Center looks at existing site and building conditions, including functionality, in the fall of 2022 and spring of 2023, and identifies current and potential future issues, challenges, and opportunities that should be taken into consideration for the planning of the Center. The analysis is based on observations and information gathered during the initial vision planning process, including review of data, physical site investigations, discussions with facilities staff, and input gathered in the listening sessions with stakeholders. Understanding certain environmental aspects of a Center such as climate conditions, natural

habitat, neighborhood context, and views assists in developing recommendations for a more sustainable and ecologically responsible planning of the Center site.

The Rancho Bernardo Educational Center analysis and findings are presented on graphic plates and narrative summaries in the following areas:

- Overview



- Existing Center Plan
- Neighborhood Context
- Topography
- Infrastructure
- Facilities Conditions
- Pedestrian Circulation
- Vehicular Circulation and Parking
- Emergency Vehicle Access
- Views
- Climate
- Vegetation + Species





# RANCHO BERNARDO EDUCATION CENTER - OVERVIEW

The Education Center has been submitted to the State Chancellor's Office for state recognition as a full Palomar College Educational Center for apportionment purposes. The Rancho Bernardo Education Center opened for classes June 2018 after extensive interior adaptive rehabilitation of its existing four-story facility from commercial office use to educational use. The property was purchased in June 2010 with funds from Proposition M. The education Center provides a permanent higher education facility in the southern region of the district's service area.

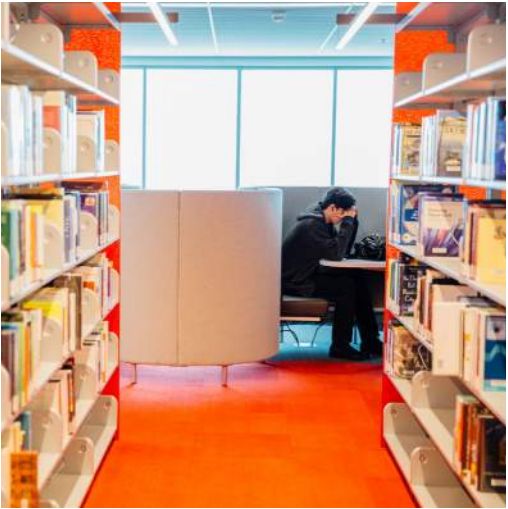
When the 27-acre property was purchased, it consisted of an empty office building and an adjacent three-story parking garage. The facility was developed into a Division of the State Architect-certified community college site. The facility includes ample covered parking with Photo Voltaic panels, an outdoor trail around the property, and outdoor study and seating space in a parklike setting landscaped with over 195 different drought tolerant species, including many California natives. The Center is on its way to becoming another recognized Palomar Center arboretum.

There are 37 instructional spaces in the Center, including laboratories, academic division offices, a library with study areas, student support services, a bookstore, food services, and a 2,500 square foot community room that can be rented

for community use. The Center offers a full array of general education courses that student can take on their way to earning a degree or transferring and has a Science, Technology, Engineering, Arts, and Mathematics (STEM) innovation focus that supports the types of industry and technology in this area of the district. It also currently houses the architecture and interior design programs.

The Rancho Bernardo Center has a partnership with Poway Unified School District with the launch of a Middle College in 2022, allowing Poway students to gain college credit and experience while still in high school. The program

launched with approximately 80 students in 11th grade and there are plans to expand to 12th grade in the future.



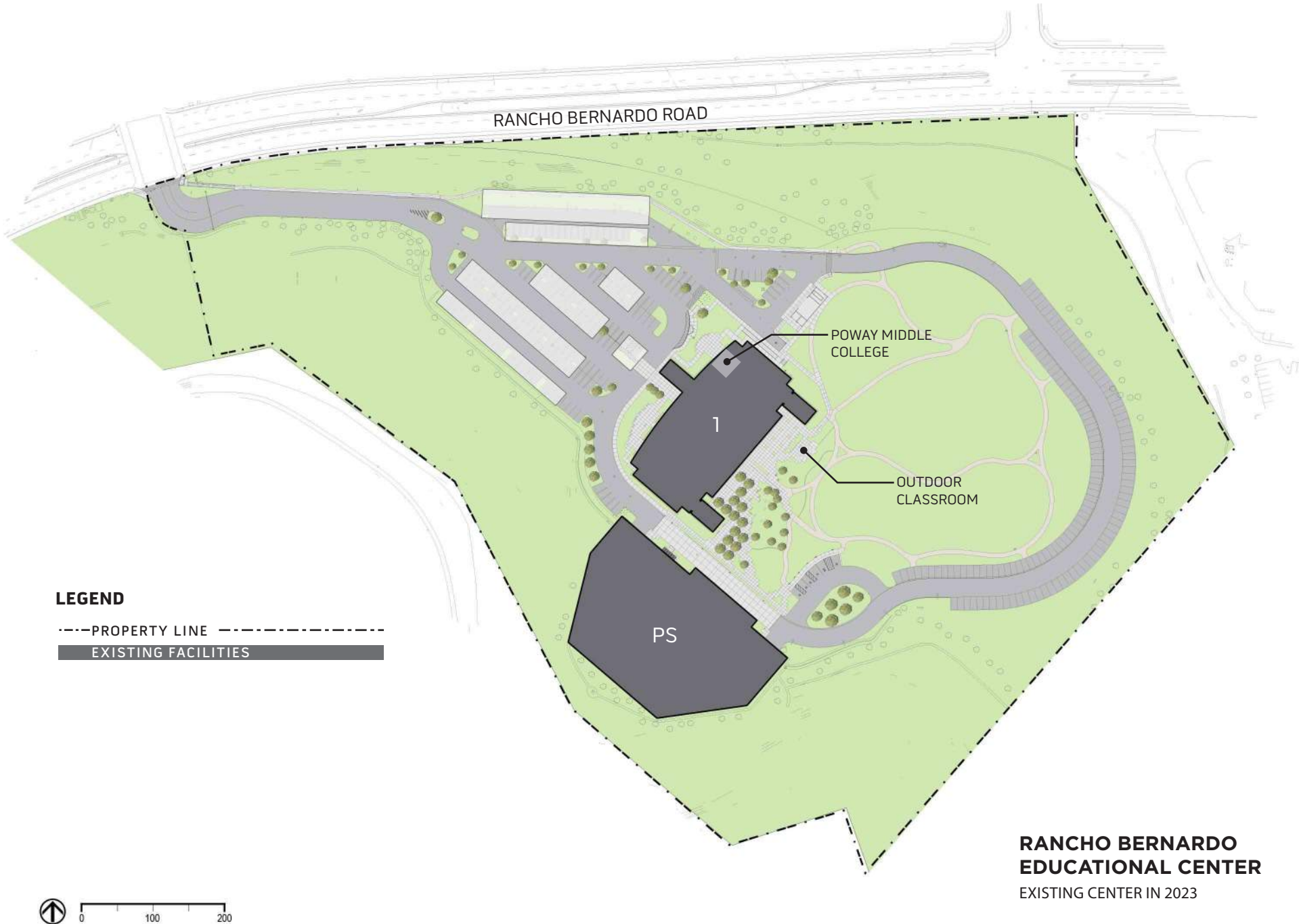


# RANCHO BERNARDO EDUCATIONAL CENTER - EXISTING PLAN 2023

The Rancho Bernardo Education Center currently consists of a single 124,099 gross square foot four story instructional and student support building and a parking structure with surrounding surface parking lots and adjacent outdoor plazas and gardens.

## BUILDING KEY

- PS      Parking Structure
- 1      Building 1





# RANCHO BERNARDO EDUCATIONAL CENTER - NEIGHBORHOOD CONTEXT

The Rancho Bernardo Education Center is located in the City of San Diego, situated on a hill overlooking Rancho Bernardo Road and the surrounding community. The Center boasts sweeping views to the northeast of the mountains of Cleveland National Forest.

The Center is located just west of the Interstate 15 freeway, with restaurants, coffee shops, hotels, and office parks in proximity along Rancho Bernardo Road and in the surrounding area. The hills to the north of the Center, across Rancho Bernardo Road, are composed of residential neighborhoods. The Center is surrounded by science and technology companies including Teradata, Northrop Grumman, Apple, and Crown Bioscience in close proximity.

The Rancho Bernardo Center is located in Poway Unified School District and within easy 10 – 15-minute drive times to several of the district’s six high schools.

## OBSERVATIONS

- The Center faces a hillside with many residential houses that can see directly onto the site
- Above the Center, to the west, is an office building that overlooks the site
- Rancho Bernardo Road is a busy major thoroughfare serving cars and truck traffic, thus biking on the road in minimal.

- The Center is conveniently accessible to central San Diego County with less than a five minute drive from I-15
- The Center is near several eateries and services further down Rancho Bernardo Road and convenient to access from the Center



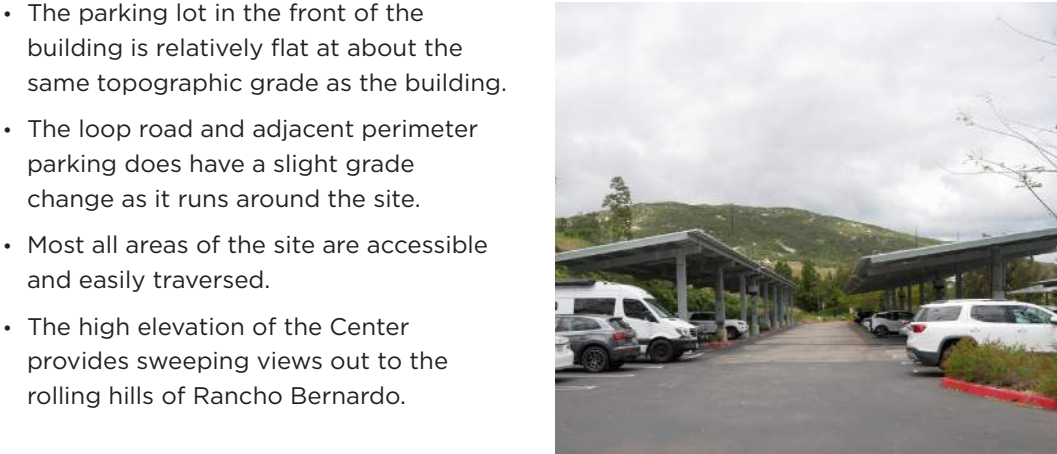


RANCHO BERNARDO EDUCATIONAL CENTER - TOPOGRAPHY

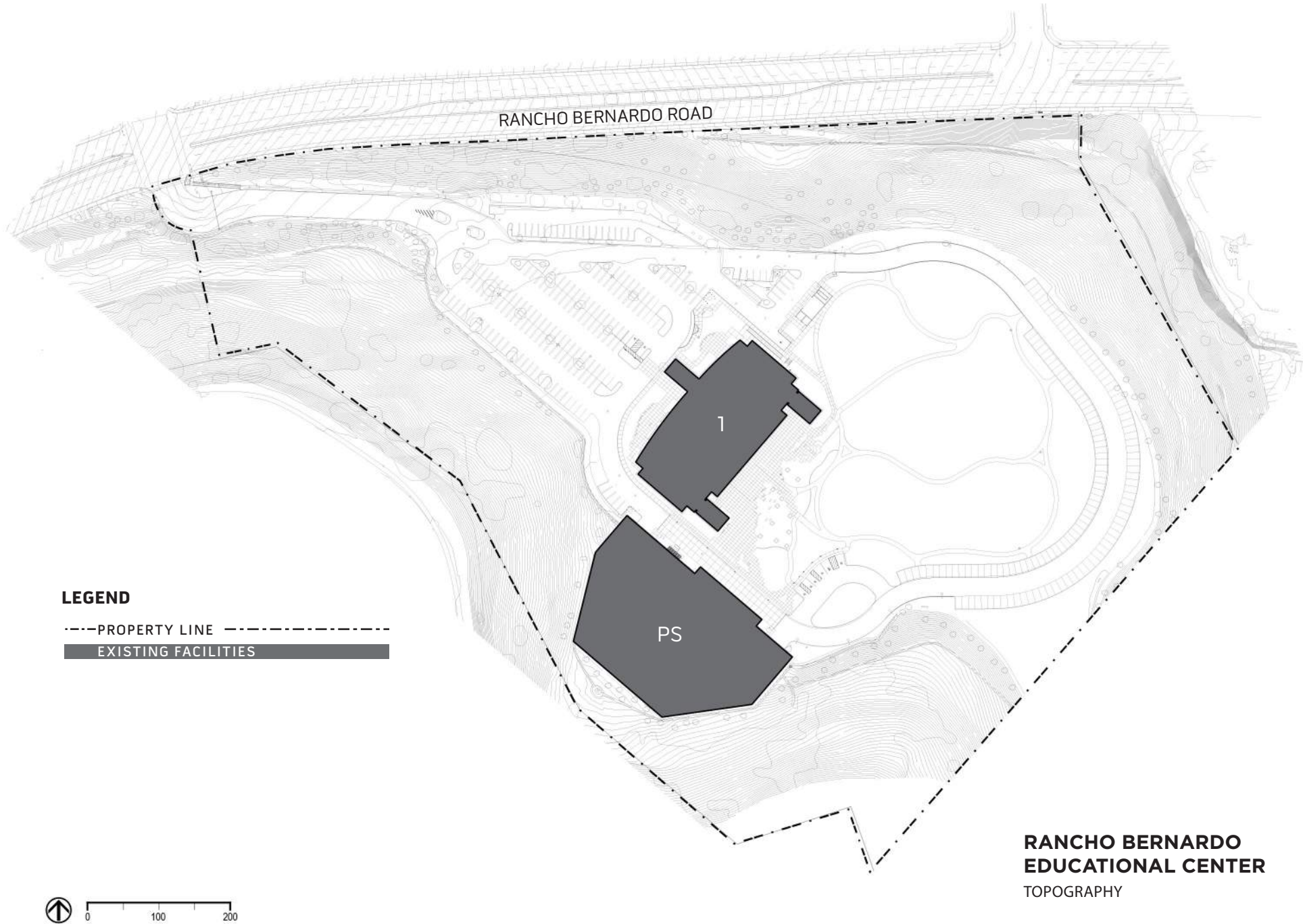
The Rancho Bernardo Education Center sits on a plateau approximately 35-40 feet above Rancho Bernardo Road with the entry drive climbing to a relatively flat parking lot and building entry. A retaining wall along the entry drive provides retention for the hill rising above the entry road between the site and the commercial property sites to the east. The slope on the site continues to rise slightly on the west and south sides of the site beyond the site loop road with the slope rising upward around the parking structure where there is another retaining wall which allows for the loop road to continue around the rear of the property. The site rises slightly behind the instructional building and rear entry plaza where the topographical grade change is used to create a small outdoor amphitheater seating area for instructional or performance use. Beyond the amphitheater and seating area the site has been landscaped with low, plant covered mounds of earth between bioswales for natural drainage. Accessible trails run through this area. There is a slight grade change throughout this landscaping, but it is minimal, allowing for gentile, minimal sloping paths.

OBSERVATIONS

- The site is set amongst the hilly terrain of Rancho Bernardo.
- There is a steep entry road into the site which provides a significant climb for pedestrian access on the sidewalk.



- The parking lot in the front of the building is relatively flat at about the same topographic grade as the building.
- The loop road and adjacent perimeter parking does have a slight grade change as it runs around the site.
- Most all areas of the site are accessible and easily traversed.
- The high elevation of the Center provides sweeping views out to the rolling hills of Rancho Bernardo.





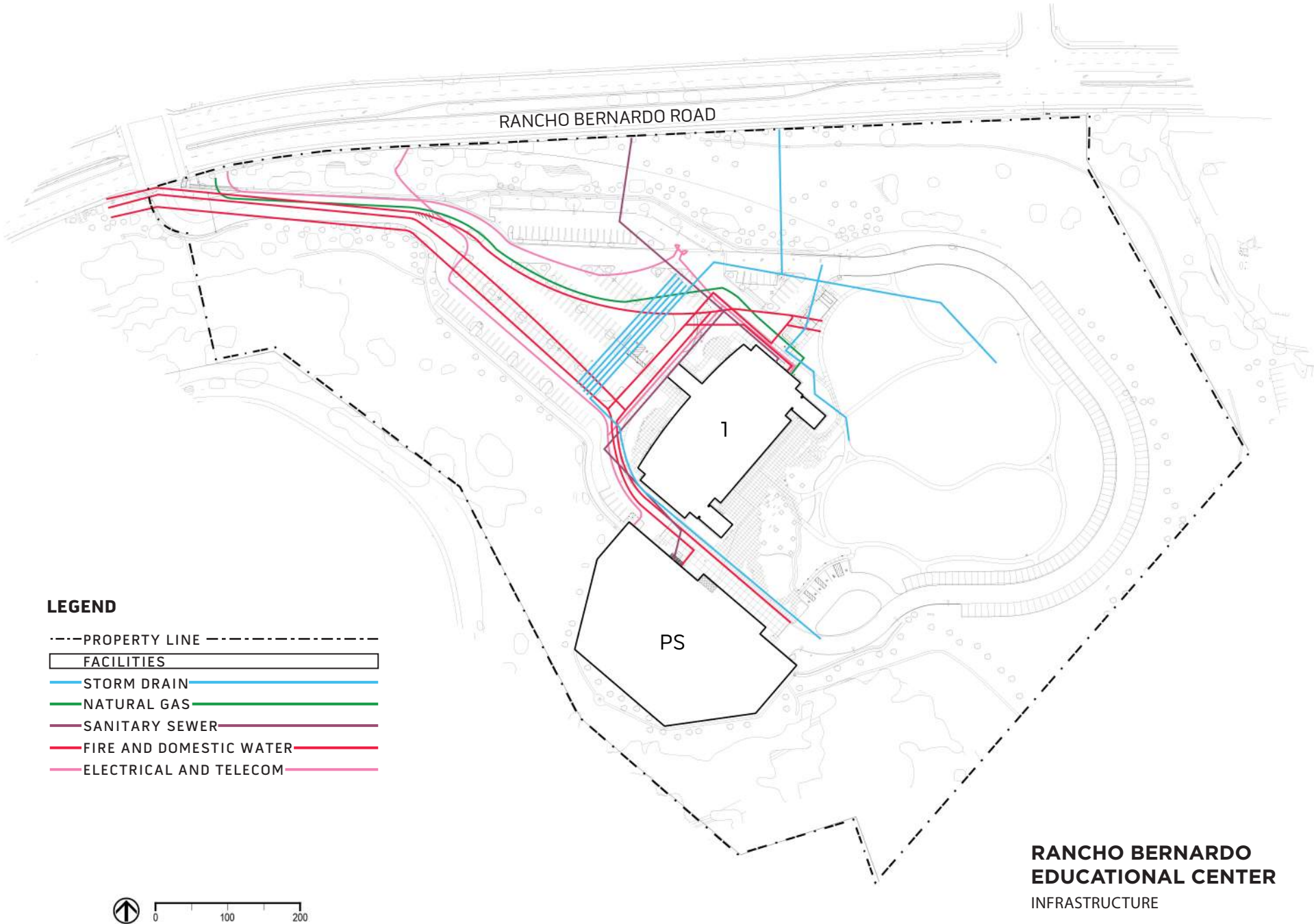
# RANCHO BERNARDO EDUCATIONAL CENTER - INFRASTRUCTURE

The location of key equipment and routes of underground main lines are illustrated by the graphic on the opposing page. These lines connect to utility mains within the Rancho Bernardo Road right-of-way. Separate systems supply energy in the form of electricity and natural gas, link the Center to its communication networks and the internet, and provide water used for domestic consumption, fire protection, and landscape irrigation. The stormwater system manages rain water that falls on the Center and the sanitary sewer system conveys waste water away to be treated.

Many existing underground utility lines have been grouped together and routed under permanent driveways and parking, which maintains their accessibility for maintenance and improvement. The main pathways align with the topography and work with gravity to convey waste water and stormwater.

## OBSERVATIONS

- The existing network of utility pathways align with circulation routes and work with the topography
- Due to the Center topography, there is less flexibility to alter gravity-fed utility lines—specifically stormwater and sewer
- A portion of the parking lot is used to retain and percolate stormwater in underground structures



RANCHO BERNARDO EDUCATIONAL CENTER  
INFRASTRUCTURE



RANCHO BERNARDO  
EDUCATIONAL CENTER -  
FACILITIES CONDITIONS

The Rancho Bernardo Education Center was completed and opened for classes in June 2018 so the facilities, including the four-story building and the parking garage, are relatively new and are in good condition. The building had all new furnishings when it opened. Since the Center was closed for much of 2020 and 2021, the facility has had very little wear.

OBSERVATIONS

- The building and the furnishings are in very good condition.
- The entire facility provides code-complaint access to all spaces from the building including travel from parking areas.





# RANCHO BERNARDO EDUCATIONAL CENTER - PEDESTRIAN CIRCULATION

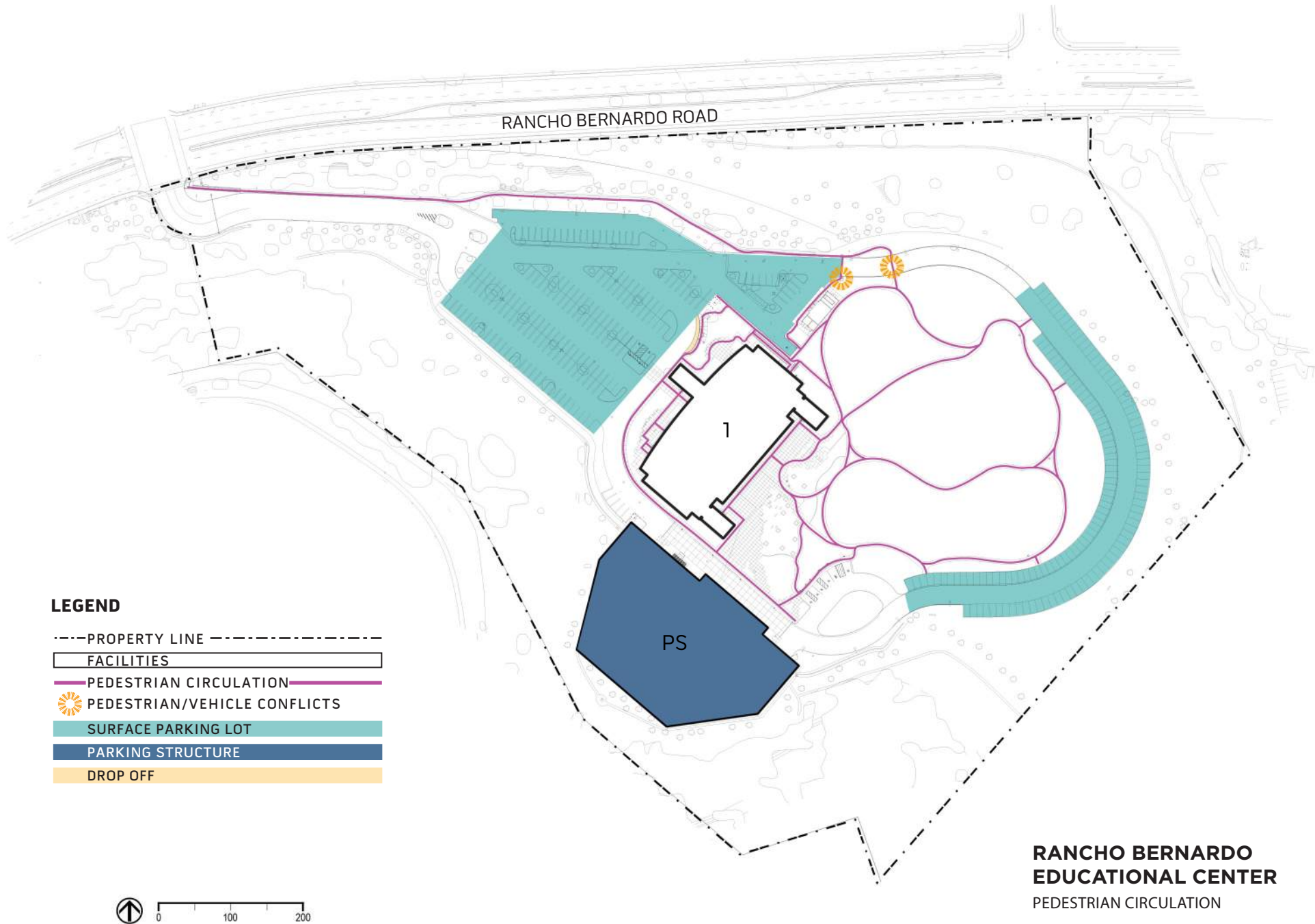
Pedestrian circulation patterns are mapped on the adjacent diagram showing pedestrian circulation routes to the main educational building at the Center as well as a network of gravel pathways that allow students, faculty, and staff to explore the site's open landscaped space south and east of the building. There is a main sidewalk on the north side of the Center's entry drive providing a connection to the sidewalk along Rancho Bernardo Rd which runs along this main artery to the Bus stop on West Bernardo Dr, however the sidewalk has a steep incline to arrive at the parking area. The sidewalk connects to a paved circulation route around the north edge of the site and creates a loop around the site to the four-story education building at the Center. A paved plaza connects the site's parking structure to the south entry of the building.

Pedestrian circulation on site primarily consists of traversing from the parking lot or the parking garage to the building. The parking areas do not have defined pedestrian pathways until you reach the entry plazas in the front and rear of the building. Since the Center is currently not consistently busy with vehicular traffic, passage through the parking area is relatively easy with minimal safety concern with pedestrian/vehicular conflict. As the college grows, additional pedestrian crossings and signage might need to be added for safer navigation.

Accessible trails through the landscaped open space are intended to provide facility users an opportunity for a break to walk through the landscaped gardens and observe the many species of plants on the site. These trails connect to the building plazas and back to paved routes to the building and the parking structure.

## OBSERVATIONS

- The Center site is relatively small with one building so pedestrian travel from parking lots to the building is easy.
- Additional signage is needed for clear wayfinding from the front parking lot and the garage.
- Pathways to the building are in good condition and accessible.





# RANCHO BERNARDO EDUCATIONAL CENTER - VEHICULAR CIRCULATION

Vehicular access to the Rancho Bernardo Education Center is provided via the entrance on Rancho Bernardo Road about three quarters of a mile from Interstate 15. Rancho Bernardo Road is a four-lane major route in Rancho Bernardo with a fair amount of traffic. There is a stop light at the entrance to the Center. Once vehicles enter the Center, they are directed in one direction to follow a loop through the Center, either turning into the surface parking area or continuing on to the parking structure. Vehicles are prevented from following the loop past the parking structure by movable barricades that cordon off the access road which is only opened for emergency/fire vehicles. This prevents cars from crossing into the pedestrian path of travel from the main building to the parking structure.

Between the parking lot and the four-level parking structure there is currently more than adequate parking available. There is only one way to enter and one way to exit the parking structure, which helps with traffic flow and circulation. Most of the surface parking is covered by photovoltaics providing shade projection for vehicles.

## OBSERVATIONS

- Circulation and navigation to parking is clear and straightforward
- The Center is served by only one vehicular access route
- There is adequate parking close to the instructional building





# RANCHO BERNARDO EDUCATIONAL CENTER - EMERGENCY CIRCULATION

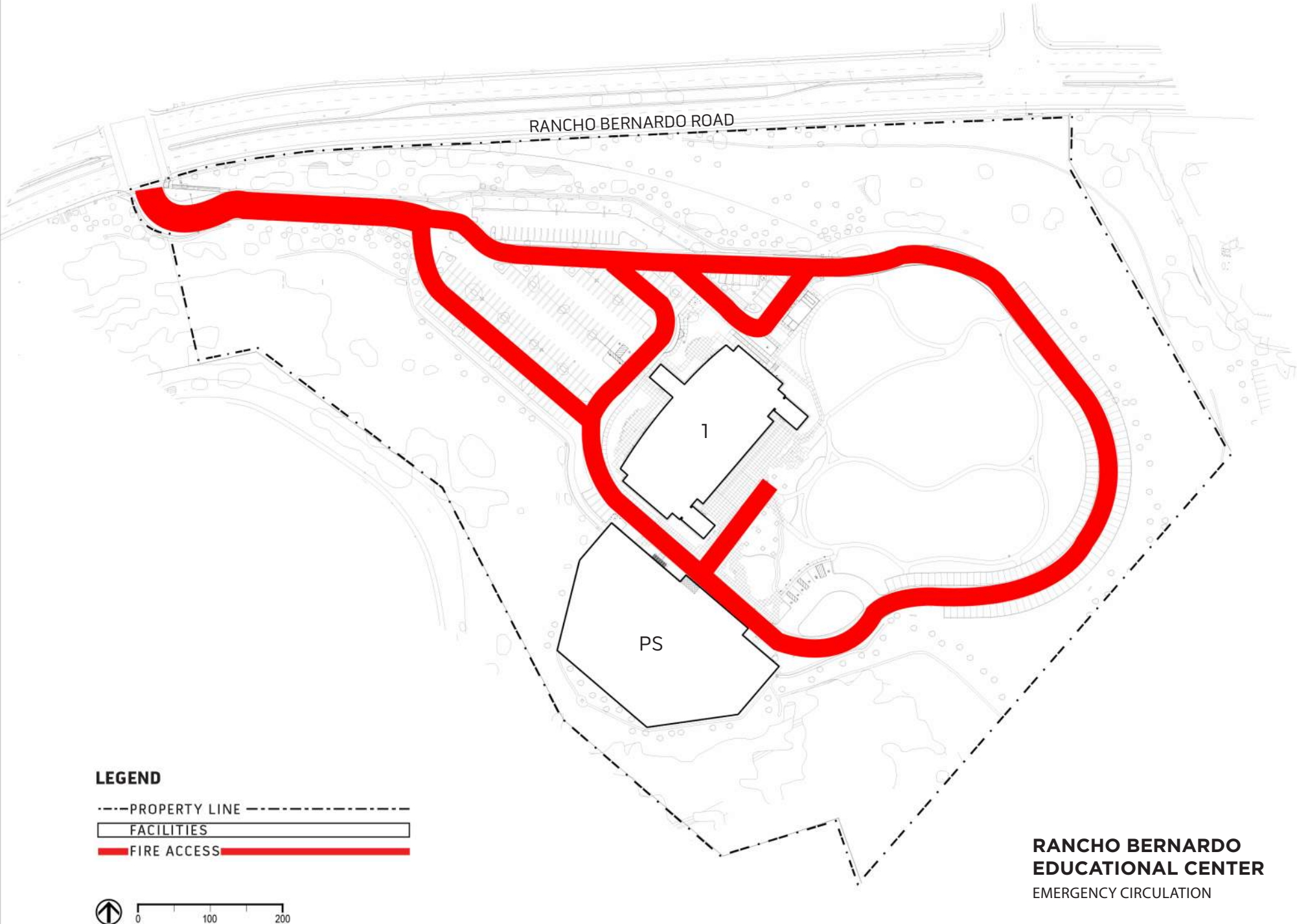
Emergency vehicles are able to access the Rancho Bernardo Education Center via the main entrance on Rancho Bernardo Road. Circulation around the Center buildings are provided by internal driveways. The fire access routes, as shown by the graphic on the opposing page, have been approved by the local fire authority. The fire access lane between the parking structure and the main Center building has baracades that can be opened for emergency access, but remain closed to through traffic to avoid vehicular traffic crossing over pedestrian walkways.



3.2.73 The education Center is situated in a region that has experienced fast-moving wildfires.

## OBSERVATIONS

- The approved fire access routes provide good access to Center buildings
- Currently, only one emergency access and evacuation route serves the Center
- Wildfire suppression could be complicated by the rugged and sloping terrain that surrounds the Center



RANCHO BERNARDO EDUCATIONAL CENTER  
EMERGENCY CIRCULATION



# RANCHO BERNARDO EDUCATIONAL CENTER - VIEWS

Views both into a site and out towards the community and surrounding landscape provide important insight for opportunities to develop or redevelop a site. Views can enhance the experience on a site or present a positive vista or impression for others experiencing the site from outside the Center but conversely, views can also create a negative experience if views are not considered in planning site development.

## VIEWS IN:

The Rancho Bernardo Center sits high on a hill above Rancho Bernardo Road with extensive landscaping on the slope. Those driving along Rancho Bernardo Center do not really see into the Center site. There is only a temporary Palomar College sign at the entrance turn at the traffic light to signify that the Center is located here. The sign is difficult to see in advance of the light. There are commercial businesses located adjacent and above the Center but the views into the site are mostly blocked by natural landscaping.

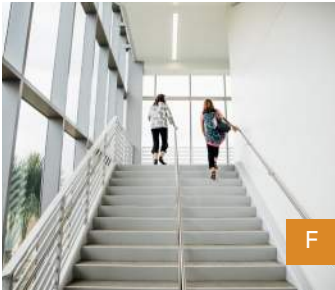
## VIEWS OUT:

The immediate short-range views from the building at the Center are of the landscaped areas and plazas around the building. Since the Center sits on a hill and the building is four stories, the views out across Rancho Bernardo to the surrounding hills and mountains have been maximized from most of the main spaces in the building including the glass

stairway. Views on the lower floor focus on the surrounding landscaping and outdoor gathering spaces.

## OBSERVATIONS

- Views from the building are maximized by taking advantage of the landscaping and surrounding mountains.
- Views into the Center are blocked from vehicular and pedestrian traffic along Rancho Bernardo Road.
- Views into the Center from surrounding business are blocked by landscaping.
- It would be difficult to know the Center existed here if you were not looking for it.
- The lack of views into the site creates a private and quiet setting.



RANCHO BERNARDO EDUCATIONAL CENTER VIEWS



RANCHO BERNARDO  
EDUCATIONAL CENTER  
- CLIMATE

Understanding the climate of a place is the first step to designing both indoor and outdoor climate appropriate spaces. Traditionally, architects have looked to the past for climate data to understand where the sun is at any given time throughout the day and the year, the temperature highs and lows, the direction and speed of the wind during different times of the year, and how much snow and/or precipitation to expect in any given location. While all these data points are still critical to the design process, looking to the past for climate data is no longer enough. It is important to understand the changes we are seeing in climate in recent years to better anticipate how climate will impact a project in the years to come.

Understanding the climate parameters of a place is essential to designing an efficient, effective, and healthy building with comfortable outdoor spaces. Knowing where the sun will be throughout the day during, different times of the year, helps designers plan for good daylight in space while avoiding heat gain and glare. Knowing the high and low temperatures will inform how much heating and cooling a space will need. Knowing where the winds are coming from and how strong they are can help designers determine if natural ventilation is a good option for the building design and the best locations for outdoor social spaces. Knowing how much snow and precipitation might affect the site will not only impact the structural and landscape designs, but also indicate if

rainwater collection could be an effective strategy to help reduce the amount of potable water used.

The Rancho Bernardo area tends to enjoy short, warm, arid, and mostly clear summers while winter can be long, cool and partly cloudy. Average temperature range from the mid 40s to the mid 80s with temperature extremes occasionally dipping down into the 30s and up into the 90s. The average rainfall is less than nine inches per year and snowfall is not expected. Mild winds come from the west most of the year, but during the winter months, stronger winds will come from the east.

The Rancho Bernardo Education Center is part of a newer development. PV arrays at the parking lots help reduce the heat island effect, but the trees are still young, over time the site will benefit more from the trees planted in the parking area and around the site.





## RANCHO BERNARDO EDUCATIONAL CENTER - VEGETATION + SPECIES

The Rancho Bernardo Center was originally created as a commercial office building and has several surface lots to serve the original intent of the site. There is both natural vegetation habitat and landscaped areas with plants and turf on the site. There is a total of 11 vegetation communities or habitat types on the site including coastal sage scrub, coastal sage scrub-disturbed, disturbed wetland, eucalyptus woodland, mixed chaparral, native grassland, non-native grassland, ornamental plantings, and scrub oak chaparral.

The non-native grassland within the site is dominated with non-native grasses. Dominant species include bromes and other non-native vegetation such as artichoke thistle. This area is in an early coastal sage scrub successional stage. There are also small coyote brush and California buckwheat shrubs scattered throughout the area and a few small California sagebrush. A narrow linear area, along the edge of the non-native grassland next to the developed area, is dominated by black willows, salt cedar, and toad rush.

Disturbed wetland occurs within the northern and southern portions of the site. This habitat is found in association with an existing concrete-lined ditch and in areas that channel seasonal flows supported by ambient runoff. Dominant plant species observed include toad rush, curly dock, and Italian ryegrass. Overall, the disturbed

wetland within the survey area provides low quality habitat and limited biological function and value.

Eucalyptus woodland occurs in small patches along the eastern, western, and southern boundaries of the site. The woodland stand is relatively dense and comprised of similar-age blue gum trees that have evidently occurred in the area for decades. Understory growth is limited to nonnative grasses, namely ripgut. Due to disturbance factors, the eucalyptus woodland within the site provides limited biological function and value.

Coastal sage scrub is a native scrub-type community that is widespread throughout the lower elevations of southern California. The Coastal sage scrub and disturbed coastal sage scrub on this site occur in patches around the boundary of the Center. Stands in the eastern, western, and southern portions of the site are considered to be relatively low in habitat quality due to very low species richness, predominance of non-native plant species, and proximity to existing development. The stand in the northeastern portion of the survey area, next to the access road is highly disturbed by ornamental plantings. In terms of composition, these patches are homogenous and support a low diversity of plant species. In general, dominant shrub species in the area include California sagebrush, coyote brush, and buckwheat. Mixed chaparral occurs in two distinct patches in the western portion of the site. Similar to coastal sage scrub,

the mixed chaparral is considered to be relatively low in habitat quality, primarily due to very low species richness.

Approximately 4.31 acres of ornamental plantings are encircling the non-native grassland and developed portions of the Center. This habitat is characterized by several non-native sub-tree and shrub species defining an open canopy, with scattered non-native annual herbaceous species adjacent. A few isolative native shrub species also occur in the area. Similar to what is created at the Palomar San Marcos campus, the college grounds department has taken the opportunity to create a special garden space behind the instruction building of both Southern California natives as well as other plant species from regions around the world for the Center community to enjoy.

Since the Education Center facility was previously created by commercial development the site does not have extensive undisturbed native habitats and does not provide extensive high quality habitat for wildlife species. Overall, wildlife activity on the site is minimal. Common species included small reptiles such as the side-blotched lizard and common songbirds such as black phoebe, northern mockingbird, house finch, lesser goldfinch, song sparrow, oriole, hummingbirds, and American crow. Small mammals on the site and in the area include the desert cottontail and ground squirrels. There are occasional sightings of coyote and bobcats in the area but no report of these mammals seen on the Center site.

### Rancho Bernardo Educational Center

Aerial image taken from northwest perspective.







Chapter 3.2 Environmental Analysis for Education Sites

# Fallbrook Education Center

The planning process of any site should begin with an understanding of a collection of existing facility and site information.

The Existing Facilities and Environmental Analysis is an important foundation for informed, collaborative facilities planning. This analysis equips the College and its stakeholders with the information needed to effectively allocate resources that will address Center needs in alignment with college goals. The Facilities and Environmental Analysis of the Fallbrook Center looks at existing site and building conditions, including functionality, in the fall of 2022 and spring of 2023, and identifies current and potential future issues, challenges, and opportunities that should be taken into consideration for the planning of the Center. The analysis is based on observations and information gathered during the initial vision planning process, including review of data, physical site investigations, discussions with facilities staff, and input gathered in the listening sessions with stakeholders. Understanding certain environmental aspects of a Center such as climate conditions, natural habitat, neighborhood context, and views assists in developing recommendations for a more sustainable and ecologically responsible planning of the Center site.

The Fallbrook Education Center analysis and findings are presented on graphic plates and narrative summaries in the following areas:

- Overview
- Existing Center Plan
- Neighborhood Context
- Topography
- Infrastructure
- Facilities Conditions
- Pedestrian Circulation
- Vehicular Circulation and Parking
- Emergency Vehicle Access
- Views
- Climate
- Vegetation + Species





# FALLBROOK EDUCATION CENTER - OVERVIEW

The Fallbrook Education Center opened for classes June 11, 2018. The Education Center sits on an 80-acre site that was purchased in 2007 with funds from Proposition M, which voters in passed in 2006. This Education Center will help the district provide services in the northernmost sector of its service area.

The Education Center opened with the mass-grading of the Fallbrook Center and the construction of the Interim Village that consists of a 20,640-square-foot complex of state-of-the-art modular buildings and more than 700 parking spaces. Included in this Interim Village are two science labs, a computer lab, seven new classrooms, a learning resource center/library, a student lounge, administration space, and more. Located two miles north of Highway 76, on the east side of I-15, the Interim Village represents the first phase of a Center designed to serve students from Fallbrook, Bonsall, Vista, and other surrounding communities for years to come.

The design of permanent facilities is in process and will be augmenting the Interim Village. Construction of a 40,000 square-foot, two-story building will start construction in 2023, providing substantial amenities, both building and site, which support the current Center community and while planning for the inevitable expansion of enrollment at the Center. It will house classrooms, a new science lab, computer lab, library,

administrative and faculty offices, Student Services, and additional general student support spaces.

Permanent facility construction and development of the Center is planned to incorporate elements of the rich Native American heritage of the region as well as the agricultural roots of the surrounding communities. The north/northeast area of the Palomar District, where the Fallbrook Education Center is located, is a growing area of the District creating a need for educational services in the region.

The Center is providing Distance Education programs and dual enrollment with local high schools and classes at



Camp Pendleton. Current core transfer course offerings include Sociology and selected Behavioral Sciences, Business, Accounting, Biology, Chemistry, and Health and Public Safety. Introductory course offerings include the areas of nursing, kinesiology, criminal justice, and emergency medical education.





# FALLBROOK EDUCATIONAL CENTER - EXISTING PLAN 2023

The Fallbrook Education Center is a newly established Center located on a valley floor surrounded by the peaks of the local Monserate Mountain Range within a region known for agriculture. The San Luis Rey River is nearby to the south, running from east to west as it connects to the Pacific Ocean. The Center currently hosts 18 modular buildings of over 20,000 SF and it will soon welcome its first permanent building, which includes the necessary components of a college campus. The project is a 40,000 square foot, two-story facility that includes classrooms, laboratories, a library, health center, administrative offices, and a student lounge. The new building uses simple forms and clear wayfinding elements to define the edges of the site and provides a new experience at the Center' main entry. Palomar College's Fallbrook Education Center sets a precedent for all future Center development.

The history of the region is deeply rooted in native American culture, hosting several tribes that continue to occupy and thrive within the region. The history of these cultures provides the contextual influences for the planning and design of the new building. The central design concept for the new facility focuses on the idea of connecting to place.

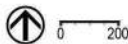
The design promotes collegiality, active student life, and adaptability as new needs, uses, and technologies evolve over

time. Incorporating sustainable systems that support healthy, progressive spaces, and ensures resiliency for the future is a guiding principle in the project's development.



## LEGEND

- PROPERTY LINE
- EXISTING FACILITIES
- TEMPORARY FACILITIES
- CURRENTLY IN DESIGN



I-15

HORSE RANCH CREEK ROAD

BUILDABLE AREA

RETENTION BASIN

ENVIRONMENTAL PRESERVE

FALLBROOK EDUCATIONAL CENTER  
EXISTING CENTER IN 2023



## FALLBROOK EDUCATIONAL CENTER - NEIGHBORHOOD CONTEXT

The Fallbrook Education Center is located in Fallbrook, about 8 miles from the center of town just east of Interstate 15. The Center is accessed from Horse Creek Ranch Road, which serves the adjacent newly developed residential neighborhoods east of the site. A public residential park with sports fields and playground equipment is located directly opposite the Center’s main entrance. Rock and shrub covered hilly undeveloped terrain lies immediately south of the Center with the Palomar RC Flyers Flying Fields farther south on Horse Creek Ranch Road. Pala Mesa Resort and Golf Course is on the opposite site of Interstate 15 from the site and Pala Casino Spa Resort is about 6 miles away to the east on route 76.

The surrounding residential area began development about six years ago so much of the Center’s surrounding vicinity is just being developed. Currently there are no restaurants, convenience stores, or commercial establishments adjacent to the site and there is no public transportation to the site. The Center is located in proximity to three school K-12 districts including Bonsall USD, Vista USD, and Fallbrook Union High School District.

The history of the region is deeply rooted in native American culture, hosting several tribes that continue to occupy and thrive within the region. The history of these cultures provides the contextual

influences for the planning and design of the new education Center. The site area was originally occupied solely by the Luiseno tribe. To the east, the Cupeno tribe occupied the area known today as Warner Hot Springs but were driven from their land and forced to cohabitate with the Luiseno tribe. Once linked solely by the river, the merging of these cultures revealed deeper connections.

The tribal organization system inspired a “village” planning concept for the master plan. The long, narrow site is broken into a series of phased developments - or villages - that can adopt a unique identity based on programmatic foci. Like a tribal system that allows the native people to assimilate new tribes, this approach allows the Center to grow over time as population, demand, and economic resources expand. Based on these values, the Center strives to create a unique community environment that is a beautiful place for learning.





# FALLBROOK EDUCATIONAL CENTER - TOPOGRAPHY

The Fallbrook Education Center lies in a valley at an elevation of about 600 surrounded by the foothills of northern San Diego County with the Palomar Mountain Range to the northeast. The 80-acre site has been graded to be a relatively flat pad on which permanent educational facilities will be developed in future years. Grading has been done for road and infrastructure construction instead of a building-specific basis.

The Center site currently includes a Native Area of approximately 25 acres in the southern portion of the property. The Native Area consists of a mixture of non-native and wetland habitats. To avoid wetland impacts, no development is proposed in this area st this time. Development of this area may occur at a future point, if the District determines additional property is needed to support the educational programming of the Center. The limits of the development footprint are set back a distance of 50 feet from wetland habitat areas that are located within the Native Area.

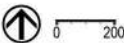
## OBSERVATIONS

- The eighty-acre site has gradual elevation change.
- Adjacent roads also have little elevation change.
- The valley setting allows for vistas of the surrounding hills.



## LEGEND

- PROPERTY LINE
- EXISTING FACILITIES
- TEMPORARY FACILITIES
- CURRENTLY IN DESIGN



FALLBROOK EDUCATIONAL CENTER TOPOGRAPHY



# FALLBROOK EDUCATIONAL CENTER - INFRASTRUCTURE

The location of key equipment and routes of underground main lines on the Fallbrook Education Center are illustrated by the graphic on the opposing page. Storm water will be collected through the site. A combination of pervious and impervious surfaces are being considered for the site. Drainage shall be designed to drain to landscaped areas, collected, treated, and detained per regulations. Bio-filtration basins are being considered as a method to provided water quality treatment. Drainage patterns in the existing condition generally drain north-west to south-east to an existing storm drain system that ultimately connects at the southern part of the Center, this same pattern will be maintained.

The current site contains existing infrastructure to serve the proposed site development. Separate domestic and fire water mains surround the project site. Domestic water and fire services will serve the project from these existing mains. It is likely that at least one on-site fire hydrant will be required. An irrigation system will be fully re-designed to serve the site. Existing sewer lines exist and should be able to serve the proposed education Center building. Existing electrical and gas are located near the project site. Electrical service to the site would be supplied by San Diego Gas and Electric (SDG&E). The college would be expected to install all electrical structures. Natural gas will be supplied from an existing gas lines near the project site.

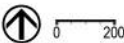
## OBSERVATIONS

- The existing network of utility pathways align with circulation routes and work with the topography
- Storm water from the project site would be collected within a storm drain that traverses the site and a vegetated swale located along the western boundary of the site.



## LEGEND

- PROPERTY LINE
- FACILITIES
- STORM DRAIN
- GAS
- SANITARY SEWER
- FIRE AND DOMESTIC WATER
- IRRIGATION WATER
- WELL



FALLBROOK EDUCATIONAL CENTER  
INFRASTRUCTURE



FALLBROOK  
EDUCATIONAL CENTER -  
FACILITIES CONDITIONS

The Fallbrook Education Center was opened for classes in June 2018 with a village of modular constructed classrooms, lab, administration, and library and student support space. The modular structures include state-of-the-art equipment, technology, and furnishings that support a variety of up-to-date instructional modalities including hybrid classes. These modular buildings are still in very good condition. Since the Center was closed for much of 2020 and 2021, the facility has had very little wear since its opening. The new building on the site will augment the interim village with well-fitted, high-quality space for additional programs, classes, and student support.

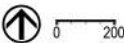
OBSERVATIONS

- The modular structures and the furnishings are in very good condition.
- The design of the new building will further develop both indoor and outdoor spaces on the campus expanding future opportunities for the Center.
- The entire facility provides code-complaint access to all spaces from the building including travel from parking areas.



LEGEND

- PROPERTY LINE
- GOOD CONDITION
- FAIR CONDITION
- POOR CONDITION



FALLBROOK  
EDUCATIONAL CENTER  
FACILITIES CONDITIONS



# FALLBROOK EDUCATIONAL CENTER - PEDESTRIAN CIRCULATION

The Fallbrook Education Center is in the preliminary stages of development with the first permanent building being constructed in the next few years. Currently there is a 20,640 square foot modular village with state-of-the-art instructional and support spaces on the Center and therefore pedestrian circulation is primarily focused from the center parking lot to these buildings. Pedestrian pathways are well marked from the parking lots to the central entry plaza to the modular village with accessible hardscape access to all the modular classrooms, office, and library.

3.2.95 There is a walking path along the east side of Horse Ranch Creek Road adjacent to the Center site which connects to the sidewalks along both sides of the entrance roads to the Center and continues along the access road throughout the site. There are also sidewalks along the east side of the parking lots.

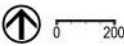
Ease of pedestrian circulation between the existing modular village and the new instructional building was a major consideration in planning out the next phase of the Center site and landscaping. A revised visible Center entry point and gathering plaza is proposed where the existing Interim Village axis walk and parking lot currently intersect. Once a visitor has entered the gathering plaza, they can choose to pass over one of two

welcoming bioretention basin bridges leading to the Interim Village or the new building entry, allowing for ease of navigation. The large, linear bioretention basin at the entry provides stormwater retention and becomes a focal sculptural feature along the pedestrian entrance to the phase 2 core. After passing over the bioretention basin entry bridge, the pedestrians move into a courtyard space created at the junction of the basin bridge, existing Center walkway, new building entry, and linear walkway between the new building and existing modular structures. A major landscaped walkway, partially covered by the new structure, provides easy wayfinding and circulation between the new building and classes in the existing modular classrooms.



## LEGEND

- PROPERTY LINE -----
- FACILITIES
- PEDESTRIAN CIRCULATION
- PEDESTRIAN/VEHICLE CONFLICTS
- SURFACE PARKING LOT



FALLBROOK EDUCATIONAL CENTER  
PEDESTRIAN CIRCULATION



# FALLBROOK EDUCATIONAL CENTER - VEHICULAR CIRCULATION

Access to the Fallbrook Education Center is off Horse Ranch Creek Road, about four miles from the Interstate 15 exit at route 76. You enter the site on Old Palomino Way which brings vehicular traffic to a roundabout with road options to turn either north or south on the site. The Center site is in the early stages of development with the first permanent building being constructed in the next few years. The enrollment growth at the relatively new Center has slowed after Covid, so there is currently a low volume of vehicular traffic at the site.

The main vehicular road on the Center runs north and south along the usable portion of the site with adjacent parking accessed from several points along this road. There is a second access point to Horse Ranch Creek Road which currently serves for emergency vehicle access but will eventually provide a connection out of the Center as traffic increases. There is also a divided road running along the south side of the site parallel to Old Palomino Way also connecting to Horse Ranch Creek Road. Currently the additional vehicular circulation path is primary used for emergency access and not for an additional entry to the Center, but it will support growth and additional traffic flow in and out of the Center with future development or special programs with vehicular access needs farther south on the site.

Currently there are 679 parking spaces on the site with photovoltaics installed over the spaces closest to the existing modular education village in the center of the site. Parking is planned and constructed for the future growth and buildout of the Center. There is no public transportation to the site at this time.



## LEGEND

- PROPERTY LINE---
- FACILITIES
- VEHICULAR CIRCULATION
- SURFACE PARKING LOT



FALLBROOK EDUCATIONAL CENTER  
VEHICULAR CIRCULATION AND PARKING



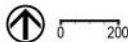
# FALLBROOK EDUCATIONAL CENTER - EMERGENCY CIRCULATION

The Fallbrook Education Center site has a loop road around the site which provides access for emergency vehicles with three access points out of the site to Horse Ranch Creel Road. There are two emergency access drives, one each side of the Modular Village and the new building complex that meet local fire safety requirements. As further development at the Center is planned, additional emergency access roads will be added to the site.



## LEGEND

- PROPERTY LINE
- FACILITIES
- FIRE ACCESS



FALLBROOK EDUCATIONAL CENTER  
EMERGENCY CIRCULATION



# FALLBROOK EDUCATIONAL CENTER - VIEWS

Views both into a site and out towards the community and surrounding landscape provide important insight for opportunities to develop or redevelop a site. Views can enhance the experience on a site or present a positive vista or impression for others experiencing the site from outside the Center but conversely, views can also create a negative experience if views are not considered in planning site development.

## VIEWS IN:

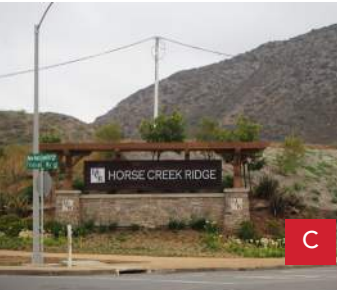
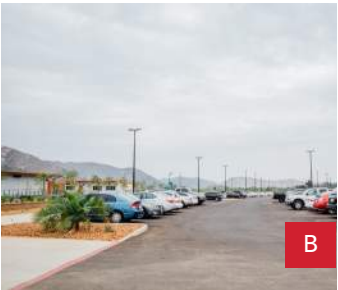
The Fallbrook Education Center is found about 4 miles off the interstate 15 at route 76. Those driving on the interstate can currently spot the photovoltaic panels and modulators beyond from the freeway if in search of the Center. The Center parking lot can be accessed from Horse Ranch Creek Road. There are multiple housing developments across the Center site.

## VIEWS OUT:

The immediate short-range views from the building at the Center are of the planter areas and pathways around the buildings. With the construction of the new permanent facility there will be landscaped outdoor classroom space and additional plaza spaces for students. Since the Center sits on the valley floor, the views out to the hills and mountains on the East have been maximized from most of the main spaces in the buildings.

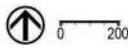
## OBSERVATIONS

- Views from the building are maximized by taking advantage of the landscaping and surrounding mountains.
- It would be difficult to know the Center existed here if you were not looking for it.
- While currently there is minimal development on the site, the proximity to interstate 15 with views directly to the campus from traffic on the freeway provides a great opportunity to create a positive impression and advertising for the Center.



## LEGEND

-----	PROPERTY LINE	-----
-----	EXISTING FACILITIES	-----
-----	TEMPORARY FACILITIES	-----
-----	CURRENTLY IN DESIGN	-----



FALLBROOK EDUCATIONAL CENTER VIEWS



FALLBROOK  
EDUCATIONAL CENTER  
- CLIMATE

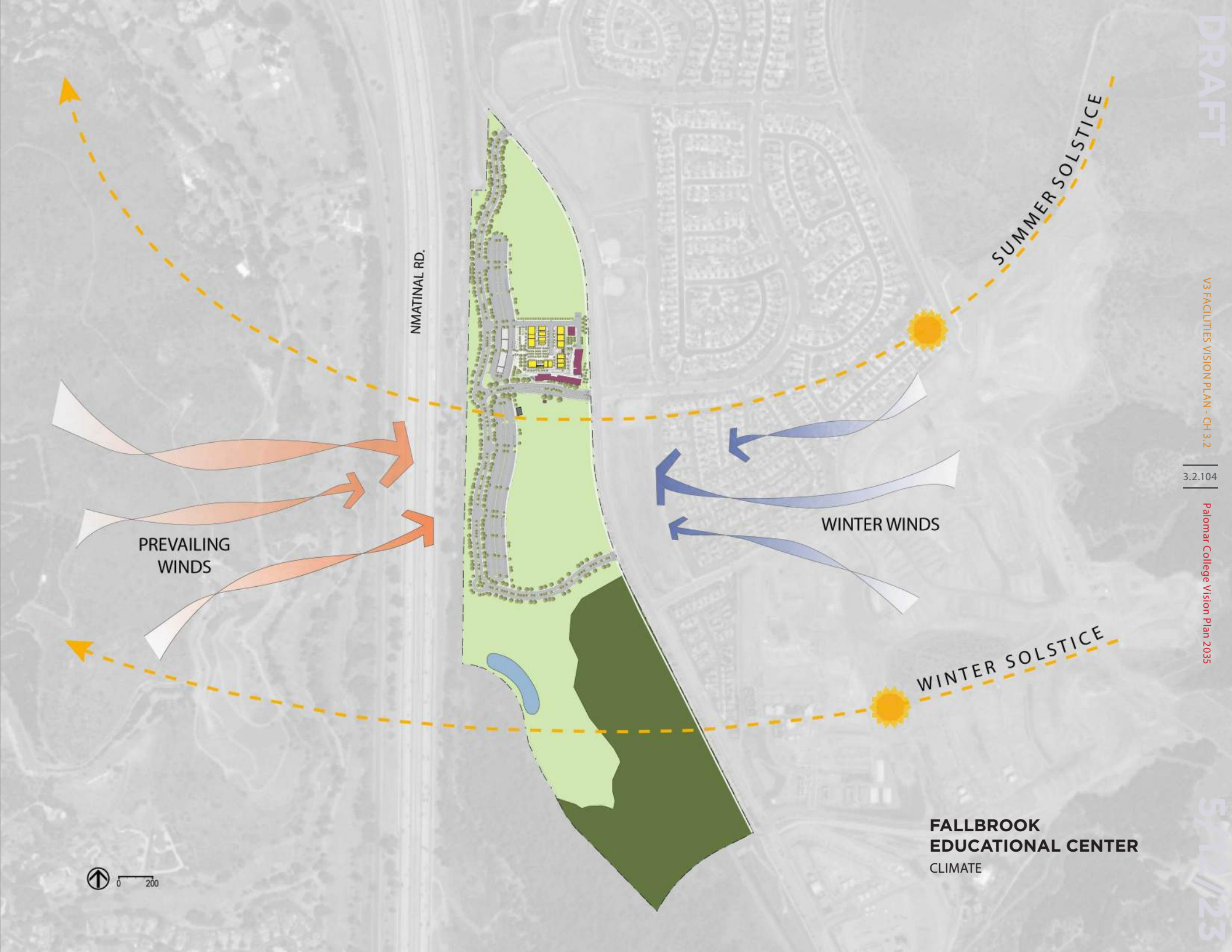
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Understanding the climate parameters of a place is essential to designing an efficient, effective, and healthy building with comfortable outdoor spaces. Knowing where the sun will be throughout the day during, different times of the year, helps designers plan for good daylight in space while avoiding heat gain and glare. Knowing the high and low temperatures will inform how much heating and cooling a space will need. Knowing where the winds are coming from and how strong they are can help designers determine if natural ventilation is a good option for the building design and the best locations for outdoor social spaces. Knowing how much snow and precipitation might affect the site will not only impact the structural and landscape designs, but also indicate if

rainwater collection could be an effective strategy to help reduce the amount of potable water used.

The climate in Fallbrook is characterized by winters that are long, cool and partly cloudy and summers that are short, warm, arid, and mostly sunny. Average temperatures range from the low 40s to the mid 80s with low temperature dipping into the 30s and high temperature occasionally into the 90s. Most of the rain falls Oct. to April with Feb. typically being the wettest month. The average rainfall is less than 12 inches per year and no snowfall is expected. Mild winds come from the west most of the year, but during the winter months, slightly stronger winds will come from the east.

The Fallbrook Education Center is in a newly developed area with more than average asphalt contributing to a heat island effect that will make the temperatures on the Center feel warmer than surrounding areas. This Center will benefit from more trees and the maturity of trees over time.





## FALLBROOK EDUCATIONAL CENTER - VEGETATION + SPECIES

The overall design approach for the new permanent building is to develop new building landscape elements to become an integrated extension of the existing Interim Village and future Palomar Fallbrook campus development. The new landscaping seeks to define and enhance the visible entry to the site, develop accessible pathways to foster campus connectivity and connect to the existing site and surrounding community.

The Fallbrook 40 project is comprised of a revised campus entry, a student services entry plaza, linear walkways and courtyards created between newly constructed buildings and existing Interim Village buildings, agricultural and community garden areas, perimeter street and parking lot planting, and peripheral areas of planting.

A revised visible campus entry point and gathering plaza is proposed where the existing Interim Village axis walk and parking lot currently intersect. Once a visitor has entered the gathering plaza, they are led to the Interim Village or new building entry, allowing for ease of navigation. Furnished outdoor spaces are provided to serve as waiting and gathering areas along the north edge of linear walkway. Concrete seat steps are incorporated at the southeast end providing students and visitors with an experience to connect with the landscape and reflect on their surroundings.

A series of outdoor spaces were created along the walkways between the proposed buildings and existing temporary structures. Multiple sized seating areas, tree rows, and plantings create an inviting space to move through or stop and linger. Smaller seating areas have been incorporated to accommodate 1-2 people for a quiet or focused place while other spaces have been created for more social, larger groups of 4-6.

A fountain is proposed at one of the building nodes as a sculptural and calming cooling element. The different levels of outdoor spaces are intended to provide comfortable and inviting spaces that encourage students to stay on campus at all times of the day.

Agricultural gardens are proposed at the campus storage and receiving. At the north end of pedestrian flow a garden of low plantings and trees in decomposed granite begin to reference the transition to an agricultural zone. Continuing north, raised garden beds and groves of fruit trees are proposed in decomposed granite. A grove of citrus or avocado trees and grape vine trellises extend beyond the garden area toward the street and along the service drive. These serve to provide visual interest from the street and large window in the second story library building while tying the project site back to the campus and Fallbrook’s agricultural history.



## Fallbrook Educational Center

Aerial image taken from southeast perspective.

