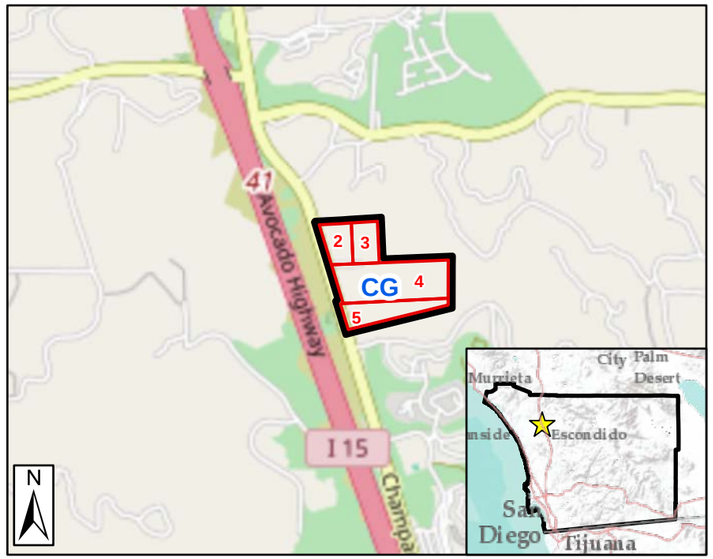


VICINITY MAP

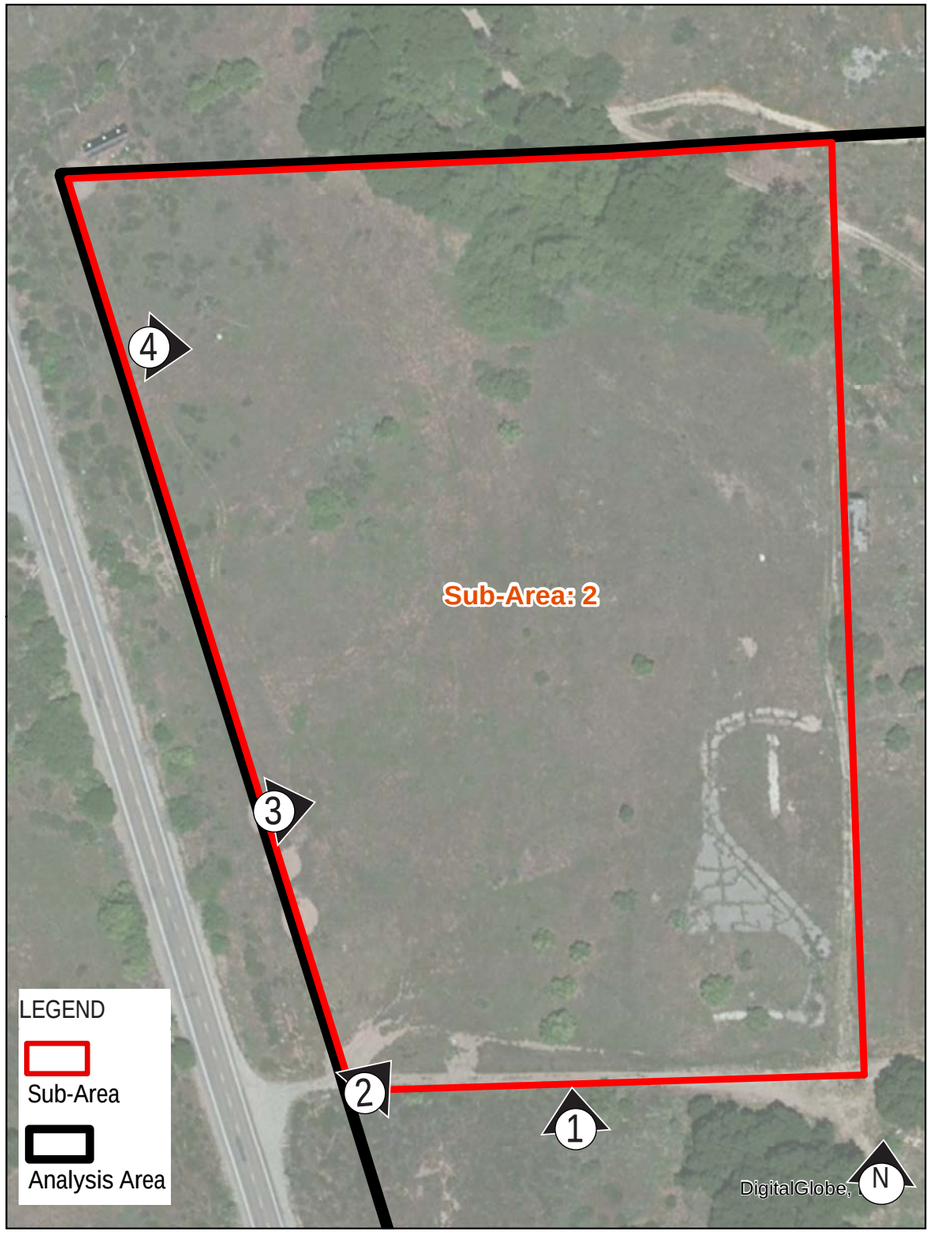
3D VIEW

AERIAL VIEW

Legend

Sub-Area

Analysis Area



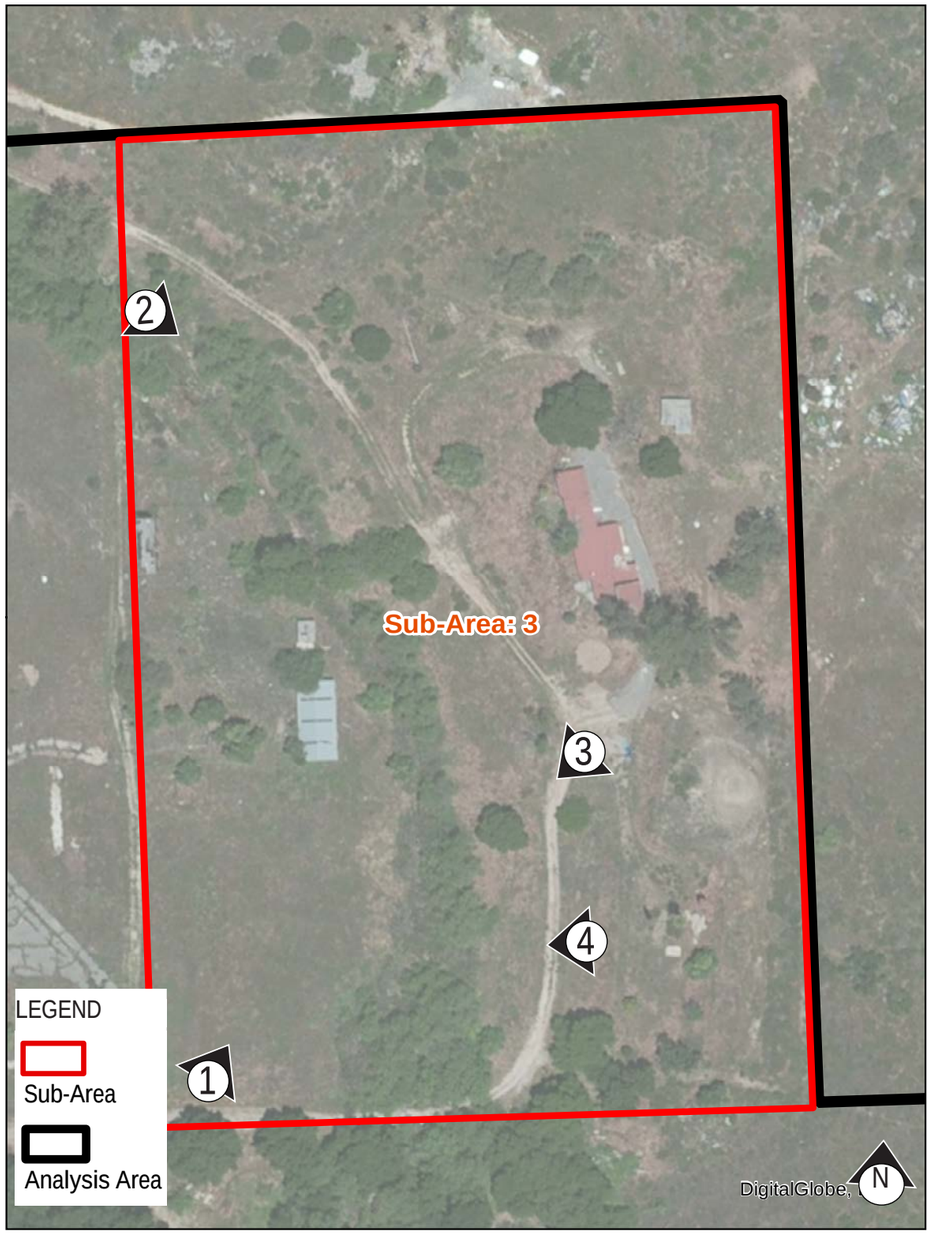
SITE PHOTO KEY MAP

1 From approximately the mid point of the southern property line, facing north.

2 From the southwestern corner of the parcel, facing northeast. The Sub-Area 2 property ends just before (west of) the abandoned wood frame seen in the photo.

3 From near the western property line (southern portion) facing east. The Sub-Area 2 property ends just before (west of) the abandoned wood frame seen in the photo.

4 From near the western property line (northern portion) - facing east. The riparian corridor of oaks, willows, and sycamores seen here is partially within Sub-Area 2.



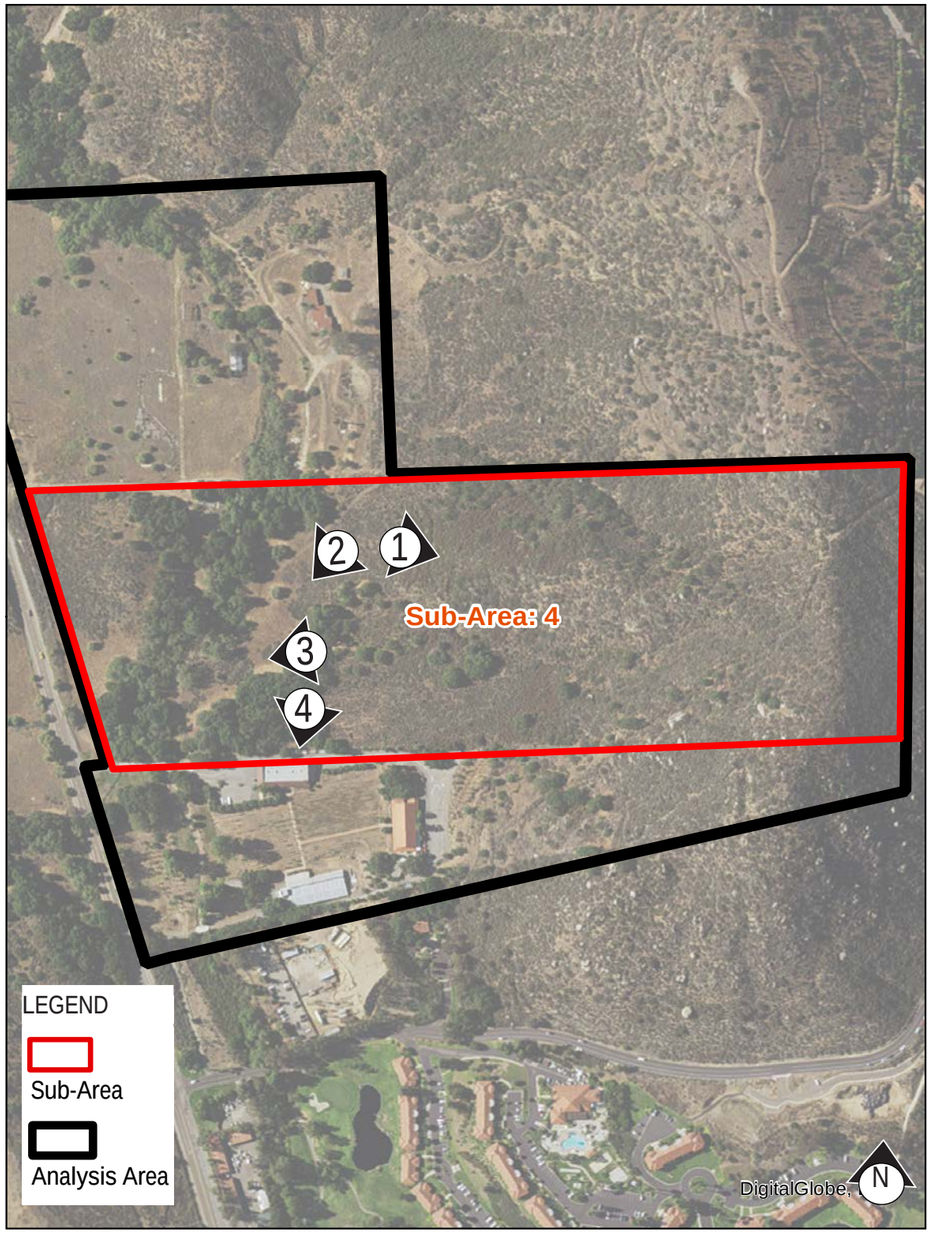
SITE PHOTO KEY MAP

1 From the southwest corner of the Sub-Area 3 parcel, facing northeast at the property.

2 From western property line, facing southeast along the riparian corridor.

3 Facing west toward Champagne Blvd from the dirt road near the driveway of the vacant residence. The riparian corridor is in the foreground (late December photo).

4 Close up of riparian corridor (late December photo) from near the dirt road in the southern portion of the property.



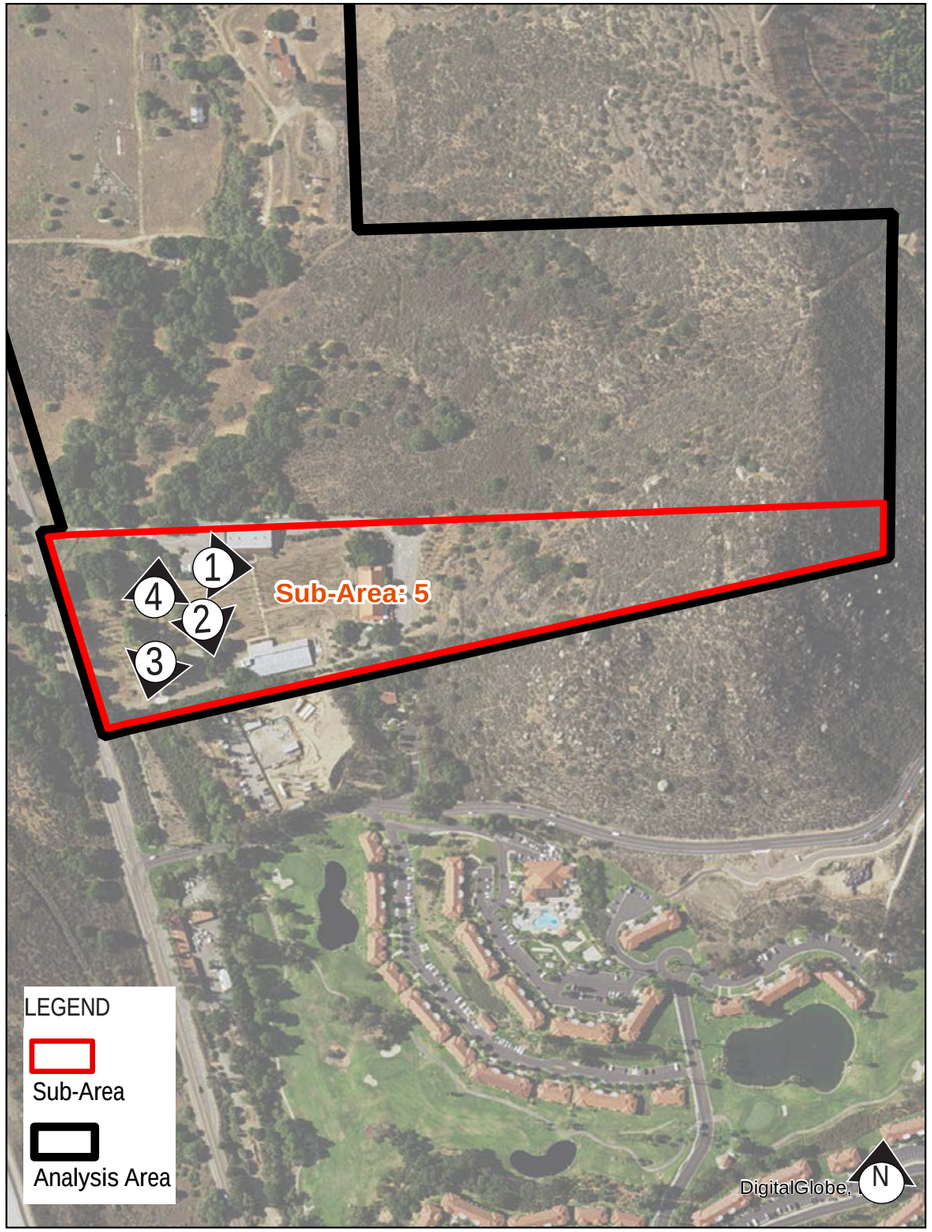
SITE PHOTO KEY MAP

1 From the approximate midpoint of northern property line, facing east at the hillside in the eastern portion of the property.

2 From near the midpoint of the northern property line, facing southwest at the property. The riparian corridor is seen on the right and in the middle and the oak woodlands area is seen on the left.

3 From the clearing in west-central portion, facing west at the riparian corridor (late December photo).

4 From the clearing in the west-central portion of the property, facing south at an area of oak woodlands.



SITE PHOTO KEY MAP

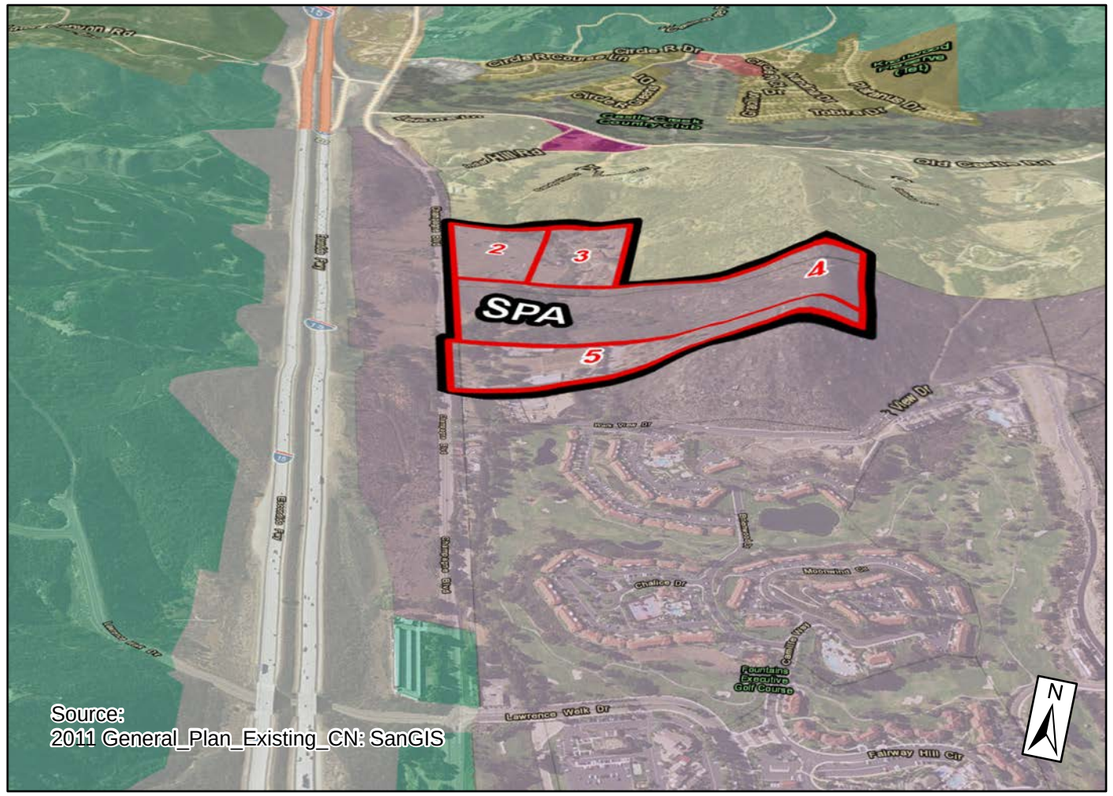
1 Facing east at winery driveway, from the entry point in the northwest portion of the property.

2 Facing southeast at winery property from the entry driveway.

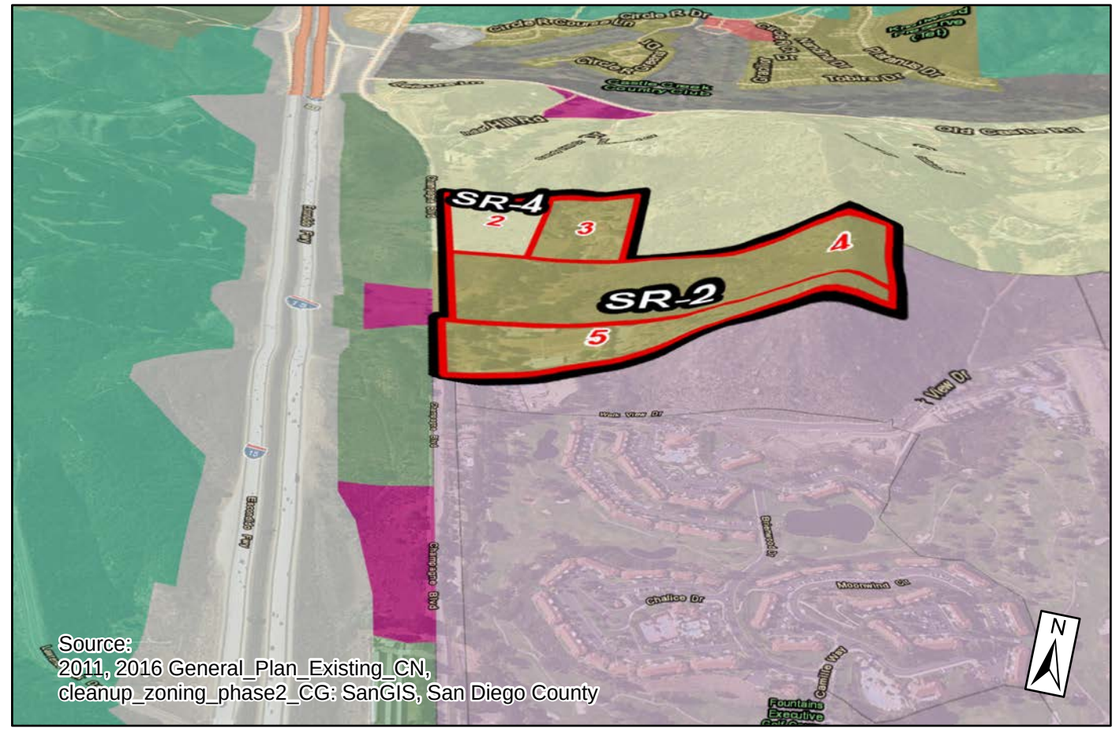
3 Facing south at property from winery driveway entry.

4 Facing north at riparian corridor near the northern property line.

GENERAL PLAN - CURRENT LAND USE DESIGNATIONS



GENERAL PLAN - PROPOSED LAND USE DESIGNATIONS - REFERRAL MAP



Legend

Sub-Area

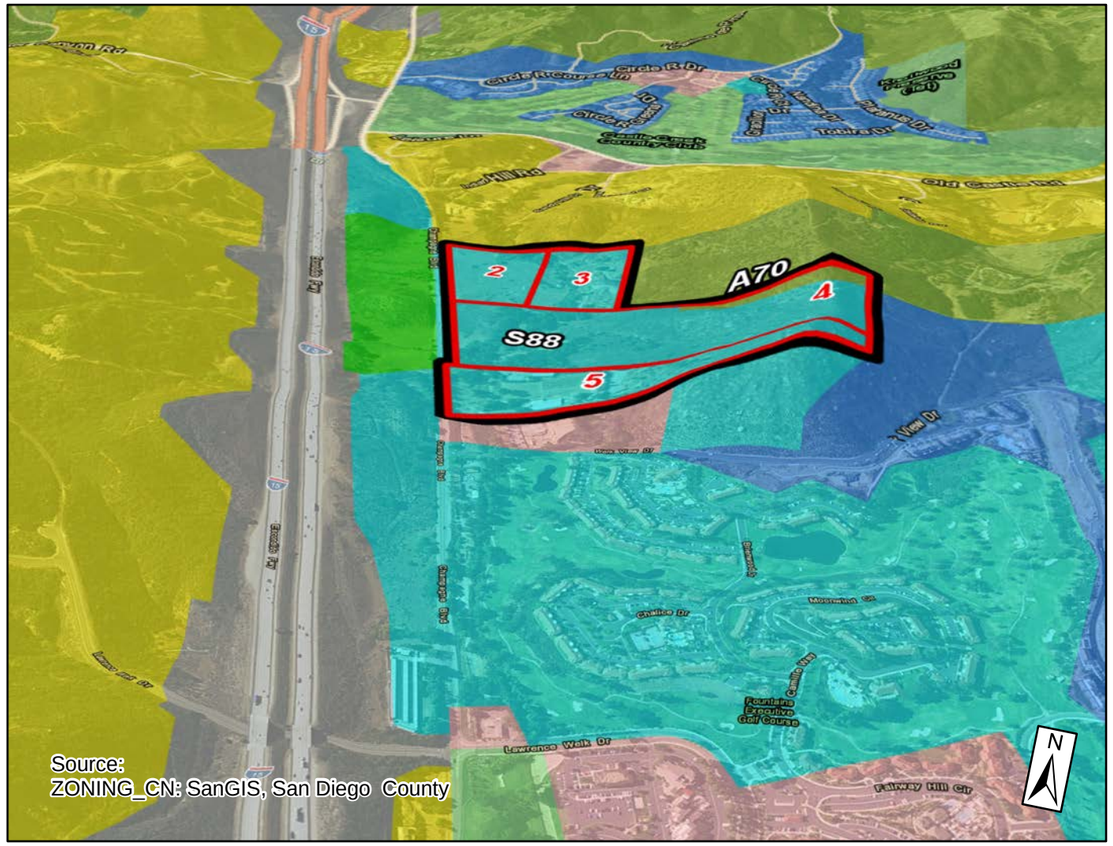
Analysis Area

The Referral Map alternative is the highest density/intensity to be considered. To view the Preliminary Staff Recommendation Map and Environmentally Superior Map alternatives, see pages 20 & 21.

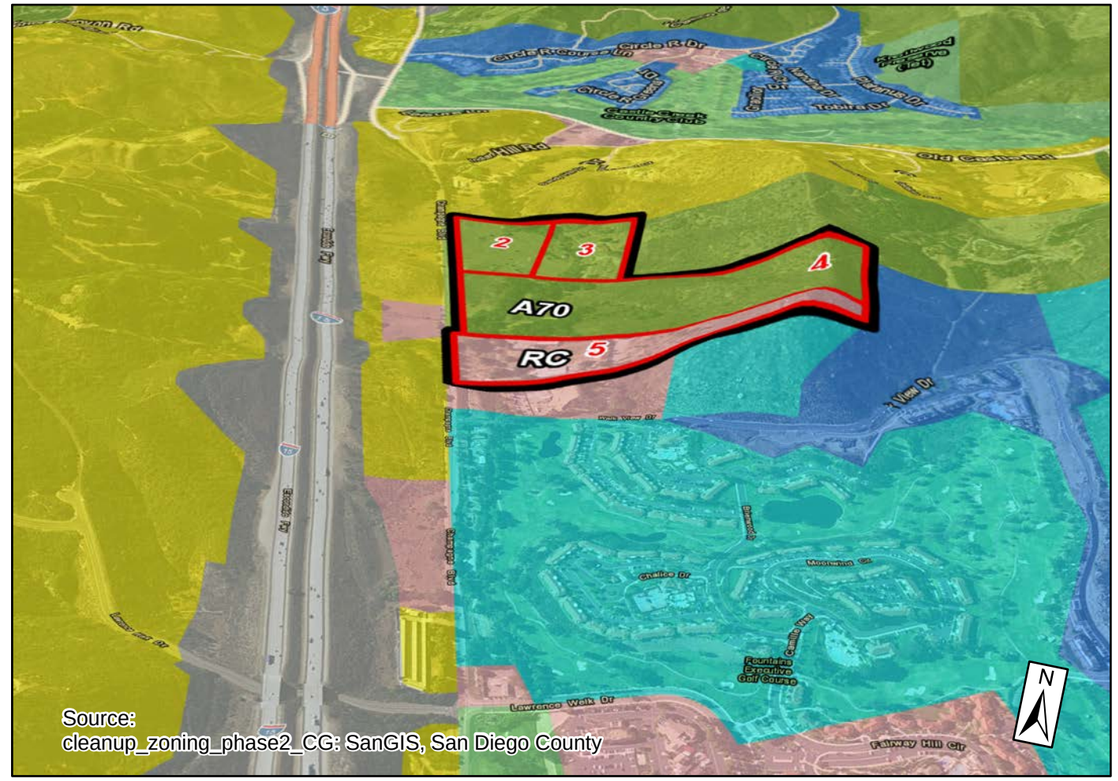
LEGEND

- Village Residential (VR-30), 30 du/ac
- Village Residential (VR-24), 24 du/ac
- Village Residential (VR-20), 20 du/ac
- Village Residential (VR-15), 15 du/ac
- Village Residential (VR-10.9), 10.9 du/ac
- Village Residential (VR-7.3), 7.3 du/ac
- Village Residential (VR-4.3), 4.3 du/ac
- Village Residential (VR-2.9), 2.9 du/ac
- Village Residential (VR-2), 2 du/ac
- Semi-Rural Residential (SR-0.5), 1 du/0.5,1,2 ac
- Semi-Rural Residential (SR-1), 1 du/1,2,4 ac
- Semi-Rural Residential (SR-2), 1 du/2,4,8 ac
- Semi-Rural Residential (SR-4), 1 du/4,8,16 ac
- Semi-Rural Residential (SR-10), 1 du/10,20 ac
- Rural Lands (RL-20), 1 du/20 ac
- Rural Lands (RL-40), 1 du/40 ac
- Rural Lands (RL-80), 1 du/80 ac
- Specific Plan Area (residential densities in italics)
- Office Professional
- Neighborhood Commercial
- General Commercial
- Rural Commercial
- Limited Impact Industrial
- Medium Impact Industrial
- High Impact Industrial
- Village Core Mixed Use
- Public/Semi-Public Facilities
- Public/Semi-Public Lands - Solid Waste Facility
- Public Agency Lands
- Tribal Lands
- Open Space (Recreation)
- Open Space (Conservation)

ZONING - EXISTING ZONING USE REGULATION



ZONING - PROPOSED ZONING USE REGULATION - REFERRAL MAP



Legend

Sub-Area

Analysis Area

The Referral Map alternative is the highest density/intensity to be considered. To view the Preliminary Staff Recommendation Map and Environmentally Superior Map alternatives, see pages 20 & 21.

LEGEND

- Agriculture
- Commercial and Office
- Industrial
- Multi-Family Residential
- Residential Mobile Home
- Rural Residential
- Residential - Single
- Residential - Urban
- Residential - Variable
- Fallbrook Revitalization Area
- Open Space
- Extractive Use
- Transportation and Utility
- Limited Control
- Specific Plan
- Holding Area
- General Rural
- City of San Diego/No Zone
- Indian Reservation

SURROUNDING AREA ANALYSIS - LAND USE

Source:
2015 LANDUSE_CURRENT: SanGIS

LEGEND

RESIDENTIAL
- Spaced Rural Residential
- Single Family Detached
- Single Family Attached
- Mobile Homes
- Multiple Family
- Mixed Use

COMMERCIAL AND OFFICE
- Shopping Centers
- Commercial and Office

INDUSTRIAL
- Heavy Industry
- Light Industry
- Extractive Industry

PUBLIC FACILITIES AND UTILITIES
- Transportation, Communications, Utilities
- Education
- Institutions
- Military

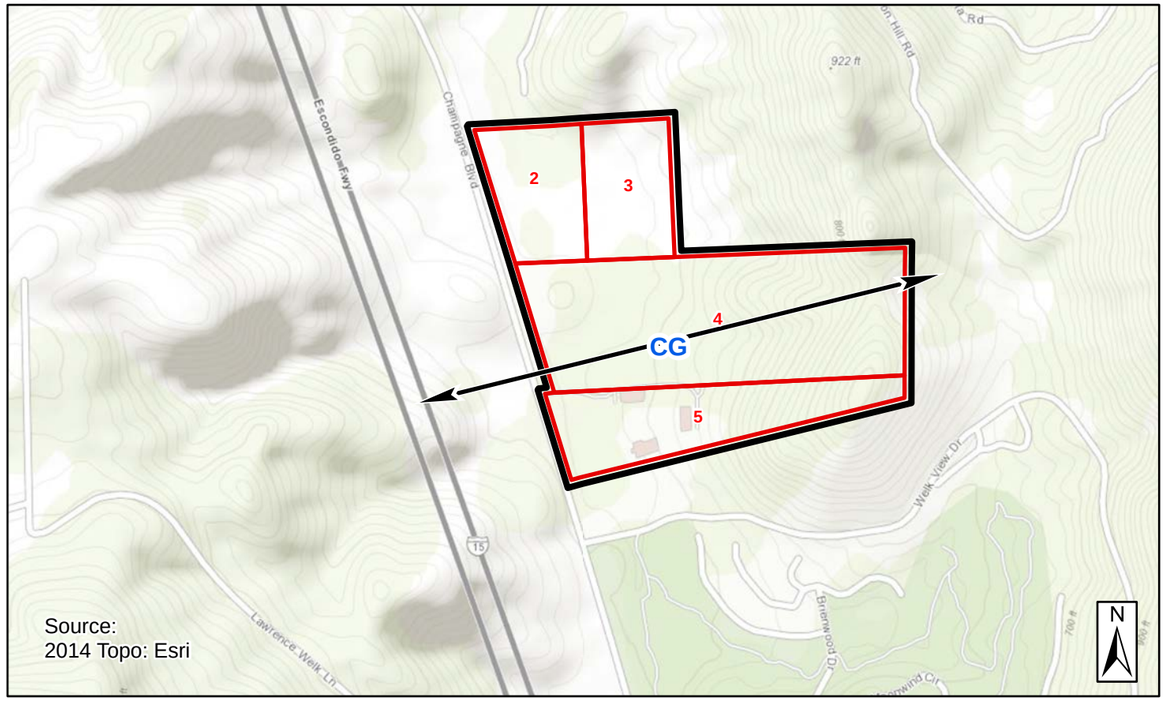
PARKS AND RECREATION
- Recreation
- Open Space Parks

AGRICULTURE
- Intensive Agriculture
- Extensive Agriculture

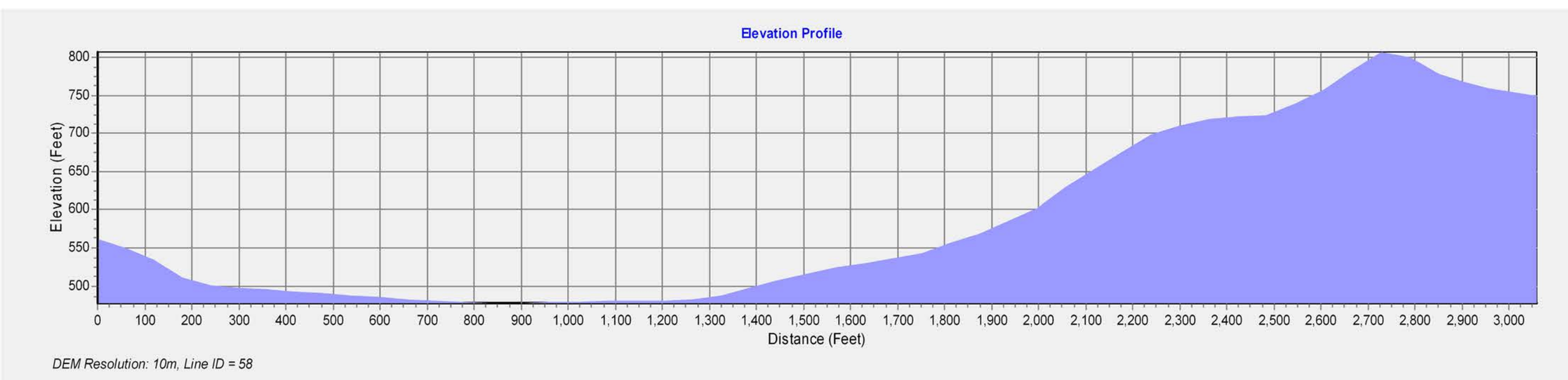
UNDEVELOPED
- Undeveloped; Undevelopable Natural Area
- Water
- Road Rights of Way
- Railroad Rights of Way

Legend
- Sub-Area
- Analysis Area

TOPOGRAPHIC VIEW

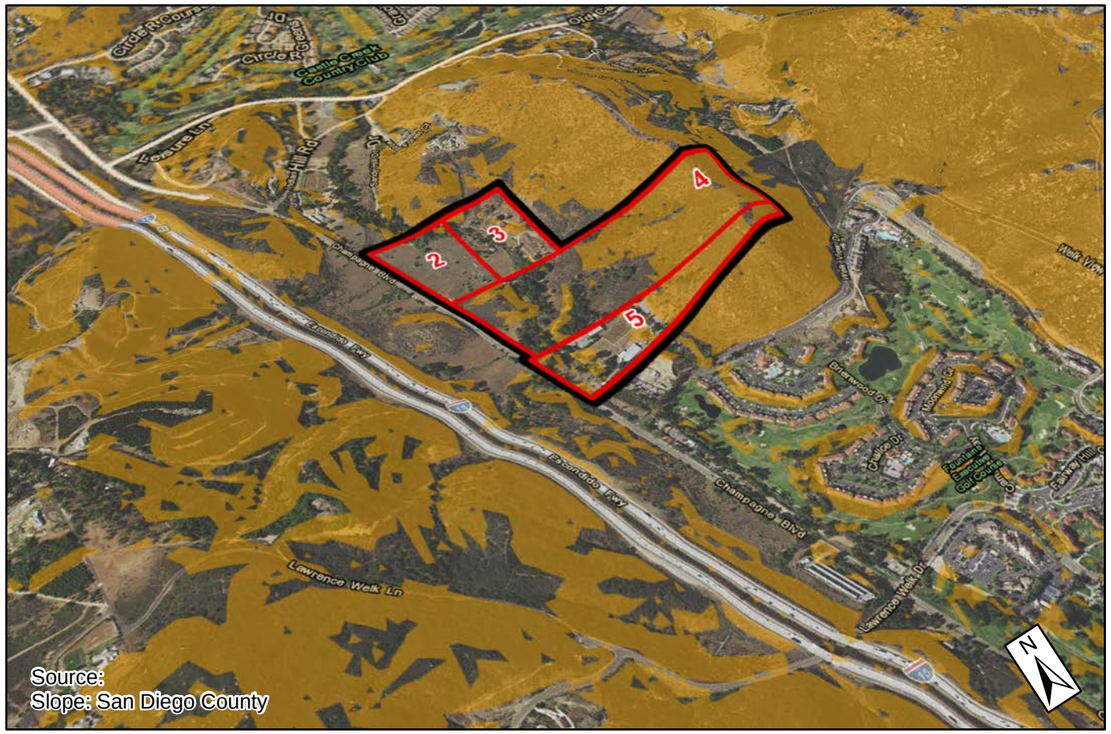


3D VIEW



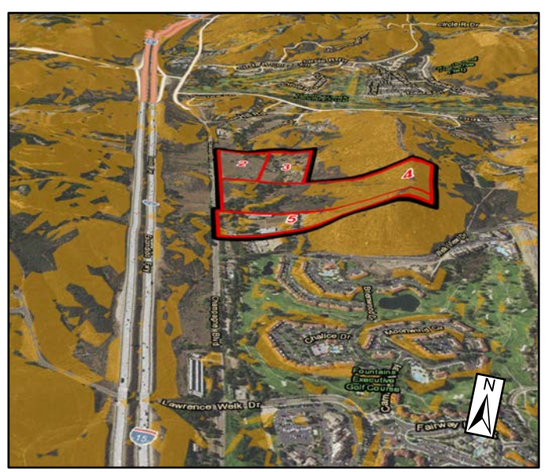
ILLUSTRATIVE SECTION ELEVATION LOOKING NORTH

STEEP SLOPES



3D VIEW

PLAN VIEW



3D VIEW # 2

VERY HIGH FIRE HAZARD SEVERITY ZONE

3D VIEW

PLAN VIEW

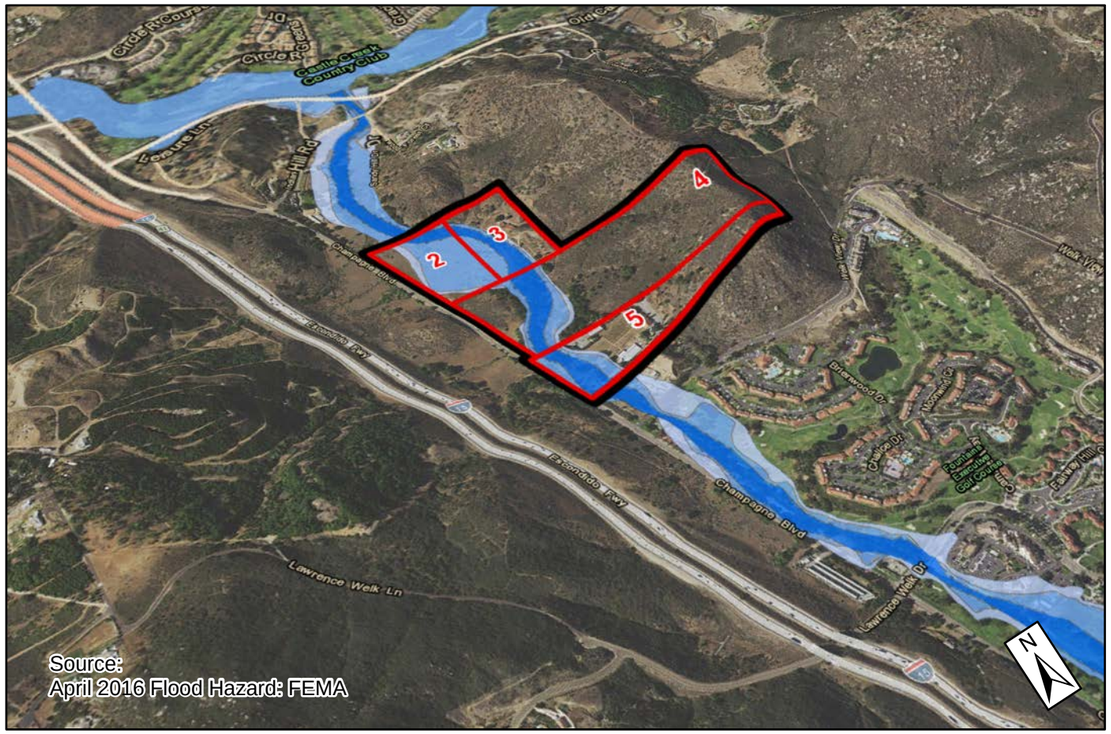
3D VIEW # 2

Legend

Sub-Area

Analysis Area

100-YR Floodway | 100-YR Floodplain | 500-YR Floodplain



3D VIEW

Wetland Area | Wetland Buffer

The outlined area of wetlands is just an estimate, and wetland delineations by a qualified biologist would be required at the development review stage.

Note: In this aerial map, the estimated wetlands are only shown within the Analysis Area boundaries. For additional information on any estimated wetlands within the map view, but outside the Analysis Area, please email pds.advanceplanning@sdcounty.ca.gov.

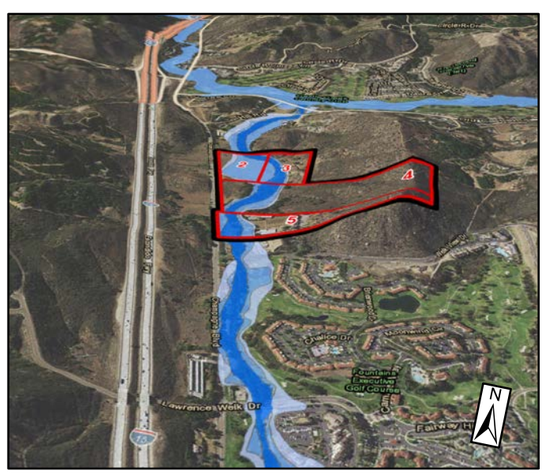
Legend

Sub-Area

Analysis Area

3D VIEW

PLAN VIEW

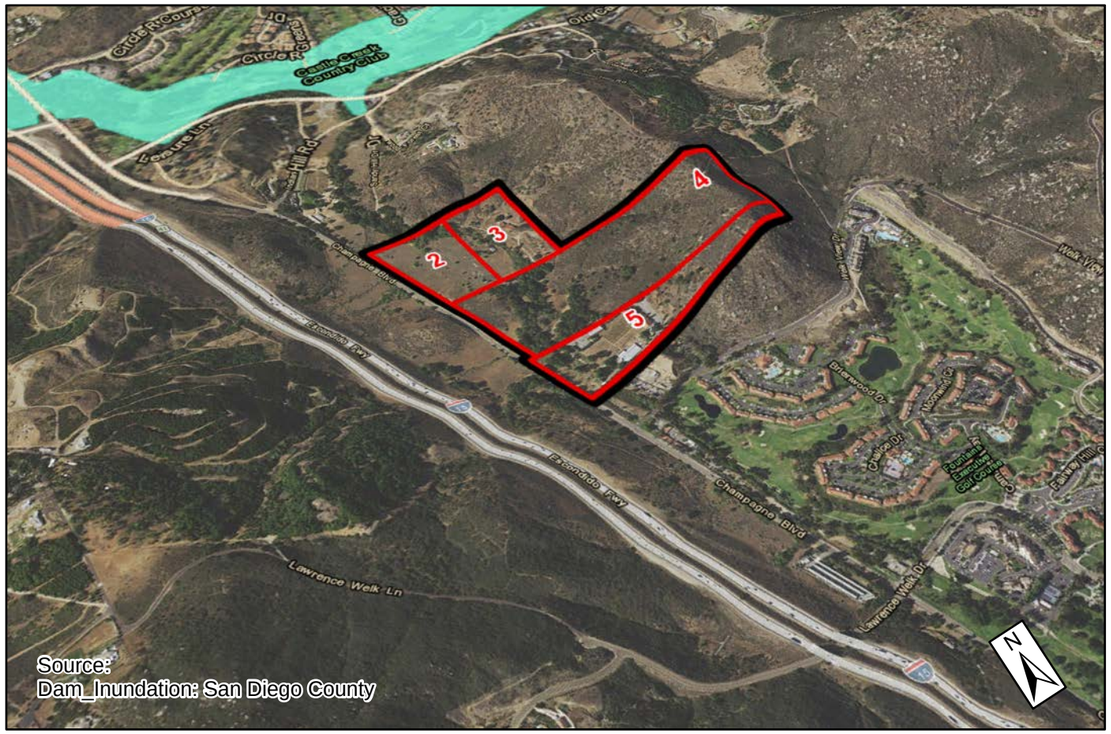


3D VIEW # 2

PLAN VIEW

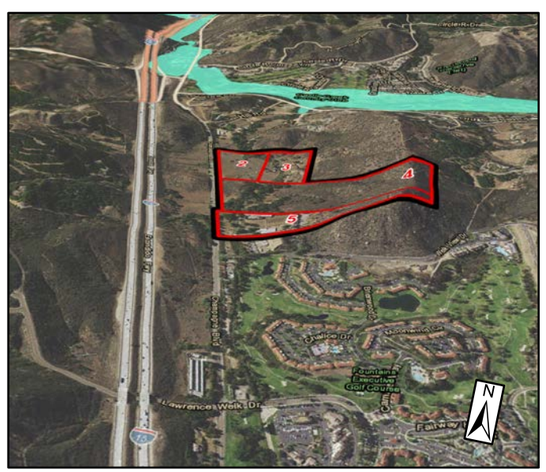
3D VIEW # 2

DAM INUNDATION ZONES



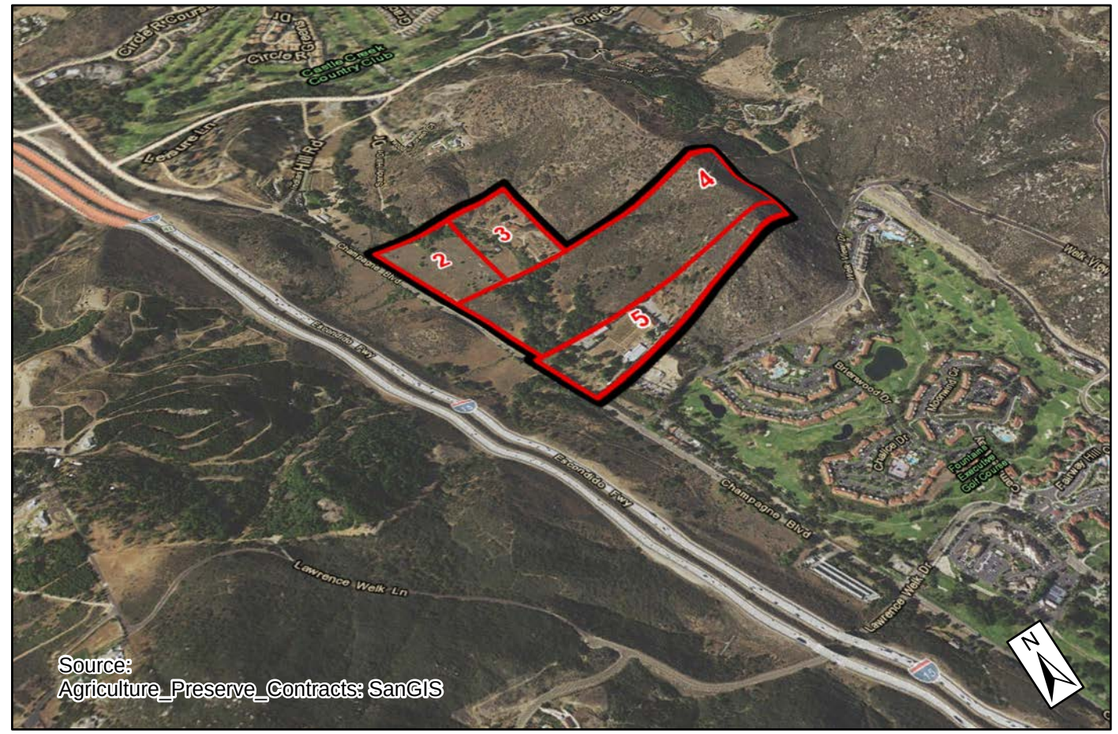
3D VIEW

PLAN VIEW



3D VIEW # 2

WILLIAMSON ACT CONTRACTS



3D VIEW

PLAN VIEW

3D VIEW # 2

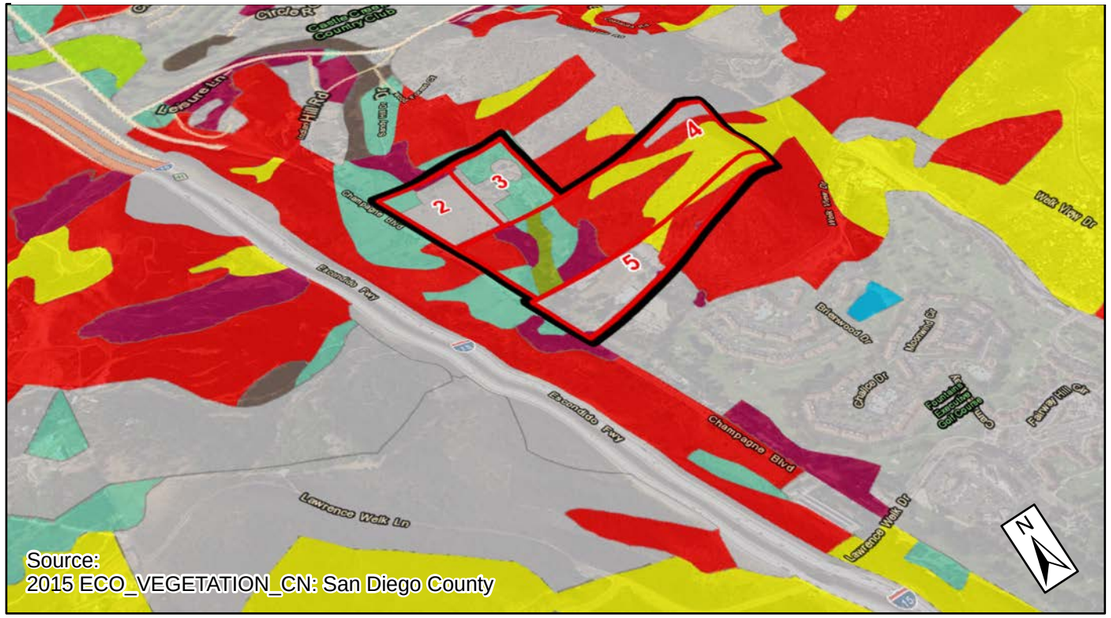
Legend

Sub-Area

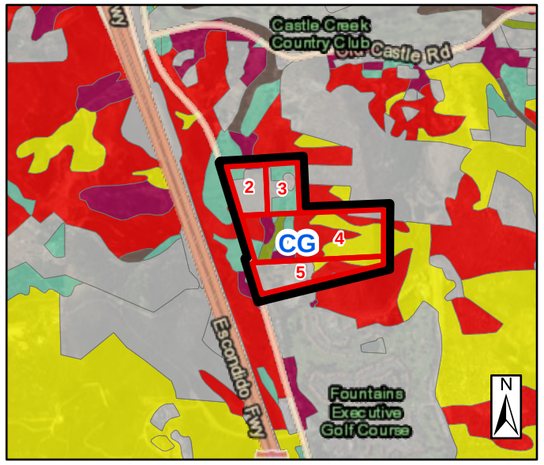
Analysis Area

VEGETATION

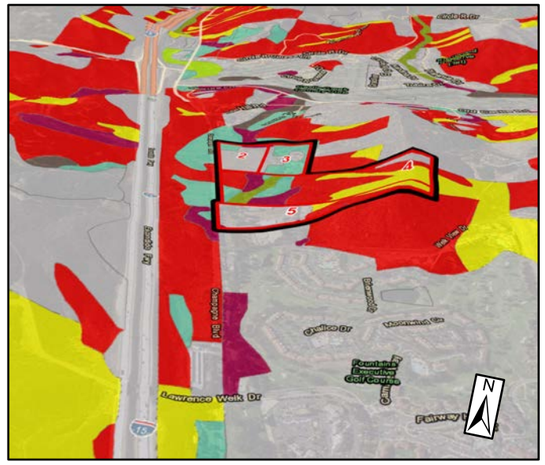
- PSR Parcels
- Coastal Sage Scrub
- Chaparral
- Grassland
- Riparian Scrub
- Riparian Woodland
- Riparian Forest
- Other Woodlands
- Vernal Pool, Meadow and Seep
- Marsh
- Desert Scrub
- Dry Wash Woodland
- Water (Including 11200, 13200)
- Urban, Disturbed Habitat, Agriculture, Eucalyptus Woodland
- Not Mapped (data gaps)



3D VIEW



PLAN VIEW



3D VIEW # 2

UPPER TIER VEGETATION

These areas contain upper tier vegetation communities, per the GIS vegetation layer. Upper tier vegetation communities found in the PSR areas include oak woodlands, coastal sage scrub, riparian forest types, riparian scrub types, and other wetland vegetation types like marshes. While these areas are not necessarily undevelopable in all situations, the criteria for allowing development and the permitting process for development in these areas are very restrictive.

Legend

- Sub-Area
- Analysis Area

3D VIEW

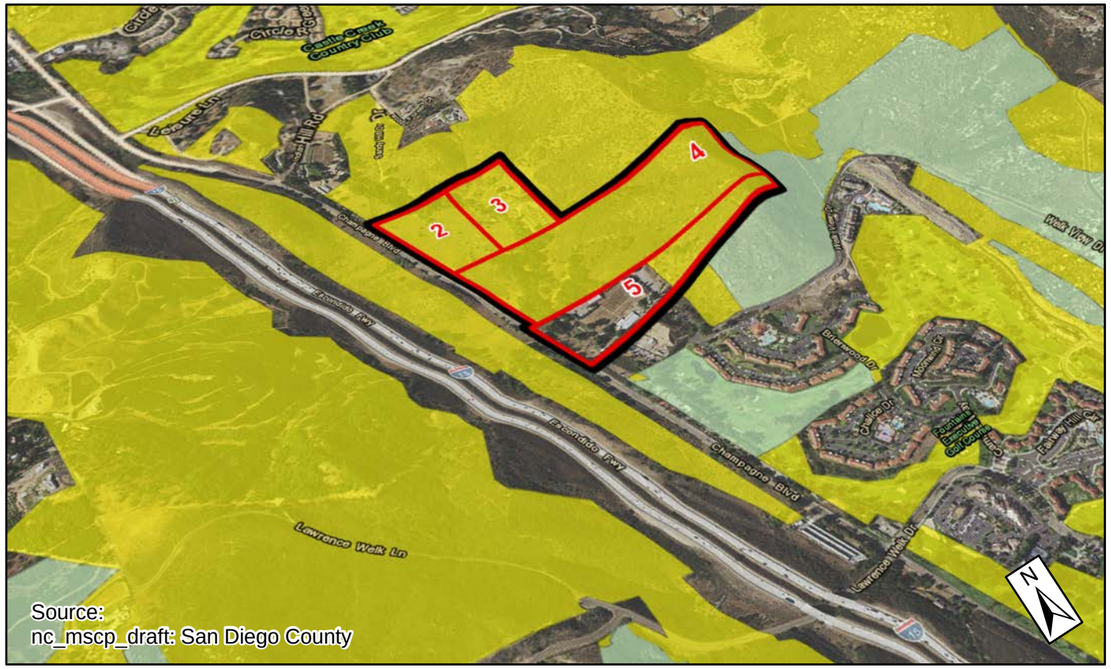
PLAN VIEW

3D VIEW # 2

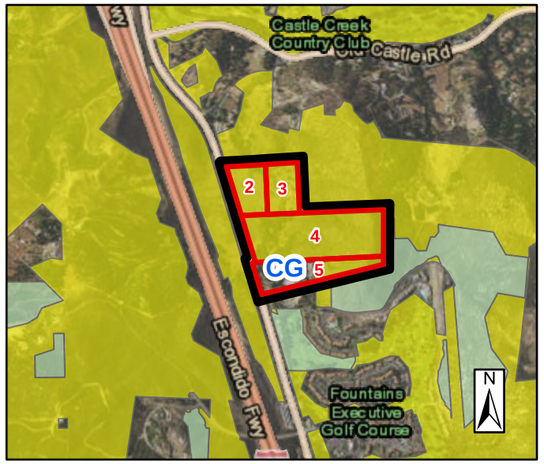
Based on current conditions, a portion of the GIS vegetation mapping within Sub-Area 3 and a small portion of Sub-Area 2 is outdated or just in error. It is estimated that the riparian scrub/riparian woodland classification (shown in green on Sub-Area 4) continues along the delineation of the estimated wetland area within Sub-Areas 3 and 2, shown on page 11.

DRAFT NCMSCP PAMA DRAFT NCMSCP PRESERVE LANDS

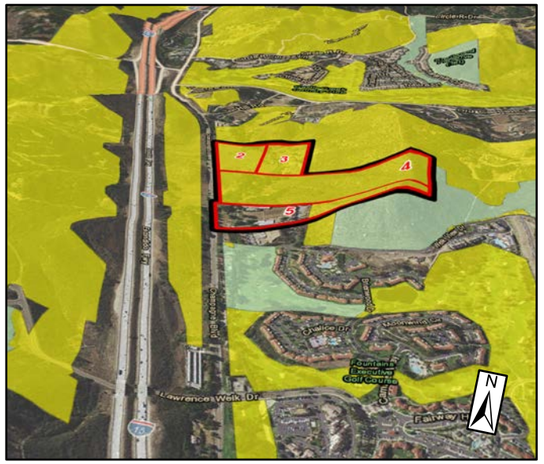
Draft NCMSCP PAMA – For an explanation of MSCP and PAMA, see p. 42. While PAMA areas are not undevelopable, higher habitat preservation ratios are typically required, particularly in areas that serve as potential wildlife corridors.



3D VIEW



PLAN VIEW



3D VIEW # 2

PRIME AGRICULTURAL SOILS STATEWIDE SIGNIFICANT SOILS

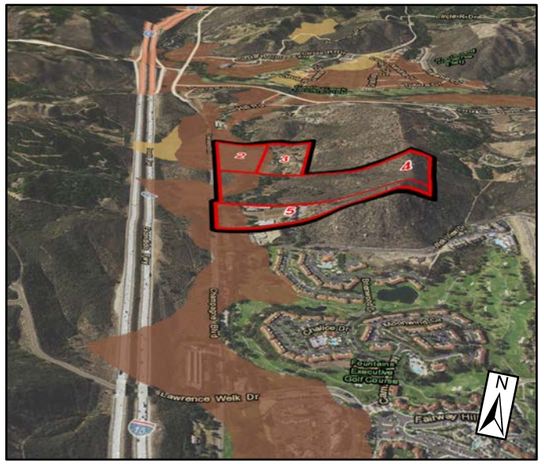
Legend

Sub-Area

Analysis Area

3D VIEW

PLAN VIEW



3D VIEW # 2

- Wetland Area
- Wetland Buffer
- Flood Hazard Constraint
- Slope Constraint

COMPOSITE CONSTRAINTS

	Approximate Acreage Within the Analysis Area	Approximate % of the Analysis Area
Constraint Area	50 ac	70 %
Potential Development Area	21 ac	30 %

See p. 42 for an explanation of the potential development area and limitations of this graphic analysis.

Potential Development Area

3D VIEW

PLAN VIEW

3D VIEW # 2

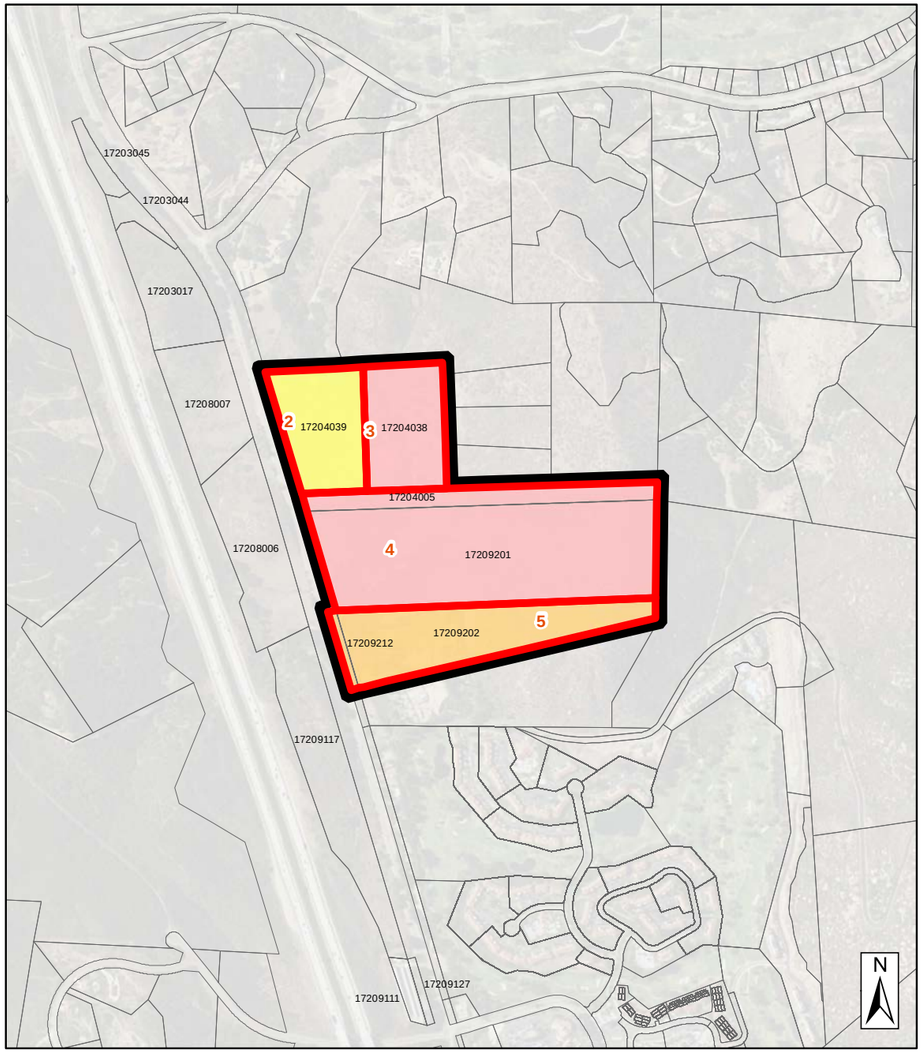
3D VIEW

Legend

Sub-Area

Analysis Area

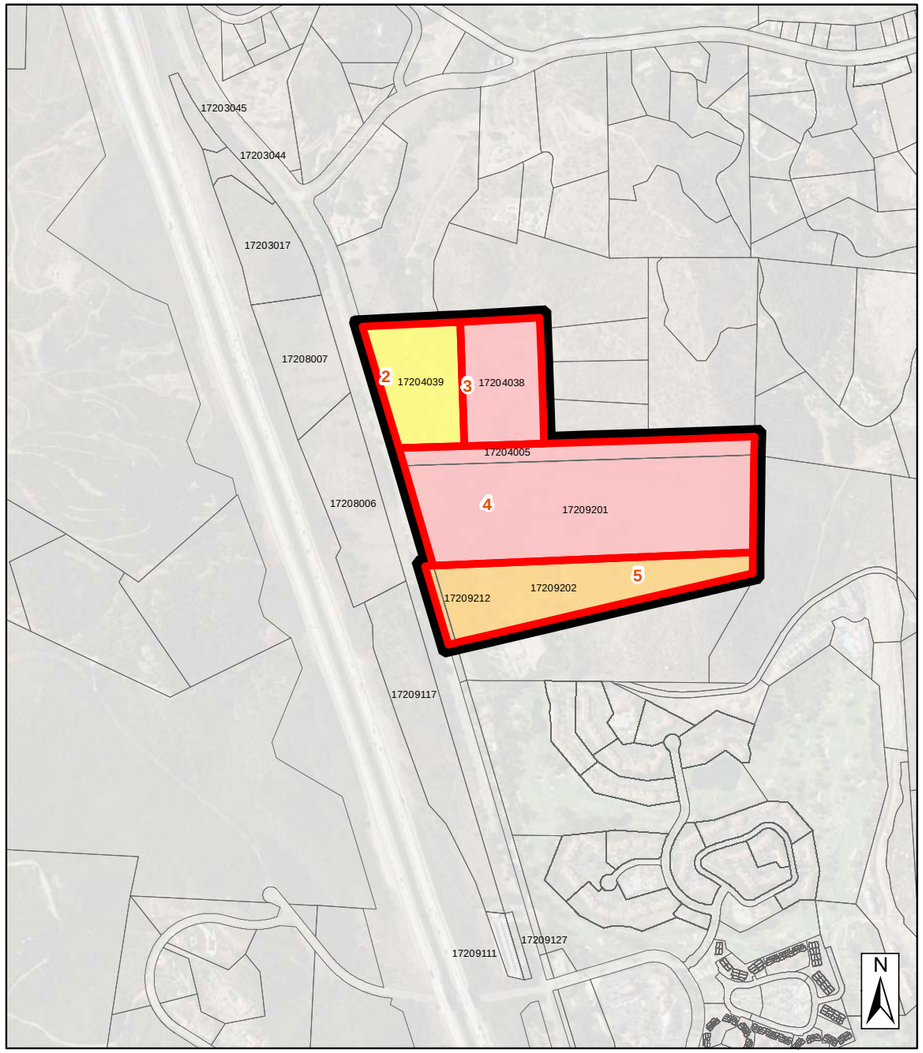
DENSITY POTENTIAL FOR COMMON OWNERSHIPS



EXISTING DENSITY POTENTIAL

LEGEND

EXISTING		PROPOSED
0		2
0		17
0		5



LEGEND

Sub-Area

Analysis Area

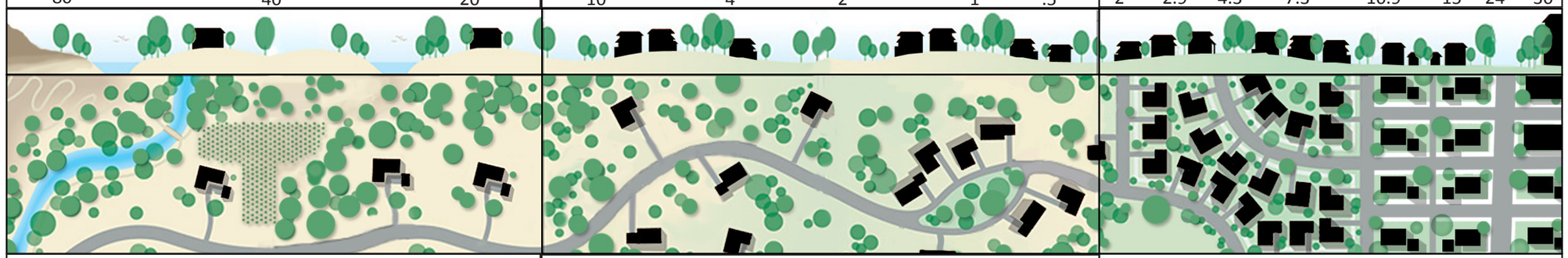
PROPOSED DENSITY POTENTIAL - REFERRAL MAP

EXISTING

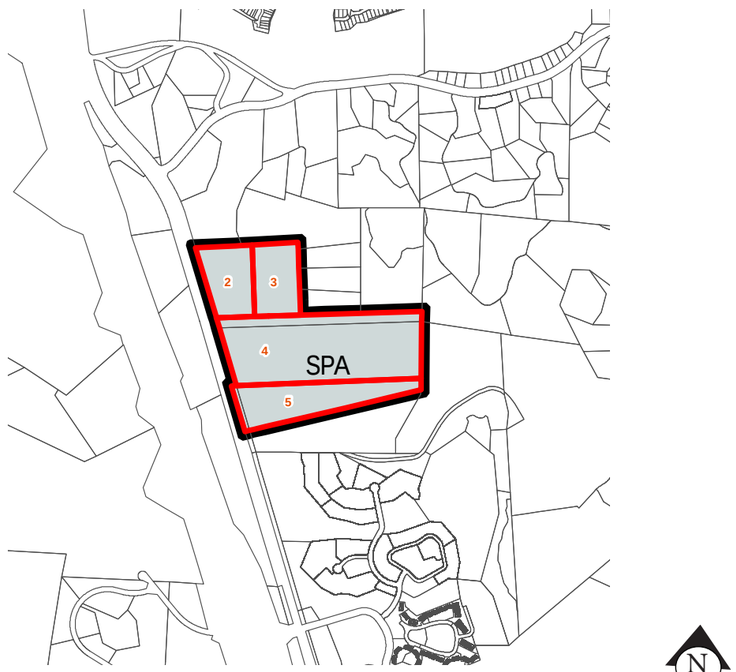
The current General Plan designation of Specific Plan Area (SPA) was a mapping error during the General Plan Update process, as the Specific Plan expired in 2007.

PROPOSED

RURAL			SEMI-RURAL					VILLAGE							
RL 80	RL 40	RL 20	SR 10	SR 4	SR 2	SR 1	SR .5	VR 2	VR 2.9	VR 4.3	VR 7.3	VR 10.9	VR 15	VR 24	VR 30



RURAL			SEMI-RURAL					VILLAGE							
RL 80	RL 40	RL 20	SR 10	SR 4	SR 2	SR 1	SR .5	VR 2	VR 2.9	VR 4.3	VR 7.3	VR 10.9	VR 15	VR 24	VR 30



EXISTING GENERAL PLAN

PROPOSED GENERAL PLAN

LEGEND

Sub-Area

Analysis Area

Project Overview

STAFF RECOMMENDATION: See Preliminary Staff Recommendation Map on page 20

Analysis Area/PSR Description

Proposed Land Use designation:
- Referral Map: SR-4 on Sub-Area 2, SR-2 on Sub-Areas 3, 4, and 5
- Preliminary Staff Recommendation: SR-4 on Sub-Areas 2, 3, 4, and 5
- Environmentally Superior Map: SR-10 on Sub-Areas 2, 3, 4, and 5

Property Owners:
Calcomm Capital, Kelton, Knapp

Size:
Eastern Champagne Gardens (Sub-Areas 2, 3, 4, and 5) – 71.3 acres; 6 parcels

Location/Description:
Eastern Champagne Gardens is located on the east side of Champagne Boulevard, between Lawrence Welk Lane and Gopher Canyon Road, just east of the I-15; inside the County Water Authority boundary

Estimated Potential Dwelling Unit Increase (based on Referral Map): 24

Fire Service Travel Time: Current estimates show that the entire Eastern Champagne Gardens Area is within the 0-5 minute travel time range

Prevalence of Constraints: ● – high; ◒ – partial; ○ - none

- ◒ Steep Slope (greater than 25%)
- ◒ Floodplain
- ◒ Wetlands
- ● Sensitive Habitat
- ◒ Agricultural Lands
- ● Fire Hazard Severity Zones

Staff Recommendation and Summary Rationale

See the Preliminary Staff Recommendation Maps on page 20. The final staff recommendation rationale will be provided prior to the Planning Commission and Board of Supervisors hearings, anticipated for late 2017.

Project Context

Project Background
- The Champagne Gardens Specific Plan was approved in 1999 for a number of visitor serving commercial uses, but the Specific Plan expired in 2007
- Associated with the 2011 adoption of the County's comprehensive update of the General Plan, a mapping error occurred for these properties within the area of the former Specific Plan, in that the Specific Plan Area General Plan designation, Specific Plan Area zoning, and Village Regional Category were carried forward from the former General Plan (even though the Specific Plan had expired)

Parcels
- Eastern Champagne Gardens contains 6 parcels over 4 Sub-Areas, totaling 71.3 acres
  - Sub-Area 2 is one 10-acre parcel
  - Sub-Areas 3 and 4 are combined for analysis purposes because they are adjacent and under the same ownership; these two Sub-Areas together include 3 parcels totaling 46 acres
  - Sub-Area 5 includes 2 parcels totaling 15.3 acres

General Plan
- The existing designation is Specific Plan Area
- The proposed designations are SR-2 and SR-4 (Referral Map)

Location/Access
- This portion of Champagne Gardens is on the east side of Champagne Boulevard, just east of I-15 and just south of Gopher Canyon Road
- The properties are accessed via Champagne Boulevard, a County-maintained Mobility Element road

Public Utilities
- The Analysis Area is within the Valley Center Municipal Water District service area for water and sewer
  - Currently only Sub-Area 5 (Deer Park Winery) has water and sewer service, but there are existing water and sewer lines under each of the Sub-Areas
- Fire protection service is provided by the Deer Springs Fire Protection District

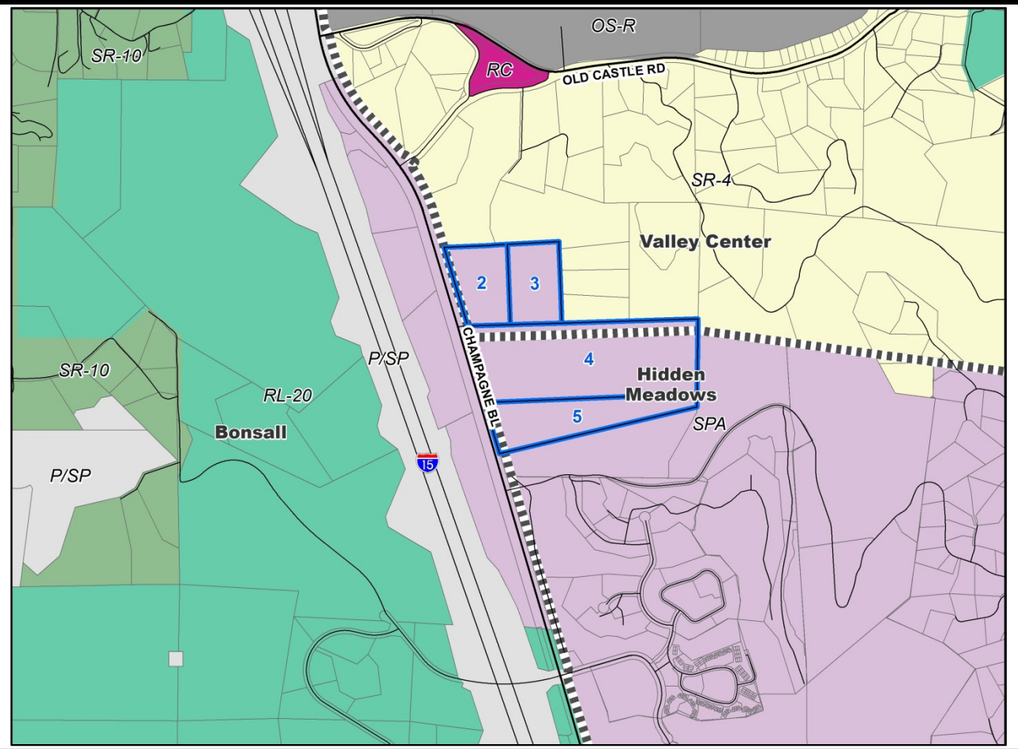
Uses
- Sub-Area 5 is developed with the Deer Park Winery and Auto Museum, which also includes a deli and picnic areas
- Sub-Area 3 has a vacant (boarded) single family residence
- Sub-Areas 2 and 4 are undeveloped

Environmental Characteristics
- The ephemeral stream of Moosa Creek and the associated floodplain runs through each of the Sub-Areas
  - The floodplain covers a width of about 220 to 400 feet through Sub-Areas 3, 4, and 5, but extends wider to cover about 80% of the acreage of the low-lying Sub-Area 2
  - The vegetation along the riparian area consists of a mix of southern willow scrub, oak woodland, and riparian forest; however, there is limited native vegetation along the creek corridor within Sub-Area 5
- The relatively flat areas outside the riparian vegetation consist mostly of non-native grasslands
- The eastern portions of Sub-Areas 4 and 5 transition to steep slopes of coastal sage scrub and chaparral

Comparison of Land Use Maps

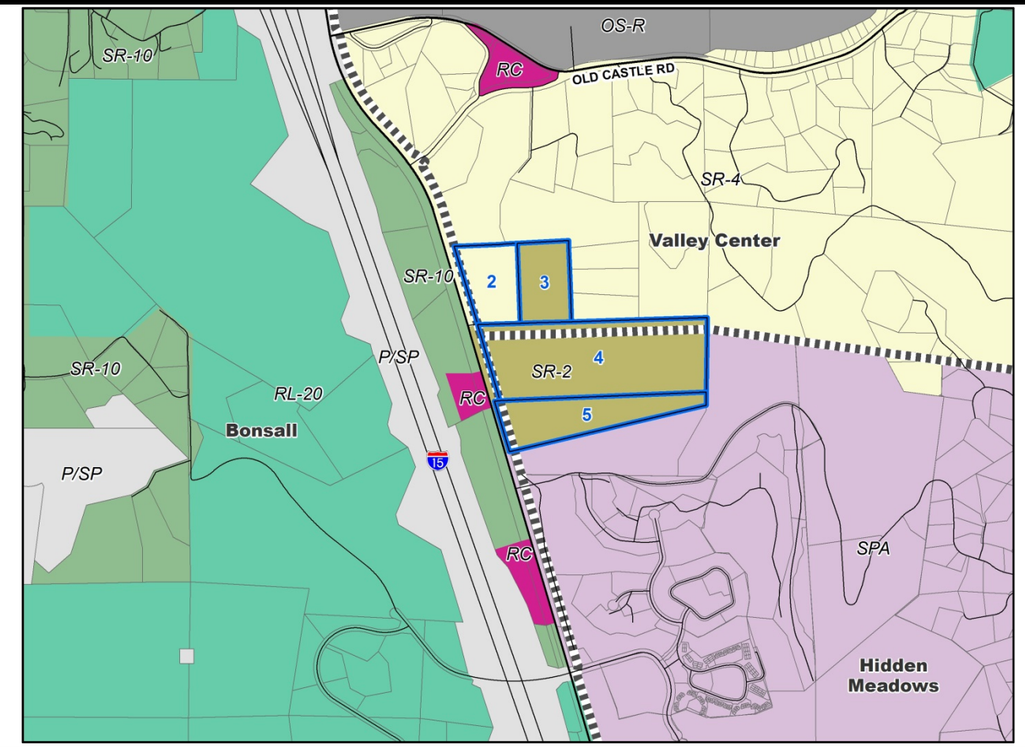
(Sub-Areas outlined in blue)

Existing General Plan



Potential Dwelling Unit Estimate in Sub Areas 2, 3, 4, & 5 – 0 units

Proposed General Plan – Referral Map



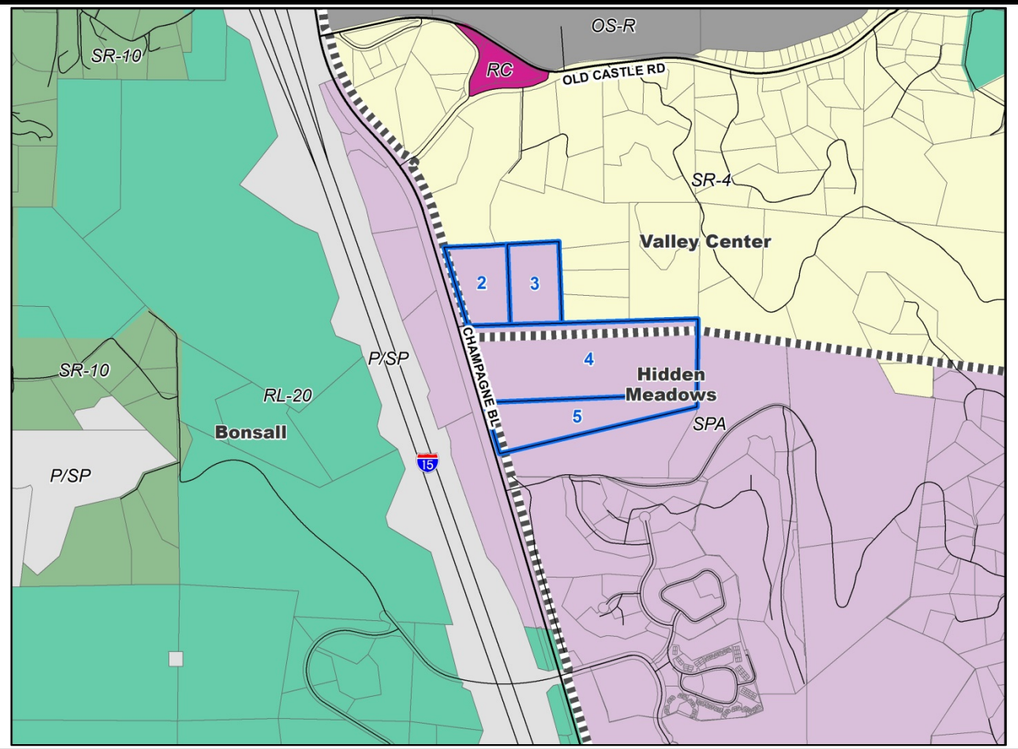
Potential Dwelling Unit Estimate in Sub Areas 2, 3, 4, & 5 – 24 units

ZONING	Existing Zoning	Proposed Zoning
Zoning Use Regulation	S88 (Specific Plan Area)	*Sub-Areas 2, 3, & 4* - A70 (Limited Agricultural) / *Sub-Area 5* - RC (Residential Commercial)
Zoning Minimum Lot Size (acres)	- (currently no minimum lot size)	*Sub-Areas 3, 4, & 5* – 0.5 / *Sub-Area 2* - 1
COMMUNITY INPUT		
Support	TBD	
Opposed	TBD	

Comparison of Land Use Maps

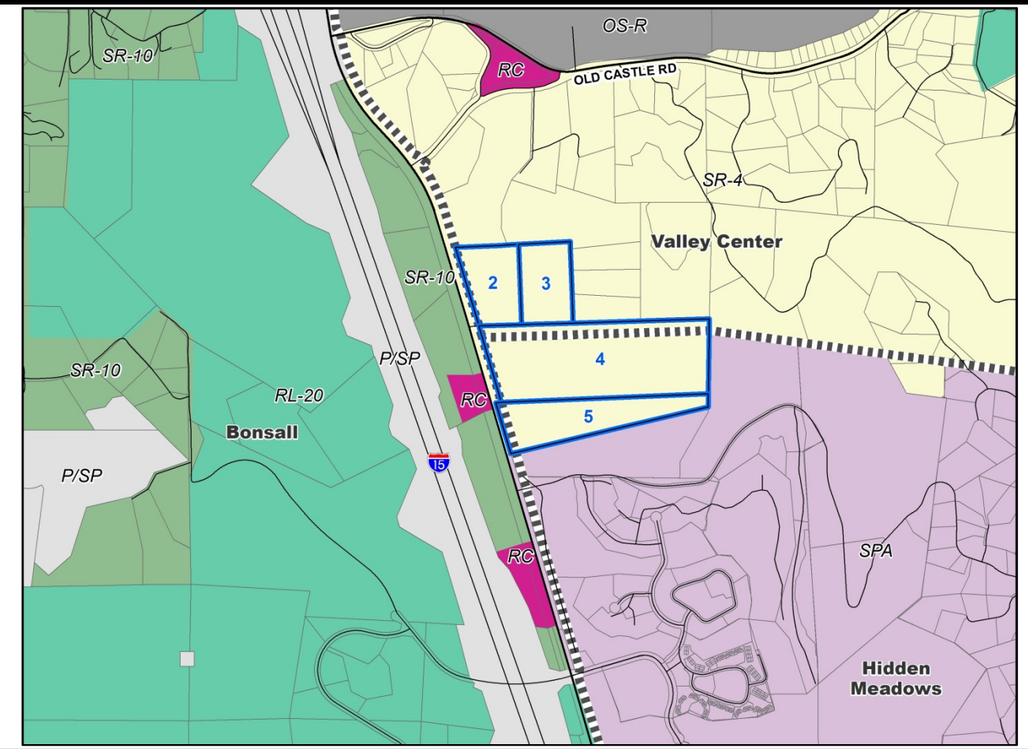
(Sub-Areas outlined in blue)

Existing General Plan



Potential Dwelling Unit Estimate in Sub Areas 2, 3, 4, & 5 – 0 units

Proposed General Plan – Preliminary Staff Recommendation Map



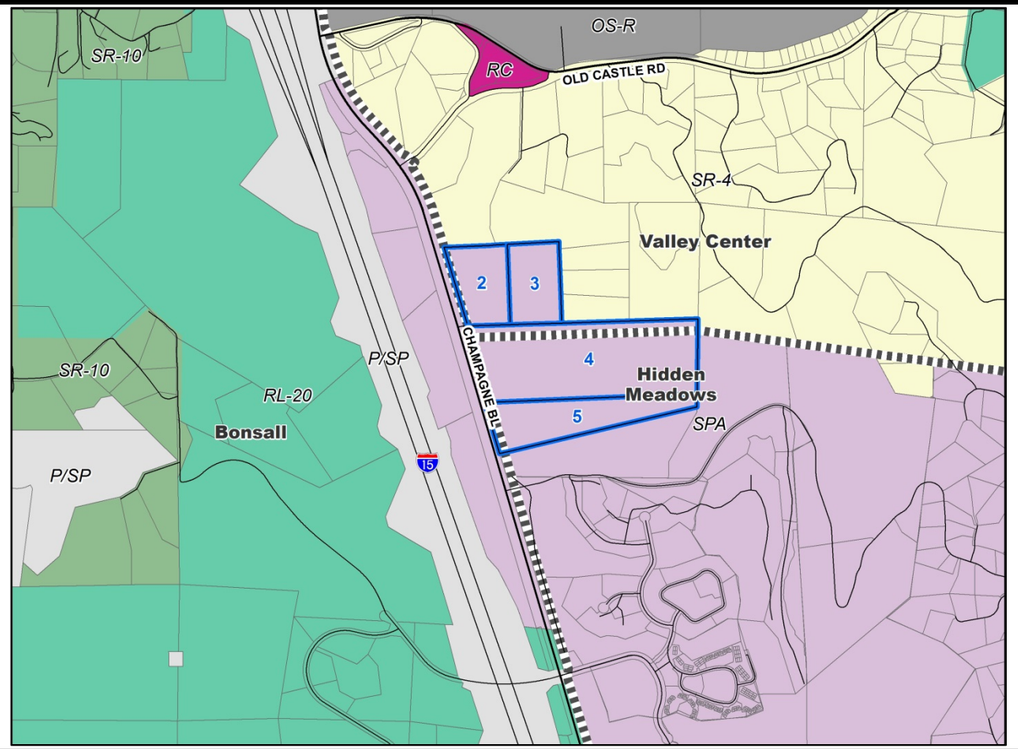
Potential Dwelling Unit Estimate in Sub Areas 2, 3, 4, & 5 – 12 units

ZONING	Existing Zoning	Proposed Zoning
Zoning Use Regulation	S88 (Specific Plan Area)	*Sub-Areas 2, 3, & 4* - A70 (Limited Agricultural) / *Sub-Area 5* - RC (Residential Commercial)
Zoning Minimum Lot Size (acres)	- (currently no minimum lot size)	1
COMMUNITY INPUT		
Support	TBD	
Opposed	TBD	

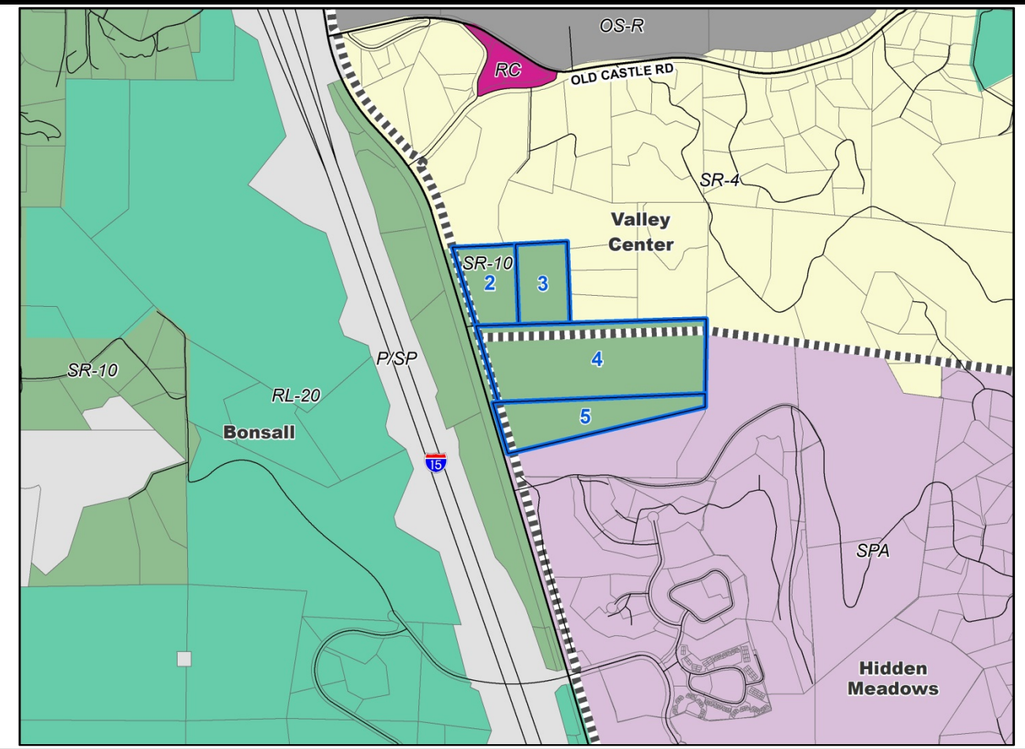
Comparison of Land Use Maps

(Sub-Areas outlined in blue)

Existing General Plan



Proposed General Plan – Environmentally Superior Map



Potential Dwelling Unit Estimate in Sub Areas 2, 3, 4, & 5 – 0 units		Potential Dwelling Unit Estimate in Sub Areas 2, 3, 4, & 5 – 5 units
ZONING	Existing Zoning	Proposed Zoning
Zoning Use Regulation	S88 (Specific Plan Area)	*Sub-Areas 2, 3, & 4* - A70 (Limited Agricultural) / *Sub-Area 5* - RC (Residential Commercial)
Zoning Minimum Lot Size (acres)	- (currently no minimum lot size)	4
COMMUNITY INPUT		
Support	TBD	
Opposed	TBD	

Guiding Principle Review

Guiding Principle	
1. Support a reasonable share of projected regional population growth.	See Policies LU-9.9 and H-1.3
2. Promote health and sustainability by locating new growth near existing and planned infrastructure, services, and jobs in a compact pattern of development.	See Policy LU-1.1
3. Reinforce the vitality, local economy, and individual character of existing communities when planning new housing, employment, and recreational opportunities.	See Policies LU-2.3 and LU-2.4
4. Promote environmental stewardship that protects the range of natural resources and habitats that uniquely define the County's character and ecological importance.	See Policy LU-6.2
5. Ensure that development accounts for physical constraints and the natural hazards of the land.	See Policy LU-1.9, LU-6.11, and S-1.1
6. Provide and support a multi-modal transportation network that enhances connectivity and supports community development patterns and, when appropriate, plan for development which supports public transportation.	See Policy COS-14.1
7. Maintain environmentally sustainable communities and reduce greenhouse gas emissions that contribute to climate change.	See Policy COS-14.1
8. Preserve agriculture as an integral component of the region's economy, character, and open space network.	See Policy LU-7.1
9. Minimize public costs of infrastructure and services and correlate their timing with new development.	See Policy LU-1.1
10. Recognize community and stakeholder interests while striving for consensus.	See Policy LU-2.3 and LU-2.4

General Plan Conformance - Review of General Plan Policies Applicable to General Plan Amendments/Rezones without an associated development project

Policy		Policy Review Criteria	Description	Notes
LU-1.1	**Assigning Land Use Designations**. Assign land use designations on the Land Use Map in accordance with the Community Development Model (CDM) and boundaries established by the Regional Categories Map.	Regional Categories Map	• Under each of the map alternatives, the proposal would require a change in the Regional Category, from the Village Regional Category (carried forward in the General Plan Update mapping error, see p. 18) to the Semi-Rural Category	***LU-1.1 Additional Notes***
		Extent of existing infrastructure and services	• Roads/transportation ➢ Adjacent to a County-maintained Mobility Element road (Champagne Boulevard) ➢ Approximately 3/4 mile to the closest I-15 on-ramp, via Champagne Boulevard and Gopher Canyon Road ➢ Approximately 5.5 miles to the nearest NCTD bus stop at Gopher Canyon Road and East Vista Way ▪ Bus Route 306 provides service from Mission Road in Fallbrook to the Vista Transit Center • Water Service & Infrastructure ➢ Valley Center Municipal Water District ➢ Existing water lines are located under all Sub-Areas, but only Sub-Area 5 (Deer Park Winery) has existing service • Sewer Service & Infrastructure ➢ Existing sewer lines are located under all Sub-Areas, but only Sub-Area 5 (Deer Park Winery) has existing service • Fire protection service ➢ Deer Springs Fire Protection District ▪ The closest fire station is Deer Springs Fire Station 1, 8709 Circle R Drive, Escondido, approximately 1 mile away ➢ For more information on fire protection service and fire hazard issues, see LU-6.11, S-1.1, and S-6.4	
		Comparison to existing land uses and existing designations in the vicinity	• Existing land uses within a ½ mile: residential, open space, agriculture, golf course, and commercial • Land use designations within ½ mile: SR-2, SR-4, RL-20, Public/Semi-Public Facilities, Rural Commercial, Open Space/Recreation, and Specific Plan Area (Welk Resort)	
		Proximity to the village, other commercial areas, and major job centers	Approximately: • 0.6 miles to the Hidden Meadows West Village (geographic center) that has 236 jobs and contains commercial uses at Welk Resort • 6.4 miles to the City of Vista (geographic center) that has 33,290 jobs (closest incorporated City) • 11.3 miles to the City of Carlsbad (geographic center) which has the most jobs of North County cities with 67,713 jobs • 9.1 miles to the Pala Reservation Casino that has 1,854 jobs • ½ mile to the nearest commercial areas, within the Welk Resort on the south and the Pointed Roof Delicatessen on Old Castle Road to the north	
LU-1.2	**Leapfrog Development.** Prohibit leapfrog development which is inconsistent with the Community Development Model. Leapfrog Development restrictions do not apply to new villages that are	Proposing Village designation(s)	• N/A – no Village designations are proposed	***LU-1.2 Additional Notes***
		Project review of development design	• N/A	

	Policy	Policy Review Criteria	Description	Notes
	designed to be consistent with the Community Development Model, that provide necessary services and facilities, and that are designed to meet the LEED-Neighborhood Development Certification or an equivalent. For purposes of this policy, leapfrog development is defined as Village densities located away from established Villages or outside established water and sewer service boundaries. [*See applicable community plan for possible relevant policies*.]			
LU-1.3	**Development Patterns**. Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.	Land use designations within a 1 mile radius of Analysis Area	Approximately: • 1 acre in the RL-40 designation • 1,328 acres in the RL-20 designation • 545 acres in the SR-4 designation • 511 acres in the SR-10 designation • 7 acres in the Rural Commercial designation • 132 acres in the Open Space/Recreation designation • 163 acres in the SR-2 designation • 5 acres in VR-20 designation • 408 acres in the Public/Semi-Public Facilities designation (I-15 corridor) • 925 acres in the Specific Plan Area (SPA) designation	***LU-1.3 Additional Notes***
		Evident mapping patterns in the vicinity	• There are two relatively small Village areas (with associated Village boundaries) located in the vicinity. One is in the area of the Welk Resort (SPA), adjacent to the south and another in the area of the Hidden Meadows Specific Plan, approximately 2 miles away. • Most of the areas surrounding these Villages are in Semi-Rural densities, with specific designations/densities applied with consideration of existing parcelization, level of environmental constraints, and availability of / proximity to infrastructure and services • Other than the SPA designation adjacent to this area on the south and southeast (and the mapping error SPA designation of the western portion of Champagne Gardens to the west across Champagne Boulevard), the only other designation adjacent to these Sub-Areas is an area of SR-4 adjacent to the north, that is approximately 750 acres ➢ Most of this adjacent SR-4 does not have the level of environmental constraints present in Sub-Areas, 2, 3, and 4, though current parcelization patterns are similar • Several areas along the I-15 corridor between Escondido and Riverside County are in RL-20 or SR-10 designations where there are extensive steep slopes, to reflect realistic development expectations	

	Policy	Policy Review Criteria	Description	Notes
		Regional Categories Map	• Under each of the map alternatives, the proposal would require a change in the Regional Category, from the Village Regional Category to the Semi-Rural Category	
		Greenbelts on/near the edges of communities	• Eastern Champagne Gardens is not part of an existing greenbelt	
LU-1.4	**Village Expansion**. Permit new Village Regional Category designated land uses only where contiguous with an existing or planned Village and where all of the following criteria are met: ▪ Potential Village development would be compatible with environmental conditions and constraints, such as topography and flooding ▪ Potential Village development would be accommodated by the General Plan road network ▪ Public facilities and services can support the expansion without a reduction of services to other County residents ▪ The expansion is consistent with community character, the scale, and the orderly and contiguous growth of a Village area	Proposing Village Regional Category land use designation(s)	• N/A – no Village designations are proposed	***LU-1.4 Additional Notes***
		Contiguous Village expansion	• N/A	
		Satisfaction of the four criteria listed in the policy.	• N/A	
LU-1.5	**Relationship of County Land Use Designations with Adjoining Jurisdictions**. Prohibit the use of established or planned land use patterns in nearby or adjacent jurisdictions as the primary precedent or justification for adjusting land use designations of unincorporated County lands. Coordinate with adjacent cities to ensure that land use designations are consistent with existing and planned infrastructure capacities	Proximity to other jurisdictions	• Approximately 3.5 miles from the City of Vista boundary • Approximately 13 miles from the County of Riverside • Approximately 8 miles from the San Pasqual Reservation	***LU-1.5 Additional Notes***
		Land use patterns in nearby or adjacent jurisdictions used as primary precedent or justification.	• Land use patterns in nearby jurisdictions are not primary justifications in density considerations for the site	

	Policy	Policy Review Criteria	Description	Notes
	and capabilities.			
LU-1.9	**Achievement of Planned Densities**. Recognizing that the General Plan was created with the concept that subdivisions will be able to achieve densities shown on the Land Use Map, planned densities are intended to be achieved through the subdivision process except in cases where regulations or site specific characteristics render such densities infeasible.	Overall acreage area of Analysis Area	• Eastern Champagne Gardens is 76 acres ➢ Sub Area 2 is 10 acres ➢ Sub Area 3/4 is 50 acres ➢ Sub Area 5 is 16 acres	***LU-1.9 Additional Notes***
		Overall additional density potential	The SPA designation was mistakenly carried forward in the General Plan Update, with a density on the Land Use Map of 0, so there is currently no density potential. The numbers below represent the estimated density potential, based on the designations proposed in each map alternative. <u>Referral Map</u> • 24 total potential dwelling units <u>Preliminary Staff Recommendation Map</u> • 12 total potential dwelling units <u>Environmentally Superior Map</u> • 5 total potential dwelling units	
		Portions of the Analysis Area that would have additional density potential	The SPA designation was mistakenly carried forward in the General Plan Update, with a density on the Land Use Map of 0, so there is currently no density potential. The numbers below represent the estimated density potential, based on the designations proposed in each map alternative. <u>Referral Map</u> • Sub Area 2 (SR-4 proposed): 2 potential dwelling units • Sub Areas 3&4 (adjacent with common ownership so combined for analysis purposes; SR-2 proposed): 17 potential dwelling units • Sub Area 5 (SR-2 proposed): 5 potential dwelling units <u>Preliminary Staff Recommendation Map</u> • Sub Area 2 (SR-4 proposed): 2 potential dwelling units • Sub Areas 3&4 (adjacent with common ownership, so combined for analysis purposes; SR-2 proposed): 8 potential dwelling units • Sub Area 5: 2 potential dwelling units <u>Environmentally Superior Map</u> • Sub Area 2 (SR-4 proposed): 1 potential dwelling unit • Sub Areas 3&4 (adjacent with common ownership so combined for analysis purposes; SR-2 proposed): 3 potential dwelling units • Sub Area 5 (SR-2 proposed): 1 potential dwelling unit	

Policy		Policy Review Criteria	Description	Notes
		Conservation Subdivision design requirement – not currently applicable or maintained/removed with the proposed designation change See p. 42 for an explanation of the Conservation Subdivision Program.	Referral Map • The Conservation Subdivision requirement is not applicable to the existing or proposed designation Preliminary Staff Recommendation Map • The Conservation Subdivision requirement is not applicable to the existing or proposed designation Environmentally Superior Map • Under the Environmentally Superior Map, the Conservation Subdivision requirement would apply to each of the Sub-Areas • The SR-10 proposed in the Environmentally Superior Map requires 75% percent resource avoidance	
		Steep slopes (≥25%) within the areas of additional density potential	• Approximately ¼ acre of steep slopes in Sub Area 2 • Approximately 24 acres of steep slopes in Sub Areas 3&4 • Approximately 8 acres of steep slope within Sub Area 5	
		Allowed slope encroachment per the Resource Protection Ordinance (RPO) See p. 42 for an explanation of RPO steep slope implications.	• 10% encroachment allowed based on percentage of lots in steep slopes (encroachment percentage based on 75% or less of the area of the properties being in steep slopes)	
		FEMA or County mapped floodplains and floodways within the areas with additional density potential	• Approximately 23 acres of FEMA-designated floodplains within areas with additional density potential (all Sub-Areas) • Approximately 8 acres of FEMA-designated floodplains within Sub-Area 2 ➢ Approximately 1 acre within a floodway • Approximately 11 acres of FEMA-designated floodplains within Sub-Area 3/4 ➢ Approximately 5 acres within a floodway • Approximately 4 acres of FEMA-designated floodplains within Sub-Area 5 ➢ Approximately 2 acres within a floodway	
		Wetlands within the areas of additional density potential See p. 42 for an explanation of RPO wetland implications.	• It is estimated that there are approximately 6 acres of wetlands in total throughout these Sub-Areas, all along the Moosa Creek corridor	• Wetland buffers of approximately 50-200' will be required, thereby decreasing the overall area available for development
		Upper tier habitats/vegetation communities within the areas with additional density potential	• It is estimated that there are approximately 5 acres of southern willow scrub/riparian forest within Sub-Areas 2, 3, and 4 ➢ The current vegetation mapping cuts off certain vegetation categories at the Sub-Area 3 parcel lines (possibly due to limitations of biological studies submitted in the past), but current photos show the riparian vegetation continues along the creek corridor in Sub-Area 3 • Approximately 6 acres of oak woodlands ➢ These areas are mostly within Sub-Area 4, but there are small areas mapped in each of the other Sub-Areas as well • Approximately 17 acres of coastal sage scrub (mostly within Sub-Areas 4 and 5)	

Policy		Policy Review Criteria	Description	Notes
		North County MSCP - Draft Pre-Approved Mitigation Area (PAMA) overall in the Analysis Area and acreage within the areas of additional density potential. See p. 42 for an explanation of MSCP and PAMA.	• The entire area (all four Sub-Areas) is within the NCMSCP Draft PAMA, with the exception of approximately 9 acres of Sub-Area 5 ➢ These 9 acres cover the developed area of the Deer Park Winery and Auto Museum	
		Adjacent open space preserves or large blocks of undeveloped native habitat (if in draft PAMA)	• These Sub-Areas are connected to the undeveloped hillsides of coastal sage scrub and chaparral to the north and east of the Welk Resort, with a large portion of these connected areas in open space preserves • The undeveloped riparian corridor through Sub-Areas 2, 3, and 4 continues further north beyond these Sub-Areas and up to Old Castle Road • There is also a culvert under Champagne Boulevard in the frontage for Sub-Area 2, allowing small wildlife movement to between the undeveloped areas on each side of the road	
		Maximum dead end road length (DERL) based on the proposed minimum lot size	<u>Referral Map</u> • Under this scenario, a ½ acre zoning minimum lot size would be proposed in Sub-Areas 3, 4, and 5 (proposed for SR-2 GP designation) and a 1-acre minimum lot size would be proposed in Sub-Area 2 (proposed for SR-4 GP designation) • The ½ acre minimum lot size areas would have a corresponding maximum DERL of 800 feet • Sub-Area 2 would have a corresponding maximum DERL of 1,320 feet <u>Preliminary Staff Recommendation Map</u> • Under this scenario (all SR-4 GP designation), a 1-acre minimum lot size would be proposed, with a corresponding DERL of 1,320 feet <u>Environmentally Superior Map</u> • Under this scenario (all SR-10 GP designation), a 4-acre minimum lot size would be proposed, with a corresponding DERL of 1,320 feet *Discretion of the Fire Marshal is allowed for consideration of the applicable densities.*	
		Number of parcels within the Analysis Area with additional density potential that have existing access via dead end roads	• There is currently a dead end private road leading into the Deer Park Winery and Auto Museum. • Boulder Knolls Road is a private road used for accessing Sub-Areas 3 & 4, which is not built to fire access standards (not paved), but does connect to Sandy Hill Road on the north • With each of the Sub-Areas being in close proximity to Champagne Boulevard (and the furthest areas being in steep slopes), dead end road lengths are not anticipated to be a major feasibility issue during the subdivision process, though additional access routes will be required	
		Existing public road access for areas with additional density potential	• Each of the Sub-Areas has frontage on Champagne Boulevard, except Sub-Area 3	
		Existing private road access with paved widths of at least 24 feet (fire access standard) for areas with additional density potential	• The Deer Park Winery access road is a private road that is estimated to be at least 24 feet wide	

	Policy	Policy Review Criteria	Description	Notes
		Existing environmental constraints that could limit the potential for widening substandard roads	• The riparian habitat/wetlands (extend to each of the Sub-Areas, but are mostly within Sub-Areas 3 and 4) will limit access options associated the dwelling units possible with the proposed maps ➢ See pages 8 & 9 (Section 86.604a5) of the Resource Protection Ordinance for criteria/limitations associated with potential wetland crossings for roads - http://www.sandiegocounty.gov/pds/docs/res_prot_ord.pdf • The coastal sage scrub present in Sub Areas 3/4 and 5 could limit roadway widening, though most of this vegetation community is in the eastern (rear) portions of these properties, within steep slopes ➢ These eastern areas of steep slopes with coastal sage scrub and chaparral would likely be outside of proposed development footprints during the subdivision process, because of the limited steep slope encroachment allowed and a more challenging process to obtain development approval (mitigation requirements, fire protection measures, etc.)	
		Unbuilt Mobility Element roads that would likely encumber portions of the Analysis Area/PSR with an Irrevocable Offer to Dedicate (IOD) public road right-of-way	• N/A – no unbuilt Mobility Element roads within the Analysis Area	
LU-2.3	**Development Densities and Lot Sizes**. Assign densities and minimum lot sizes in a manner that is compatible with the character of each unincorporated community.	Overall additional density potential	The SPA designation was mistakenly carried forward in the General Plan Update, with a density on the Land Use Map of 0, so there is currently no density potential. The numbers below represent the estimated density potential, based on the designations proposed in each map alternative. <u>Referral Map</u> • 24 potential dwelling units <u>Preliminary Staff Recommendation Map</u> • 12 potential dwelling units <u>Environmentally Superior Map</u> • 5 potential dwelling units	***LU-2.3 Additional Notes***
		Portions of the Analysis Area that would have additional density potential	The SPA designation was mistakenly carried forward in the General Plan Update, with a density on the Land Use Map of 0, so there is currently no density potential. The numbers below represent the estimated density potential, based on the designations proposed in each map alternative. <u>Referral Map</u> • Sub Area 2 (SR-4 proposed): 2 potential dwelling units • Sub Areas 3&4 (adjacent with common ownership so combined for analysis purposes; SR-2 proposed): 17 potential dwelling units • Sub Area 5 (SR-2 proposed): 5 potential dwelling units <u>Preliminary Staff Recommendation Map</u> • Sub Area 2 (SR-4 proposed): 2 potential dwelling units • Sub Areas 3&4 (adjacent with common ownership so combined for analysis purposes; SR-2 proposed): 8 potential dwelling units • Sub Area 5: 2 potential dwelling units	

	Policy	Policy Review Criteria	Description	Notes
			Environmentally Superior Map • Sub Area 2 (SR-4 proposed): 1 potential dwelling unit • Sub Areas 3&4 (adjacent with common ownership so combined for analysis purposes; SR-2 proposed): 3 potential dwelling units • Sub Area 5 (SR-2 proposed): 1 potential dwelling unit	
		Prevalent land use designations surrounding the Analysis Area (1-mile radius and beyond)	Approximately: • 900 acres in RL-20 designation • 575 acres in SR-4 designation • 230 acres in SR-10 • 7 acres in Rural Commercial • 130 acres in Open Space/Recreation • 160 acres in SR-2 designation • 5 acres in VR-20 designation • 265 acres in Public/Semi-Public facilities • 650 acres in Specific Planning Area	
		Changes in zoning minimum lot size	With the exception of a 2-acre portion of Sub-Area 4 (that is currently zoned A70 with a 4-acre zoning minimum lot size), each of these Sub-Areas currently has no zoning minimum lot size. • This current lack of a minimum lot size is associated with the current Specific Plan Area (S88) zoning associated with the expired Specific Plan Below are the proposed minimum lot sizes under each map alternative. Referral Map • Under this scenario, a ½ acre zoning minimum lot size would be proposed in Sub-Areas 3, 4, and 5 (proposed for the SR-2 GP designation) and a 1-acre minimum lot size would be proposed in Sub-Area 2 (proposed for the SR-4 GP designation) Preliminary Staff Recommendation Map • Under this scenario (all proposed for the SR-4 GP designation), a 1-acre minimum lot size would be proposed Environmentally Superior Map • Under this scenario (all proposed for the SR-10 GP designation), a 4-acre minimum lot size would be proposed	
		Range of lot sizes and most common (mode) lot size in the area	• Parcel sizes range from ¼ acre lots to 50 acre lots within a 1 mile radius	
		Community Plan policies (applicable to the proposal) that specifically reference the application of densities and minimum lot sizes	Valley Center Community Plan (Sub Areas 2, 3, and part of 4) Included in the project scope of this GPA/Rezone is a proposed revision to Residential Policy 8 of the Valley Center Community Plan. The full policy is below, with the proposed revision in strikeout/underline • Once the appropriate number of lots has been established, the developer may elect to "cluster" or "lot area average" to lots of a minimum 0.5 acre in a Specific Plan Area Land Use Designation, no minimum lot size in the Village Area and a minimum lot size of 0.5 acre in SR-1 and SR-2, ~~1 acre in SR-2~~, ~~2~~ 1 acre~~s~~ in SR-	

	Policy	Policy Review Criteria	Description	Notes
			4, and 2.5 acres in SR-10 provided the project is sewered and providing that: a. The property contains significant environmental resources (such as important, rare, or endangered biological and/or animal habitat, floodplains, drainages, rock outcroppings, or archaeological and cultural resources) which would best be protected and preserved through the irrevocable dedication of these areas as Open Space easements to the County or another approved conservation agency. AND: Forty (40) percent of the gross acreage of the property is placed into permanent open space. Whenever possible, a link should be provided between all open space uses within the property. • The Eastern Champagne Gardens properties fit the stipulations of this policy in 'a.' (sewer lines exist under each property and significant environmental constraints are present) • See page 30 for the proposed changes in zoning minimum lot size for Sub-Areas 2, 3, 4, and 5 <u>North County Metro Subregional Plan (Sub Areas 5 and part of 4)</u> • Policies referencing densities and minimum lot sizes in the North County Metro Subregional Plan are focused on the Escondido Sphere of Influence (SOI) area and the Twin Oaks Valley outside the San Marcos SOI. ➢ The subject areas are not within the Escondido SOI or the Twin Oaks Valley	
LU-2.4	**Relationship of Land Uses to Community Character**. Ensure that the land uses and densities within any Regional Category or land use designation depicted on the Land Use Map reflect the unique issues, character, and development objectives for a community plan area, in addition to the General Plan Guiding Principles.	Community issues/objectives noted in the community plan that are particularly relevant to the proposal	<u>Valley Center Community Plan (Sub Areas 2, 3, and part of 4)</u> • Under Land Use Goals on page 8 of the Community Plan: "A pattern of development that conserves Valley Center's natural beauty and resources, and retains Valley Center's rural character." ➢ The extent of sensitive resources present and existing character of the area have helped to guide the options for land use designations and zoning, with additional consideration of density feasibility associated with the potential lots. <u>North County Metro Subregional Plan (Sub Areas 5 and part of 4)</u> • Goal 3 notes: "Promote agriculture by protecting semi-rural and rural areas from urbanization and incompatible development." ➢ Semi-Rural designations are proposed for this area that contains sensitive environmental resources, some existing agriculture, and previous agricultural uses.	***LU-2.4 Additional Notes***
		Community plan policies that are relevant to the proposal	<u>Valley Center Community Plan (Sub Areas 2, 3, and part of 4)</u> • Residential Policy 2: "Require preservation of unique features such as oak woodlands, riparian habitats, steep slopes, archaeological sites, and ecologically sensitive areas." ➢ The proposed options were developed with consideration of the oak woodlands, riparian habitats and steep slopes present in these Sub-Areas ➢ The Preliminary Staff Recommendation Map and the Environmentally Superior Map would provide greater preservation assurances than the Referral Map, related to the number of lots possible and edge effects of residential development on sensitive habitats (particularly riparian/wetlands) ➢ The SR-10 designation of the Environmentally Superior Map would require a Conservation Subdivision design (see the review of Policies LU-1.9 and LU-6.2) • Residential Policy 8 (minimum lot size limitations) – see the review of Policy LU-2.3 ➢ The Referral Map and Preliminary Staff Recommendation allow a higher density and more	

	Policy	Policy Review Criteria	Description	Notes
			opportunities to cluster since they propose densities of SR-2 and SR-4, while the Environmentally Superior Map proposes an SR-10 designation that would not result in a substantial increase in dwelling units and therefore would not provide an opportunity for significant clustering • Agricultural Policy 1: "Support agricultural activities throughout the CPA, by providing appropriately zoned areas in order to ensure the continuation of an important rural lifestyle in Valley Center." ➢ The A70 (Limited Agricultural) zone is proposed in each alternative for Sub-Areas 2, 3, and 4. ➢ The RC (Residential Commercial) zone is proposed in each alternative for Sub-Area 5 (Deer Park Winery and Auto Museum). This zone also allows many agricultural uses while also reflecting the existing winery, museum and deli uses under the existing Major Use Permit for the site. • Agricultural Policy 3: "Prohibit residential development which would have an adverse impact on existing agricultural uses." ➢ The proposed densities of SR-2 and SR-4 for the Referral Map, SR-4 for the Preliminary Staff Recommendation, and SR-10 for the Environmentally Superior Map would be anticipated to support continued and new agricultural operations (see the review of Policy LU-7.1) <u>North County Metro Community Plan (Sub Areas 4 & 5)</u> The North County Metro Subregional Plan does not contain any specific policies that would apply to the Champagne Gardens proposal, for the Sub-Areas located in North County Metro	
		Unique issues and/or community-specific planning rationales noted in the General Plan Update Board reports that are particularly relevant to the proposal	• One of the 'key community issues' discussed in General Plan Update and PSRs Board reports for Valley Center and North County Metro was focused on the theme of applying densities in accordance with the level of infrastructure and services available ➢ Though there are riparian corridors through these Sub-Areas and other sensitive resources, the presence of sewer and water lines, along with proximity to a County-maintained Mobility Element would allow for effective clustering away from sensitive resources.	
LU-2.5	**Greenbelts to Define Communities**. Identify and maintain greenbelts between communities to reinforce the identity of individual communities. See p. 42 for a General Plan definition of greenbelts.	Greenbelts on/near the edges of communities	• The Analysis Area is not within a 'greenbelt' per the General Plan definition because it is not located within a very low density area (Rural Lands)	***LU-2.5 Additional Notes***
		Regional Category change	• Under each of the map alternatives, the proposal would require a change in the Regional Category, from the Village Regional Category to the Semi-Rural Regional Category	
LU-6.2	**Reducing Development Pressures**. Assign lowest-density or lowest-intensity land use designations to areas with sensitive natural resources.	Conservation Subdivision design requirement – not currently applicable or maintained/removed with the proposed designation change See p. 42 for an explanation of the Conservation Subdivision Program	<u>Referral Map</u> • The Conservation Subdivision requirement is not applicable to the existing or proposed designation <u>Preliminary Staff Recommendation Map</u> • The Conservation Subdivision requirement is not applicable to the existing or proposed designation <u>Environmentally Superior Map</u> • Under the Environmentally Superior Map, the Conservation Subdivision requirement would apply to each of the Sub-Areas • The SR-10 proposed in the Environmentally Superior Map requires 75% percent resource avoidance	***LU-6.2 Additional Notes***

	Policy	Policy Review Criteria	Description	Notes
		Habitat/vegetation types that are found in the areas of additional density potential	• It is estimated that there are approximately 5 acres of southern willow scrub/riparian forest within Sub-Areas 2, 3, and 4 ➢ The current vegetation mapping cuts off certain vegetation categories at the Sub-Area 3 parcel lines (possibly due to limitations of biological studies submitted in the past), but current photos show the riparian vegetation continues along the creek corridor in Sub-Area 3 • Approximately 6 acres of oak woodlands ➢ These areas are mostly within Sub-Area 4, but there are small areas mapped in each of the other Sub-Areas as well • Approximately 17 acres of coastal sage scrub (mostly within Sub-Areas 4 and 5) • Approximately 15 acres of southern mixed chaparral • The bulk of the remaining areas are either developed, disturbed, or contain non-native grasslands	
		Resource Conservation Areas	• The Analysis Area/Eastern Champagne Gardens is not within a Resource Conservation Area	
		Community Plan policies that reference one or more of the vegetation communities found in the Analysis Area/PSR	<u>Valley Center Community Plan</u> • Land Use Policy 2: "Require preservation of unique features such as oak woodlands, riparian habitats, steep slopes, archaeological sites, and ecologically sensitive areas." ➢ Riparian habitats and steep slopes can be found in each of the Sub-Areas, and oak woodlands are mostly confined to Sub-Area 4	
		North County MSCP - Draft Pre-Approved Mitigation Area (PAMA) overall in the Analysis Area and acreage within the areas of additional density. See p. 42 for an explanation of MSCP and PAMA.	• The entire area (all four Sub-Areas) is within the NCMSCP Draft PAMA, with the exception of approximately 9 acres of Sub-Area 5 ➢ These 9 acres cover the developed area of the Deer Park Winery and Auto Museum	
		Areas that could serve as potential wildlife corridors, due to connections between substantial undeveloped native vegetation onsite and undeveloped native vegetation offsite	• These Sub-Areas are connected to the undeveloped hillsides of coastal sage scrub and chaparral to the north and east of the Welk Resort, with a large portion of these connected areas in open space preserves • The undeveloped riparian corridor through Sub-Areas 2, 3, and 4 continues further north beyond these Sub-Areas and up to Old Castle Road • There is also a culvert under Champagne Boulevard in the frontage for Sub-Area 2, allowing small wildlife movement to between the undeveloped areas on each side of the road	
		Species covered in the Draft NCMSCP that have the potential to occur in the Analysis Area	• The following animal species covered in the draft NCMSCP have the potential to occur in Eastern Champagne Gardens: arroyo toad, burrowing owl, San Diego coast horned lizard, Harbison's dun skipper, California gnatcatcher, golden eagle, least Bell's vireo, pallid bat, southwestern willow flycatcher, southwestern pond turtle, Stephen's kangaroo rat, Townsend's big-eared bat, tricolored blackbird, and western spadefoot toad	
		US Fish and Wildlife Service (USFWS) Critical Habitat Area designations for federally endangered species	• These Sub-Areas are approximately 4.9 miles from a Critical Habitat designated area (San Luis Rey River) for the federally endangered arroyo toad, least Bell's vireo, and southwestern willow flycatcher, and these species have the potential to occur in these Sub-Areas.	
LU-6.11	**Protection from Wildfires and**	Very High and High Fire Hazard	Based on available data, Eastern Champagne Gardens contains the following approximate acreages of these	***LU-6.11 Additional Notes***

	Policy	Policy Review Criteria	Description	Notes
	Unmitigable Hazards. Assign land uses and densities in a manner that minimizes development in extreme, very high and high hazard fire areas or other unmitigable hazardous areas.	Severity Zones present within Analysis Area	FHSZ categories: • Very High - 76 acres • See Policy S-1.1 for information on existing fire protection infrastructure and services	
		Proposed density consistency with emergency response travel times	• Current estimates show each of the Sub-Areas are in the 0-5 minute travel time range, which would meet the General Plan standard for the proposed designations in each of the alternative maps (see the review of Policy S-6.4 for additional information)	
		Other hazards present	• There are no fault rupture hazard zones or dam inundation zones within Eastern Champagne Gardens • The FEMA-designated floodplain covers approximately 23 acres of the western portion of Eastern Champagne Gardens (see the review of Policies S-9.2, S-9.5, and S-10.1 for additional information) • Within the designated floodplain noted above, approximately 8 are also in the FEMA-designated floodway (see the review of Policy S-10.1 for additional information)	
LU-7.1	**Agricultural Land Development**. Protect agricultural lands with lower-density land use designations that support continued agricultural operations.	SR-2 density threshold (minimum density determined to support continued agricultural operations) See p. 42 for an explanation of the SR-2 threshold for supporting continued agricultural operations.	• There are existing agricultural operations within Sub-Area 5 and previous agricultural operations within Sub-Areas 2 and 3 • None of the map alternatives include densities higher than the SR-2 threshold for supporting continued agricultural operations	***LU-7.1 Additional Notes***
		Agricultural operations present	• Vineyards on the Sub-Area 5 property	
LU-8.1	**Density Relationship to Groundwater Sustainability**. Require land use densities in groundwater dependent areas to be consistent with the long-term sustainability of groundwater supplies, except in the Borrego Valley.	County Water Authority (CWA) Boundary	• All of the Sub-Areas in Eastern Champagne Gardens are within the County Water Authority boundary (Valley Center Municipal Water District)	***LU-8.1 Additional Notes***
		Groundwater-dependent (per the Groundwater Ordinance criteria)	• N/A - Eastern Champagne Gardens is not groundwater dependent	
		Groundwater Ordinance minimum lot size (if groundwater-dependent)	• N/A	
		Proposed land use designation consistency with Groundwater Ordinance minimum lot size	• N/A	
LU-9.2	**Density Relationship to Environmental Setting**. Assign Village land use designations in a manner consistent with community character, and	Village land use designations proposed	• N/A – no Village land use designation is proposed	***LU-9.2 Additional Notes***
		Potential community character issues	• N/A	

	Policy	Policy Review Criteria	Description	Notes
	environmental constraints. In general, areas that contain more steep slopes or other environmental constraints should receive lower density designations. [*See applicable community plan for possible relevant policies*.]	Consistency with the level of environmental constraint	• N/A	
LU-9.5	**Village Uses**. Encourage development of distinct areas within communities offering residents places to live, work, and shop, and neighborhoods that integrate a mix of uses and housing types.	Village land use designations proposed	• N/A – no Village land use designation is proposed	***LU-9.5 Additional Notes***
		Potential uses associated with Village proposal	• N/A	
		Nearby uses	• N/A	
LU-9.6	**Town Center Uses**. Locate commercial, office, civic, and higher-density residential land uses in the Town Centers of Villages or Rural Villages at transportation nodes. Exceptions to this pattern may be allowed for established industrial districts and secondary commercial districts or corridors. See p. 43 for a General Plan definition of transportation node.	Commercial, office, civic, and higher density (Village) proposals	• The proposed zoning use regulation for each Sub-Area is the same under each of the alternative maps ➢ A70 (Limited Agricultural) is proposed for Sub-Areas 2, 3, 4, and 5 ➢ RC (Residential Commercial) is proposed for Sub-Area 5. This zone best reflects the combination of *existing* uses on the site (winery, deli, auto museum), while limiting the additional commercial uses that can be allowed and maintaining consistency with the of the General Plan designations proposed in the alternative maps	***LU-9.6 Additional Notes***
		Town Center or Rural Village in a transportation node	• Sub-Area 5 is not within a town center at a transportation node, but this is an established business that has been on the site many years • Sub-Area 5 is also adjacent to the Welk Resort Specific Plan Area, which is within a Village boundary and includes commercial less than a half mile from Sub-Area 5	
		Established industrial district, a secondary commercial district, or corridor	• The Deer Park Winery and Auto Museum is an established business that has been on the Sub-Area 5 site for many years • Sub-Area 5 is also adjacent to the Welk Resort Specific Plan Area, which is within a Village boundary and includes commercial less than a half mile from Sub-Area 5	
LU-9.9	**Residential Development Pattern**. Plan and support an efficient residential development pattern that enhances established neighborhoods or creates new neighborhoods in identified growth areas. (Goal LU-9 refers to distinct villages and community cores)	Distinct Village/Community core	• N/A – the Analysis Area is proposed to change from Village Regional Category to Semi-Rural Regional Category	***LU-9.9 Additional Notes***
		Village densities	• Eastern Champagne Gardens does not propose Village designations	
		Land uses surrounding the Analysis Area /PSR	• N/A	
		Identified growth area	• N/A	
LU-10.3	**Village Boundaries**. Use Semi-Rural and Rural Land Use	Regional Category changes	• Under each of the map alternatives, the proposal would require a change in the Regional Category, from the Village Regional Category to the Semi-Rural Category	***LU-10.3 Additional Notes***

	Policy	Policy Review Criteria	Description	Notes
	designations to define the boundaries of Villages and Rural Land Use designations to serve as buffers between communities.	Proximity to the Village Boundary	• The Sub-Areas are currently located within a Village boundary, which is associated with the Specific Plan Area designation and zoning that were mistakenly carried forward in the General Plan Update • Under either of the alternative maps, the Sub-Areas would be outside of the Village boundary and would be part of the first outer layer of Semi-Rural Regional Categories and designations	
		Proximity to the CPA boundary	• Sub Areas 2, 3 and part of 4 are within Valley Center CPA • Sub Areas 5 and part of 4 are within the Hidden Meadows planning area, which is part of the North County Metro Subregion • As such, each of the Sub-Areas are either at the CPA boundary or in close proximity	
		Greenbelts on/near the edges of communities	• The Analysis Area is not within a 'greenbelt' per the General Plan definition because it is not located within a very low density area (Rural Lands)	
LU-10.4	**Commercial and Industrial Development**. Limit the establishment of commercial and industrial uses in Semi-Rural and Rural areas that are outside of Villages (including Rural Villages) to minimize vehicle trips and environmental impacts.	Commercial or industrial land use designations outside of Villages	• No commercial or industrial General Plan land use designations are proposed, but the RC (Residential Commercial) zone is proposed for Sub-Area 5, which best reflects the existing uses on the site (winery, deli, and auto museum). • This zone is used in certain transition areas (like this property adjacent to the Welk Resort) and the new commercial uses that can be allowed 'by right' without discretionary permits is limited. • A Major Use Permit is in effect on the property for the existing uses • See the review of Policy LU-9.6 for additional information	***LU-10.3 Additional Notes***
		Distance between the proposed commercial or industrial designation and the Village	• Sub-Area 5 is adjacent to the Welk Resort Specific Plan Area (within the Village boundary and with a Village Regional Category)	
LU-11.1	**Location and Connectivity**. Locate commercial, office, and industrial development in Village areas with high connectivity and accessibility from surrounding residential neighborhoods, whenever feasible.	Commercial, office, or industrial land use designations outside of Villages	• No commercial or industrial General Plan land use designations are proposed, but the RC (Residential Commercial) zone is proposed for Sub-Area 5, which best reflects existing uses on the site (winery, deli, and auto museum). • See the review of Policies LU-9.6 and LU-10.4 for information on the proposed zoning for Sub-Area 5	***LU-11.1 Additional Notes***
		Accessibility from surrounding areas	• Sub-Area 5 is adjacent to the Welk Resort Specific Plan Area (within the Village boundary and with a Village Regional Category)	
LU-11.10	**Integrity of Medium and High Impact Industrial Uses**. Protect designated Medium and High Impact Industrial areas from encroachment of incompatible land uses, such as residences, schools, or other uses that are sensitive to industrial impacts. The intent of this policy is to retain the ability to utilize industrially designated locations by reducing future development conflicts.	Within a ¼ mile of existing designated medium or high-impact industrial areas	• N/A - Eastern Champagne Gardens is not within a ¼ mile of existing designated Medium or High Impact Industrial areas	***LU-11.10 Additional Notes***
		Clustering and/or buffering opportunities if within ¼ mile	• N/A	

	Policy	Policy Review Criteria	Description	Notes
COS-10.2	**Protection of State-Classified or Designated Lands**. Discourage development or the establishment of other incompatible land uses on or adjacent to areas classified or designated by the State of California as having important mineral resources (MRZ-2), as well as potential mineral lands identified by other government agencies. The potential for the extraction of substantial mineral resources from lands classified by the State of California as areas that contain mineral resources (MRZ-3) shall be considered by the County in making land use decisions.	On or adjacent to areas classified as having important mineral resources (MRZ-2) or as having mineral resources that may be significant (MRZ-3).	• Approximately 63 acres designated as MRZ-3 located in all three sub-areas	***COS-10.2 Additional Notes***
		Threshold of SR-10 or lower density (maximum density determined to not preclude mining operations per State Mining & Geology Board)	<u>Referral Map</u> • SR-2 and SR-4 designations proposed, which would not be consistent with a density low enough to allow potential future mining operations <u>Preliminary Staff Recommendation Map</u> • SR-4 designation proposed, which would not be consistent with a density low enough to allow potential future mining operations <u>Environmentally Superior Map</u> • SR-10 designation proposed, which would be consistent with a density low enough to allow potential future mining operations	
		If higher density than SR-10 & contains these mineral resource designations – existing uses that would preclude mining	• The existing residential, commercial, and lodging uses in the adjacent Welk Resort, along with the existing residential uses to the north and west, would preclude a mining operation in this area	
COS-12.1	**Hillside and Ridgeline Development Density**. Protect undeveloped ridgelines and steep hillsides by maintaining semi-rural or rural designations on these areas.	Semi-Rural or Rural Lands designations on areas of undeveloped ridgelines and steep hillsides	• Steep hillsides are found in Sub-Areas 3, 4, and 5, and undeveloped ridgelines are found in Sub-Areas 4 and 5 • Semi-Rural designations are proposed in each of the alternative maps	***COS-12.1 Additional Notes***
COS-14.1	**Land Use Development Form**. Require that development be located and designed to reduce vehicular trips (and associated air pollution) by utilizing compact regional and community-level development patterns while maintaining community character.	Regional Category changes	• Under each of the map alternatives, the proposal would require a change in the Regional Category, from the Village Regional Category to the Semi-Rural Category	***COS-14.1 Additional Notes***
		Alternative transportation networks available in the vicinity	• Approximately 5.5 miles to the nearest NCTD bus stop at Gopher Canyon Road and East Vista Way ➢ Bus Route 306 provides service from Mission Road in Fallbrook to the Vista Transit Center • Approximately ½ mile to the nearest park-and-ride facility • Class II bike lanes (along Champagne Boulevard) available between Analysis Area and the closest commercial area, located within the Lawrence Welk Resort	
		Proximity to the village, other commercial areas, and major job centers	Approximately: • 0.6 miles to the Hidden Meadows West Village (geographic center) that has 236 jobs and contains commercial uses at Welk Resort • 6.4 miles to the City of Vista (geographic center) that has 33,290 jobs (closest incorporated City) • 11.3 miles to the City of Carlsbad (geographic center) which has the most jobs of North County cities with 67,713 jobs • 9.1 miles to the Pala Reservation Casino that has 1,854 jobs • ½ mile to the nearest commercial areas, within the Welk Resort on the south and the Pointed Roof Delicatessen on Old Castle Road to the north	

	Policy	Policy Review Criteria	Description	Notes
		Land use mapping pattern consistent with community character	• For information on mapping patterns and community character, see the review of Policies LU-2.3 and LU-2.4	
H-1.3	**Housing near Public Services.** Maximize housing in areas served by transportation networks, within close proximity to job centers, and where public services and infrastructure are available.	Extensive transportation networks	• Eastern Champagne Gardens is adjacent to a County-maintained Mobility Element Road (Champagne Boulevard) and ¾ mile from an I-15 interchange, but bus service and pedestrian infrastructure is limited in this area • See the review of Policies LU-1.1 and COS-14.1 for additional information	***H-1.3 Additional Notes***
		Proximity to job centers	• See the review of Policies LU-1.1 and COS-14.1	
		Extensive public services	• Common public services *not* present: ➢ There are no existing sidewalks or trails in this area of Champagne Boulevard ➢ There is no bus service along Champagne Boulevard, and the closest bus stop is approximately 5.5 miles away	
S-1.1	**Minimize Exposure to Hazards**. Minimize the population exposed to hazards by assigning land use designations and density allowances that reflect site-specific constraints and hazards.	Hazards present	• Eastern Champagne Gardens is within the Very High Fire Hazard Severity Zone. See Policy LU-6.11 for additional information. • There are no fault rupture hazard zones or dam inundation zones within Eastern Champagne Gardens • The FEMA-designated floodplain covers approximately 23 acres of Eastern Champagne Gardens. See Policies S-9.2, 9.4, 9.5, 10.1 for additional information. • Within the designated floodplain noted above, approximately 8 acres are also in the FEMA-designated floodway. See Policy S-10.1 for additional information.	***S-1.1 Additional Notes***
		Extent of existing road infrastructure that is built to fire access standards	• Champagne Boulevard is a County-maintained road adjacent to each of the Sub-Areas except Sub-Area 3, which is about 450 feet from Champagne Boulevard • The Deer Park Winery access road is a private road that is estimated to be at least 24 feet wide	
		Maximum allowed Dead End Road Length (DERL), based on the proposed zoning minimum lot size	<u>Referral Map</u> • Under this scenario, a ½ acre zoning minimum lot size would be proposed in Sub-Areas 3, 4, and 5 (proposed for SR-2 GP designation) and a 1-acre minimum lot size would be proposed in Sub-Area 2 (proposed for SR-4 GP designation) • The ½ acre minimum lot size areas would have a corresponding maximum DERL of 800 feet • Sub-Area 2 would have a corresponding maximum DERL of 1,320 feet <u>Preliminary Staff Recommendation Map</u> • Under this scenario (all SR-4 GP designation), a 1-acre minimum lot size would be proposed, with a corresponding DERL of 1,320 feet <u>Environmentally Superior Map</u> • Under this scenario (all SR-10 GP designation), a 4-acre minimum lot size would be proposed, with a corresponding DERL of 1,320 feet *Discretion of the Fire Marshal is allowed for consideration of the applicable densities.*	

	Policy	Policy Review Criteria	Description	Notes
		Portions of the Analysis Area that would require extensive access improvements in order to meet fire access standards	• Extensive access improvements would be required throughout the Sub-Areas to meet fire access standards, so that any new homes would be within 150' of a 24' paved road	
		Existing site constraints that could limit the feasibility of fire clearing to the proposed density or could limit access improvements where necessary	• The riparian habitat/wetlands (extend to each of the Sub-Areas, but are mostly within Sub-Areas 3 and 4) will limit access options associated the dwelling units possible with the proposed maps ➢ See pages 8 & 9 (Section 86.604a5) of the Resource Protection Ordinance for criteria/limitations associated with potential wetland crossings for roads - http://www.sandiegocounty.gov/pds/docs/res_prot_ord.pdf • The coastal sage scrub present in Sub Areas 3/4 and 5 could limit roadway widening, though most of this vegetation community is in the eastern (rear) portions of these properties, within steep slopes • These eastern areas of steep slopes with coastal sage scrub and chaparral would likely be outside of proposed development footprints during the subdivision process, because of the limited steep slope encroachment allowed and a more challenging process to obtain development approval (mitigation requirements, fire protection measures, etc.)	
S-6.4	**Fire Protection Services for Development**. Require that development demonstrate that fire services can be provided that meets the minimum travel times identified in Table S-1 (Travel Time Standards).	Estimated fire response travel time consistency with the proposed designation in accordance with Table S-1	• According to current GIS estimates, these Sub-Areas are within the 0-5 minute estimated fire response travel time, which would meet the General Plan standard (per Table S-1) for any of the designations proposed in the alternative maps ➢ These Sub-Areas are within the Deer Springs Fire Protection District and the closest fire station is Deer Springs Fire Station 1 at 8709 Circle R Drive, , approximately 1 mile away	***S-6.4 Additional Notes***
S-9.2	**Development in Floodplains**. Limit development in designated floodplains to decrease the potential for property damage and loss of life from flooding and to avoid the need for engineered channels, channel improvements, and other flood control facilities. Require development to conform to federal flood proofing standards and siting criteria to prevent flow obstruction.	Floodplains present	• Approximately 23 acres of FEMA-designated floodplains within all Sub-Areas combined ➢ Approximately 8 acres of FEMA-designated floodplains within Sub-Area 2 ➢ Approximately 11 acres of FEMA-designated floodplains within Sub-Area 3/4 ➢ Approximately 4 acres of FEMA-designated floodplains within Sub-Area 5	***S-6.4 Additional Notes***
		Density feasibility with avoidance of floodplain	• Each of the alternative maps were developed with consideration of the floodplain constraints and density feasibility • Feasibility is most assured under the Preliminary Staff Recommendation Map and the Environmentally Superior Maps • The unit potential is also likely achievable under the Referral Map as the Sub-Area most constrained by the floodplain (Sub-Area 2) would only have 2 potential lots/units under the SR-4 for that property on the Referral Map • See the review of Policy LU-1.9 for additional information on feasibility	
S-9.4	**Development in Villages within the Floodplain Fringe**. Allow new uses and development within the	Village designation proposed	• N/A – no Village land use designations are proposed	***S-9.4 Additional Notes***

	Policy	Policy Review Criteria	Description	Notes
	floodplain fringe (land within the floodplain outside of the floodway) only when environmental impacts and hazards are mitigated. This policy does not apply to floodplains with unmapped floodways. Require land available outside the floodplain to be fully utilized before locating development within a floodplain. Development within a floodplain may be denied if it will cause significant adverse environmental impacts or is prohibited in the community plan. Channelization of floodplains is allowed within villages only when specifically addressed in community plans.	Mapped floodplains within an area proposed for a Village designation	• N/A	
S-9.5	**Development in Semi-Rural and Rural Lands within the Floodplain Fringe**. Prohibit development in the floodplain fringe when located on Semi-Rural and Rural Lands to maintain the capacity of the floodplain, unless specifically allowed in a community plan. For parcels located entirely within a floodplain or without sufficient space for a building pad outside the floodplain, development is limited to a single family home on an existing lot or those uses that do not compromise the environmental attributes of the floodplain or require further channelization.	Semi-Rural or Rural land use designations in the floodplain fringe	• The floodplain fringe includes that portion of the floodplain that is outside the floodway • Of the approximately 23 acres of floodplain areas, approximately 15 acres are within the floodplain fringe (see the Policy LU-1.9 review for the breakdown)	***S-9.5 Additional Notes***
		Community Plan explicit references	• Neither the Valley Center Community Plan nor the North County Metro Subregional Plan have policies that would allow additional development in the floodplain, beyond this General Plan policy	
		Parcels located entirely within a floodplain that would have additional density potential	• None of the Sub-Areas are located entirely within a floodplain	
S-9.6	**Development in Dam Inundation**	Dam Inundation Area	• N/A – no dam inundation zones within the Analysis Area/Eastern Champagne Gardens	***S-9.6 Additional Notes***

	Policy	Policy Review Criteria	Description	Notes
	Areas. Prohibit development in dam inundation areas that may interfere with the County's emergency response and evacuation plans.	Density feasibility with avoidance of dam inundation area	• N/A	
S-10.1	**Land Uses within Floodways**. Limit new or expanded uses in floodways to agricultural, recreational, and other such low-intensity uses and those that do not result in any increase in flood levels during the occurrence of the base flood discharge, do not include habitable structures, and do not substantially harm, and fully offset, the environmental values of the floodway area. This policy does not apply to minor renovation projects, improvements required to remedy an existing flooding problem, legal sand or gravel mining activities, or public infrastructure.	Floodways	• Sub-Area 2 has approximately 1 acre within a floodway • A Sub-Areas 3 and 4 have approximately 5 acres within a floodway • Sub-Area 5 has approximately 2 acres within a floodway	***S-10.1 Additional Notes***
		Density feasibility with avoidance of the floodway	• Each of the alternative maps were developed with consideration of the floodplain/floodway constraints and density feasibility • Feasibility is most assured under the Preliminary Staff Recommendation Map and the Environmentally Superior Maps • The unit potential is also likely achievable under the Referral Map as the Sub-Area most constrained by the floodplain (Sub-Area 2) would only have 2 potential lots/units under the SR-4 for that property on the Referral Map ➢ While the other Sub-Areas are proposed for SR-2 under the Referral Map, a smaller percentage of the acreage in these Sub-Areas is constrained by the floodplain/floodway • See the review of Policy LU-1.9 for additional information on feasibility	

Glossary of County Planning Terms and Regulations Referenced

The following list provides definitions of terms used in the policy analysis, in addition to brief explanations of the how certain regulations referenced can impact development potential.

Conservation Subdivision – The intent of the Conservation Subdivision Program (CSP) is to encourage residential subdivision design that improves the preservation of sensitive environmental resources and community character. Design and preservation requirements have been added to the Subdivision Ordinance to encourage conservation oriented design, while additional flexibility in lot size and lot design is possible when processing a Conservation Subdivision. This program is mandatory when subdividing property with General Plan land use designations of Semi-Rural 10, Rural Lands 20, Rural Lands 40, and Rural Lands 80, with a minimum percentage of avoided resources of 75% to 90%, depending on the designation.

Greenbelt (General Plan definition) – A largely undeveloped area surrounding more urbanized areas, consisting of either agricultural lands, open space, conservation areas, passive parks, or very low density rural residential lands.

Local Agricultural Resource Assessment (LARA) Model – The LARA model is used to assess the relative of agricultural resources in San Diego County. The LARA model takes into account certain factors in determining the importance of an agricultural resource. The required factors are water, climate, and soil quality. The complementary factors are surrounding land uses, land use consistency, and topography. More specific documentation of the LARA model can be found the County's Guidelines for Determining Significance for Agricultural Resources at http://www.sandiegocounty.gov/content/dam/sdc/pds/ProjectPlanning/docs/AG-Guidelines.pdf

Multiple Species Conservation Program (MSCP) – The MSCP is a regional conservation planning program that develops and implements conservation plans intended to ensure the long-term survival of plant and animal species and protect native vegetation communities found throughout San Diego County. The County is currently in the planning process for the MSCP North County Plan.

MSCP Pre-Approved Mitigation Area (PAMA) Designation – A PAMA is an area with high biological value in which conservation will be encouraged. This will be done by providing mitigation ratios that favor developing outside of the PAMA and mitigating inside of the PAMA. These areas may also be targets for acquisition by various entities from willing sellers when funding is available. Most of the PSRs are in the area that will be covered by the North County MSCP (NCMSCP), which is currently in the planning phase. As noted in the policy reviews, PAMA designations are considered draft at this point, in the areas that will be covered by the draft NCMSCP. If the NCMSCP is adopted with the current draft PAMA delineations, the preservation of effective wildlife corridors in these areas will be sought during the development review stage.

Potential Development Area (referenced in graphics) – The potential development area on p. 15 shows the area available after factoring out steep slopes, floodplains, estimated wetlands, and estimated wetland buffers. These are not the only constraints that impact potential development areas and there are limited circumstances under which these areas can be developed (small RPO slope encroachment percentage noted below, an access road can cross in certain restrictive circumstances, etc.). This graphic is included to help inform the process of looking at available acreages in relation to density potential associated with the proposal, while recognizing there are limitations to this graphic exercise.

Resource Protection Ordinance (RPO) – The RPO includes provisions to protect wetlands, floodplains, steep slopes, sensitive biological habitats, and prehistoric and historic sites. The policy reviews in this document specifically addresses the implications of anticipated requirements associated with wetlands, floodplains, and steep slopes, utilizing available information. Site specific studies at the development review stage will be used to determine RPO requirements for other sensitive biological habitats and prehistoric and historic sites. At this stand-alone GPA/Rezone stage, FEMA and County floodplain/floodway maps are available, a GIS slope model is available to estimate acreage of steep slopes ($\geq$25%), and estimates of the extent of wetland areas are available. The RPO limits development footprint encroachment into steep slopes to a small percentage, based on the percentage of the lot in steep slopes (almost all of the PSR areas will fall somewhere in the range of 10-16% encroachment allowed). Development in wetlands and associated buffers (typically 50'-200' buffers) would be limited to road crossings under certain limited circumstances (restrictive). Uses permitted in floodways are limited to agricultural, recreational, and other such low-intensity uses.

Semi-Rural 2 (SR-2) Threshold for Policy LU-7.1 Review –
Based on research found in County documents, including the Agricultural Resources section of the General Plan EIR and the County's CEQA Guidelines for Determining Significance for Agricultural Resources, an SR-2 density (1 unit per 2 acres, slope-dependent) could be considered a threshold for a lower-density land use designation that supports continued agricultural operations.
An SR-2 threshold is based on research on available analysis of lot sizes in relation to successful agricultural operations in the county. The County Agricultural Commissioner provided input on this issue in a 1997 letter to the Department of Planning and Land Use that affirmed the commercial viability of small farms and specifically, two-acre parcels for agricultural use in June 1997. The high cost of land and difficulties farmers face in starting operations on large parcels led to the establishment of San Diego County's unique small-farm economy. The Guidelines for Determining Significance for Agricultural Resources contains language that supports an SR-2 threshold and states lands compatible with agricultural uses include 'rural residential lands,' which is defined in these Guidelines as parcel sizes of two acres or greater.

Analysis included in the General Plan Update Final EIR provides additional justification for the use of an SR-2 threshold for supporting the continuation of agricultural operations. In the *Agricultural Resources – Conversion of Agricultural Resources to Non-Agricultural Land Uses* section, the analysis assumes that areas allowing one dwelling unit per acre (SR-1) would not support continued agricultural operations. This assumption considers the typical zoning minimum lot sizes and overall residential density associated with SR-1, with many homes in close proximity to each other.

Transportation Node (General Plan definition) – As referenced in Policy LU-9.6, a transportation node is intended to be the intersection of two high volume Mobility Element roadways, along with a transit stop.