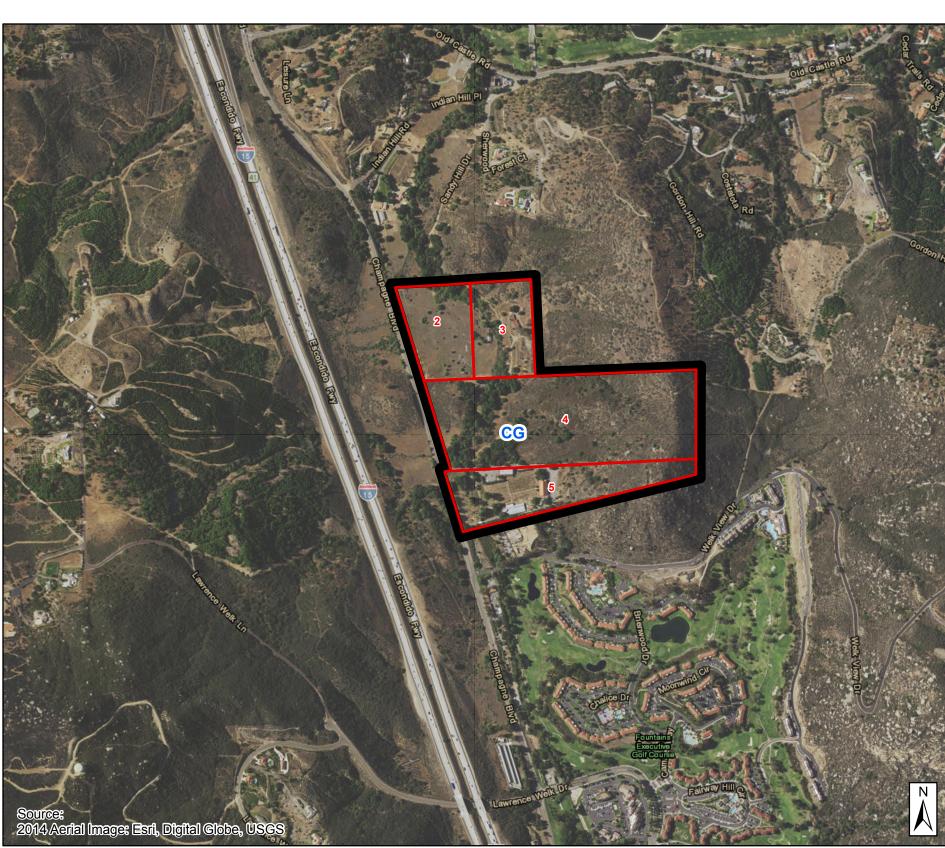


VICINITY MAP



3D VIEW

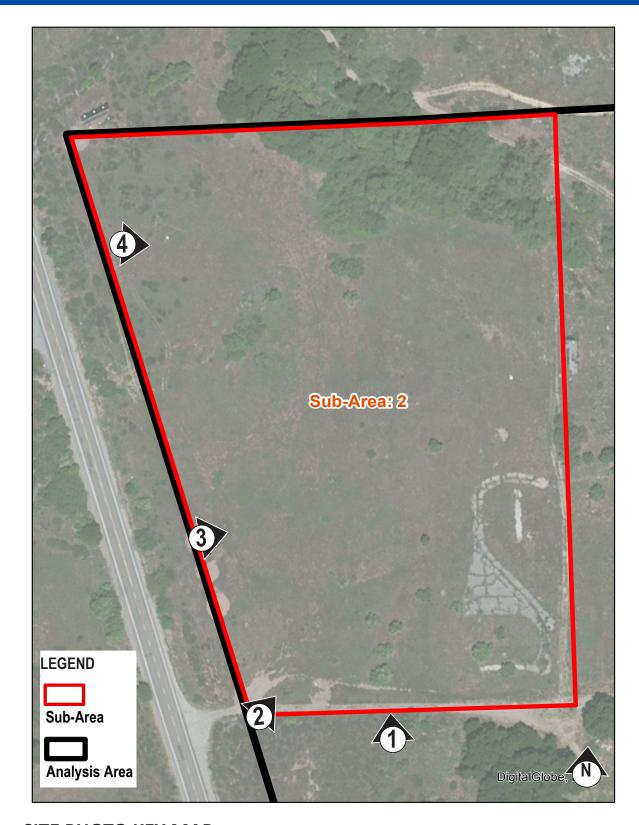


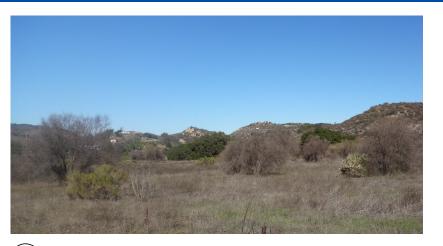
AERIAL VIEW

Legend

Sub-Area

Analysis Area





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



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.

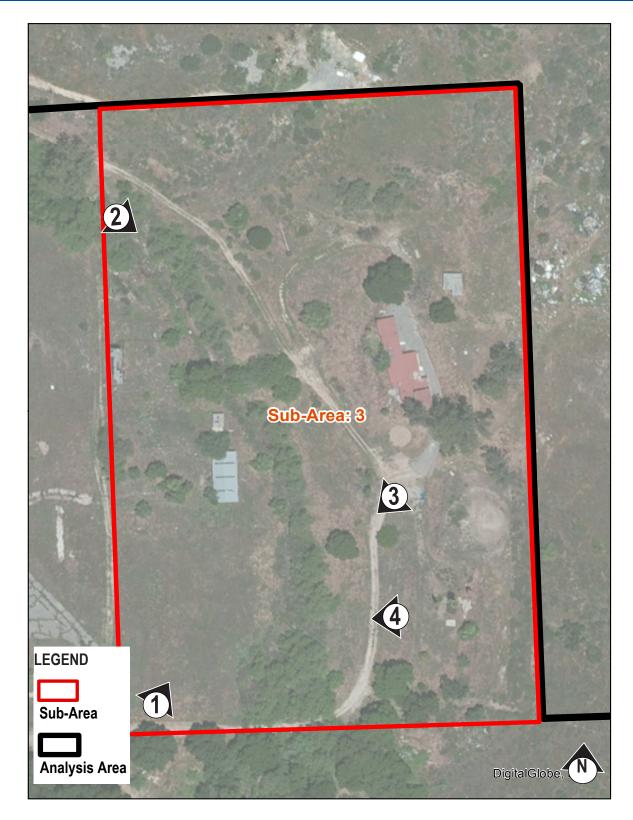


From near the western property line (southern portion) facing east. The Sub-Area 2 property ends just before (west of) the abandoned wood frame seen in the photo.



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.

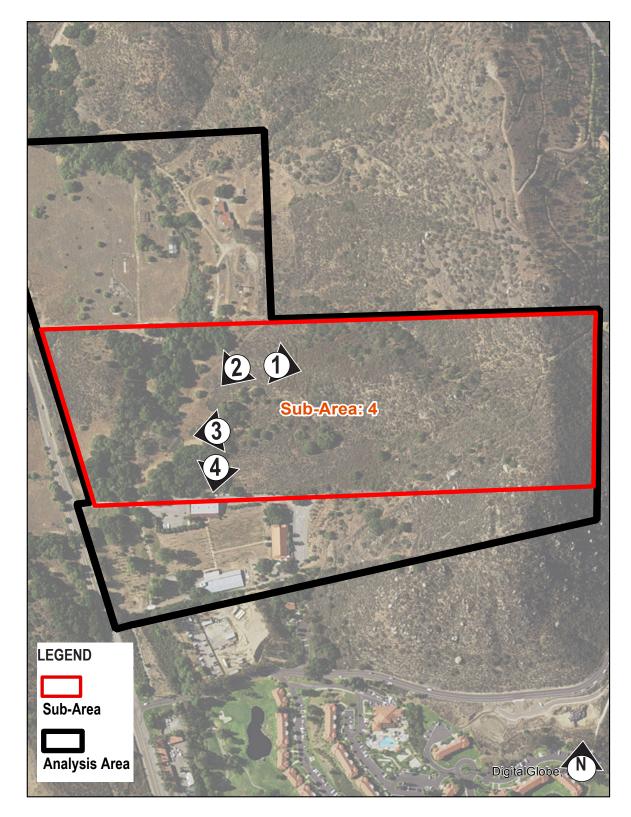


Facing west toward Champagne Blvd from the dirt road near the driveway of the vacant residence. The riparian corridor is in the foreground (late December photo).



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

SITE PHOTO KEY MAP





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



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

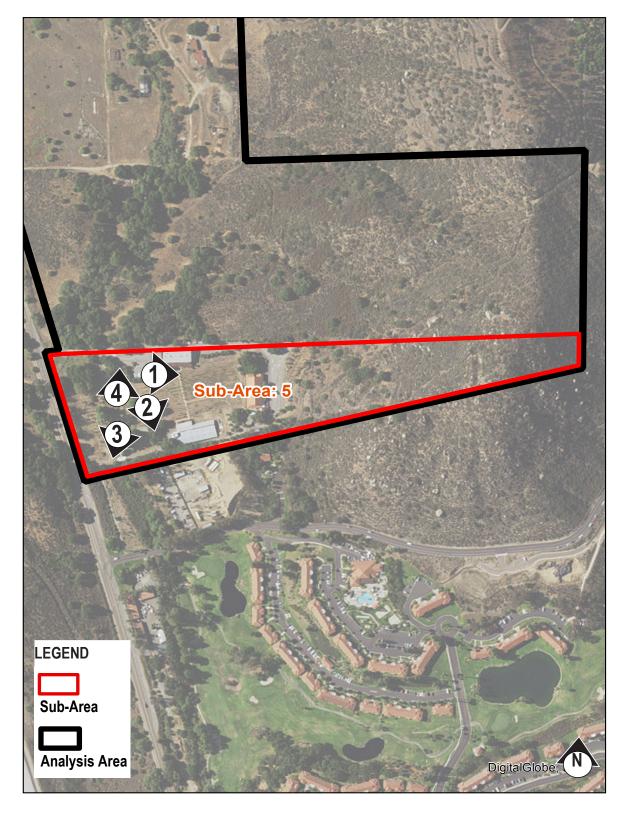


2 From near the midpoint of the northern property line, facing southwest at the property. The riparian corridor is seen on the right and in the middle and the oak woodlands area is seen on the left.



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







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.



Facing north at riparian corridor near the northern property line.

SITE PHOTO KEY MAP

GENERAL PLAN - CURRENT LAND USE DESIGNATIONS

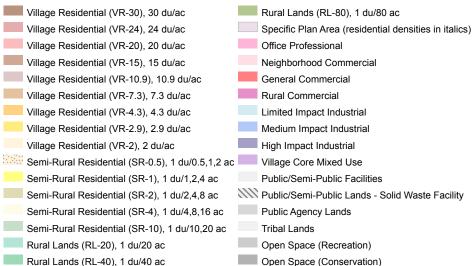


GENERAL PLAN - PROPOSED LAND USE DESIGNATIONS - REFERRAL MAP



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



Office Professional Neighborhood Commercial General Commercial Rural Commercial Limited Impact Industrial Medium Impact Industrial High Impact Industrial Public/Semi-Public Facilities Public/Semi-Public Lands - Solid Waste Facility Public Agency Lands Open Space (Recreation)

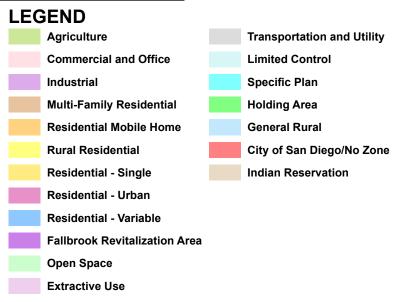
ZONING - EXISTING ZONING USE REGULATION



ZONING - PROPOSED ZONING USE REGULATION - REFERRAL MAP



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.



SURROUNDING AREA ANALYSIS - LAND USE



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

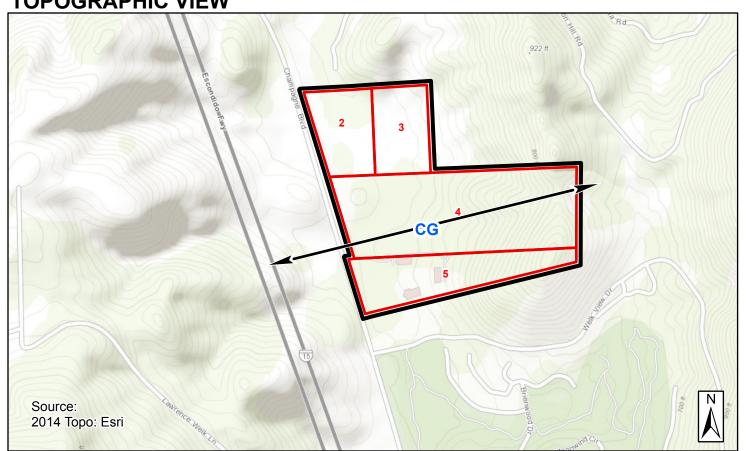
- Undeveloped; Undevelopable Natural Area
- Water
- Road Rights of Way
- Railroad Rights of Way

Legend

Sub-Area

Analysis Area

TOPOGRAPHIC VIEW



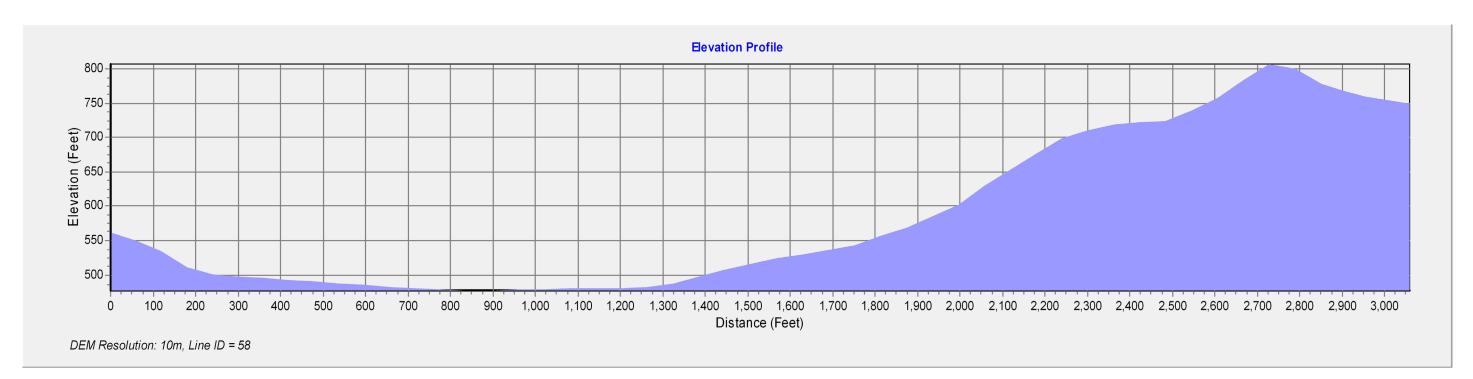
3D VIEW



Legend

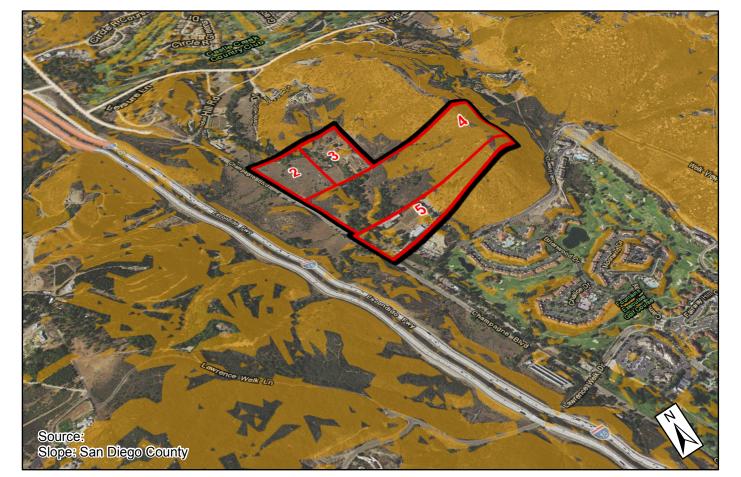
Sub-Area

Analysis Area





STEEP SLOPES



VERY HIGH FIRE HAZARD SEVERITY ZONE



Legend Sub-Area

3D VIEW



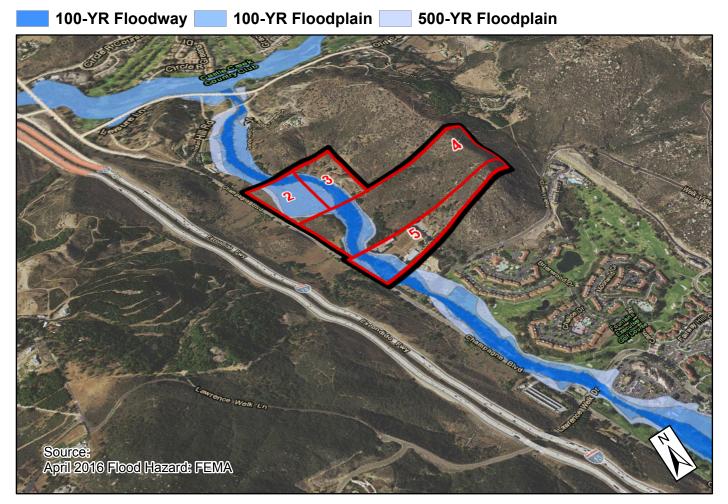


3D VIEW



3D VIEW # 2

PLAN VIEW 3D VIEW # 2



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



Control California Cal

3D VIEW #2

3D VIEW





PLAN VIEW 3D VIEW # 2



DAM INUNDATION ZONES



WILLIAMSON ACT CONTRACTS



Legend Sub-Area

Analysis Area

3D VIEW



3D VIEW # 2

CG 4



3D VIEW # 2

3D VIEW

VEGETATION PSR Parcels Water (Including 11200, 13200) Riparian Scrub Vernal Pool, Meadow and Seep Coastal Sage Scrub Urban, Disturbed Habitat, Agriculture, Eucalyptus Woodland Not Mapped (data gaps) Grassland

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.

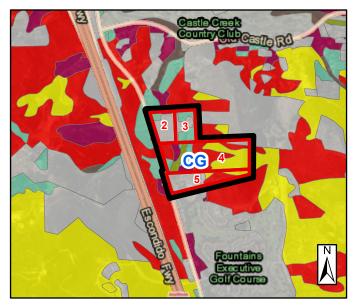






3D VIEW

Source:



2015 ECO_VEGETATION_CN: San Diego County



3D VIEW





PLAN VIEW 3D VIEW # 2

PLAN VIEW 3D VIEW # 2

Wells and

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.



PRIME AGRICULTURAL SOILS STATEWIDE SIGNIFICANT SOILS



3D VIEW



Sullinguage State of the Control of

3D VIEW





PLAN VIEW 3D VIEW # 2

PLAN VIEW 3D VIEW # 2

Wetland Area Wetland Buffer

Slope Constraint

Flood Hazard Constraint



COMPOSITE CONSTRAINTS

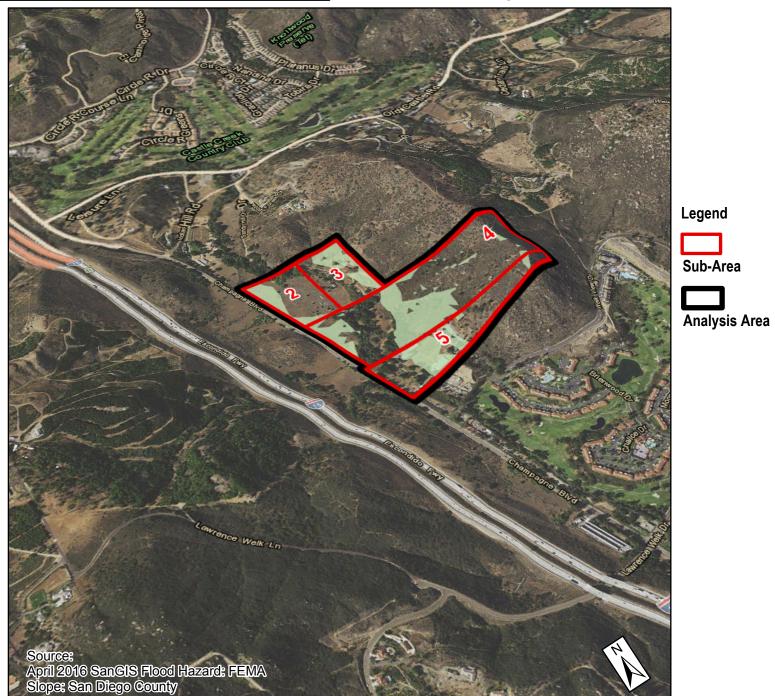
	Approximate Acreage Within the Analysis Area	Approximate % of the Analysis Area	
Constraint Area	50 ac	70 %	
Potential Development Area	21 ac	30 %	

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

Potential Development Area







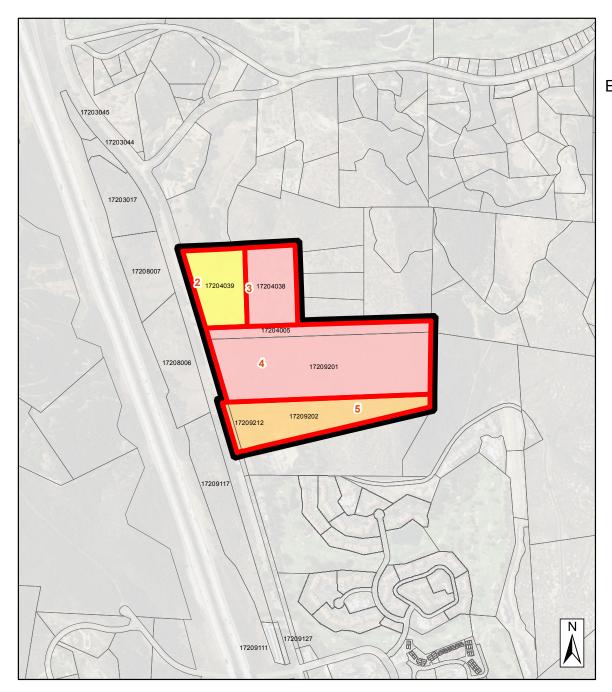
3D VIEW





3D VIEW #2 3D VIEW

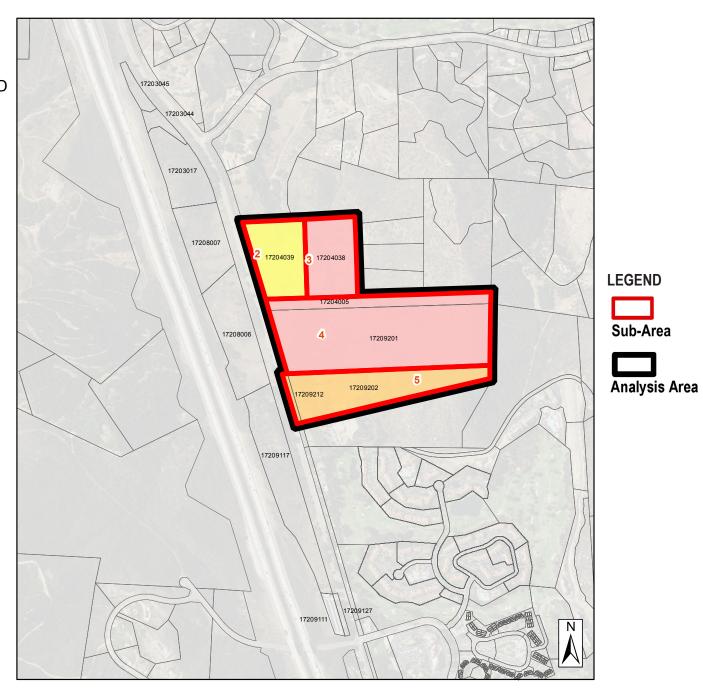
DENSITY POTENTIAL FOR COMMON OWNERSHIPS



LEGEND

EXISTING PROPOSED

0 2
0 17
0 5



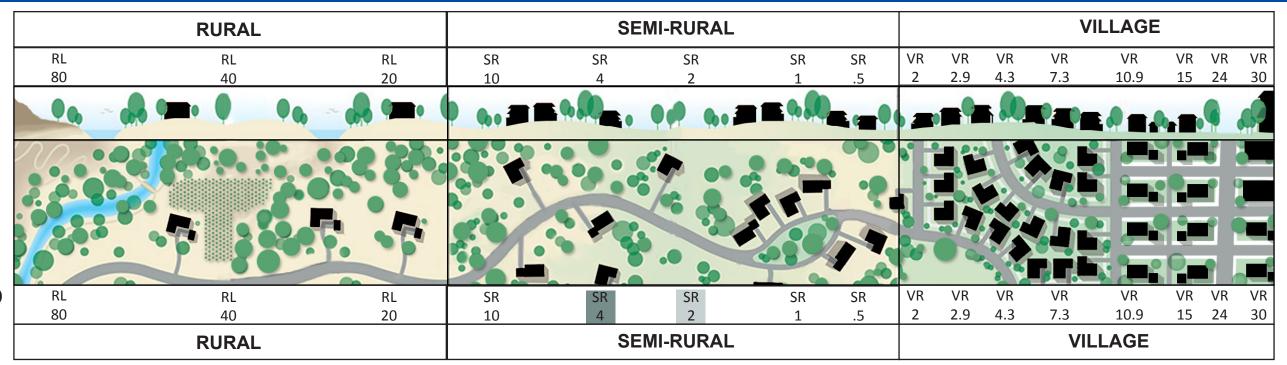
EXISTING DENSITY POTENTIAL

PROPOSED DENSITY POTENTIAL - REFERRAL MAP

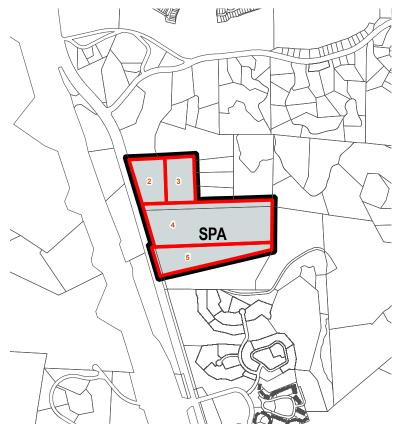


EXISTING

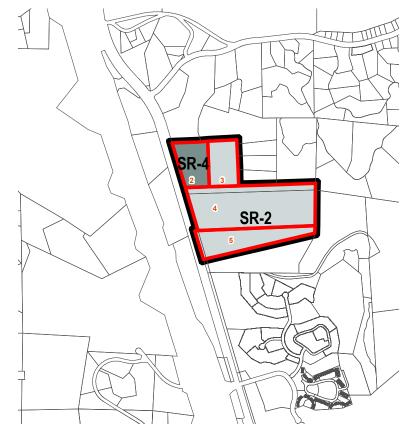
The current General Plan designation of Specific Plan Area (SPA) was a mapping error during the General Plan Update process, as the Specific Plan expired in 2007.



PROPOSED







PROPOSED GENERAL PLAN



Project Overview

STAFF RECOMMENDATION: PRELIMINARY STAFF REC MAP (see p. 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:

Pierce, 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

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

<u>Prevalence of Constraints</u>: \bullet – high; \bullet – partial; \bigcirc - none

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

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 and Services

- 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

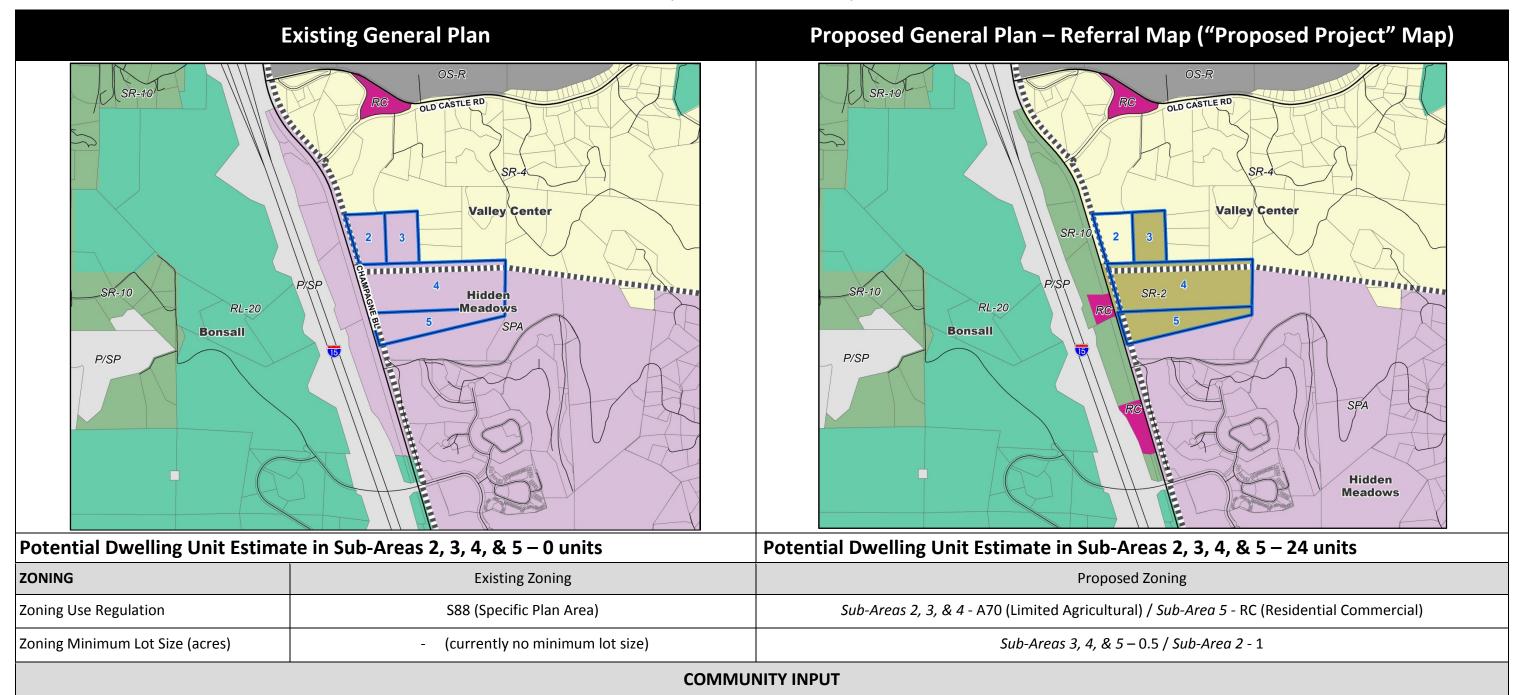
- Sub-Area 5 is developed with the Deer Park Winery and Auto Museum, which also includes a deli and picnic areas.
- Sub-Area 3 has a vacant (boarded) single family residence.
- Sub-Areas 2 and 4 are undeveloped.

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)

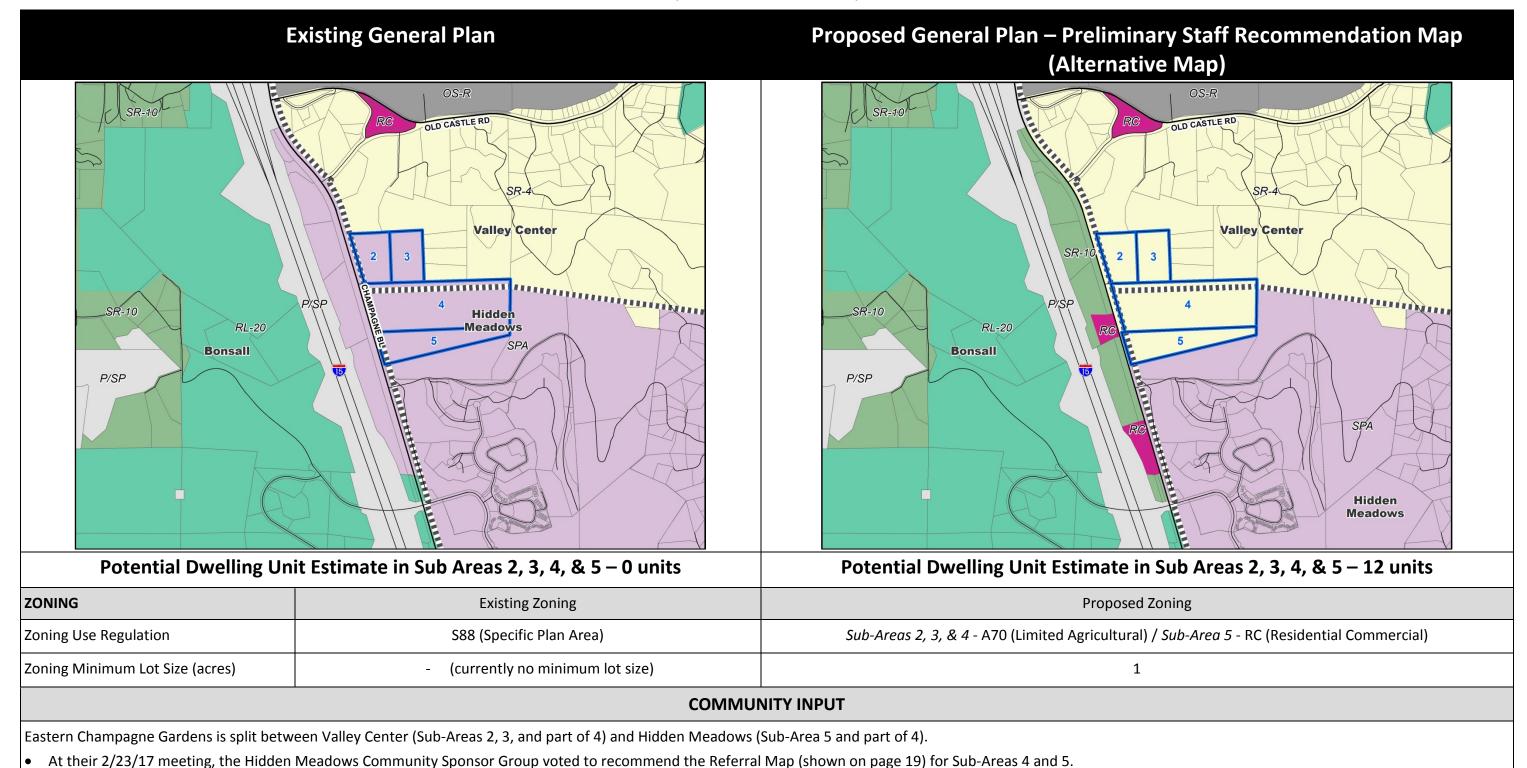


Eastern Champagne Gardens is split between Valley Center (Sub-Areas 2, 3, and part of 4) and Hidden Meadows (Sub-Area 5 and part of 4)

- At their 2/23/17 meeting, the Hidden Meadows Community Sponsor Group voted to recommend the Referral Map (shown on this page) for Sub-Areas 4 and 5.
- At their 5/8/17 meeting, the Valley Center Community Planning Group voted to recommend the Preliminary Staff Recommendation Map (shown on page 20) for Sub-Areas 2, 3, and 4.

Comparison of Land Use Maps

(Sub-Areas outlined in blue)

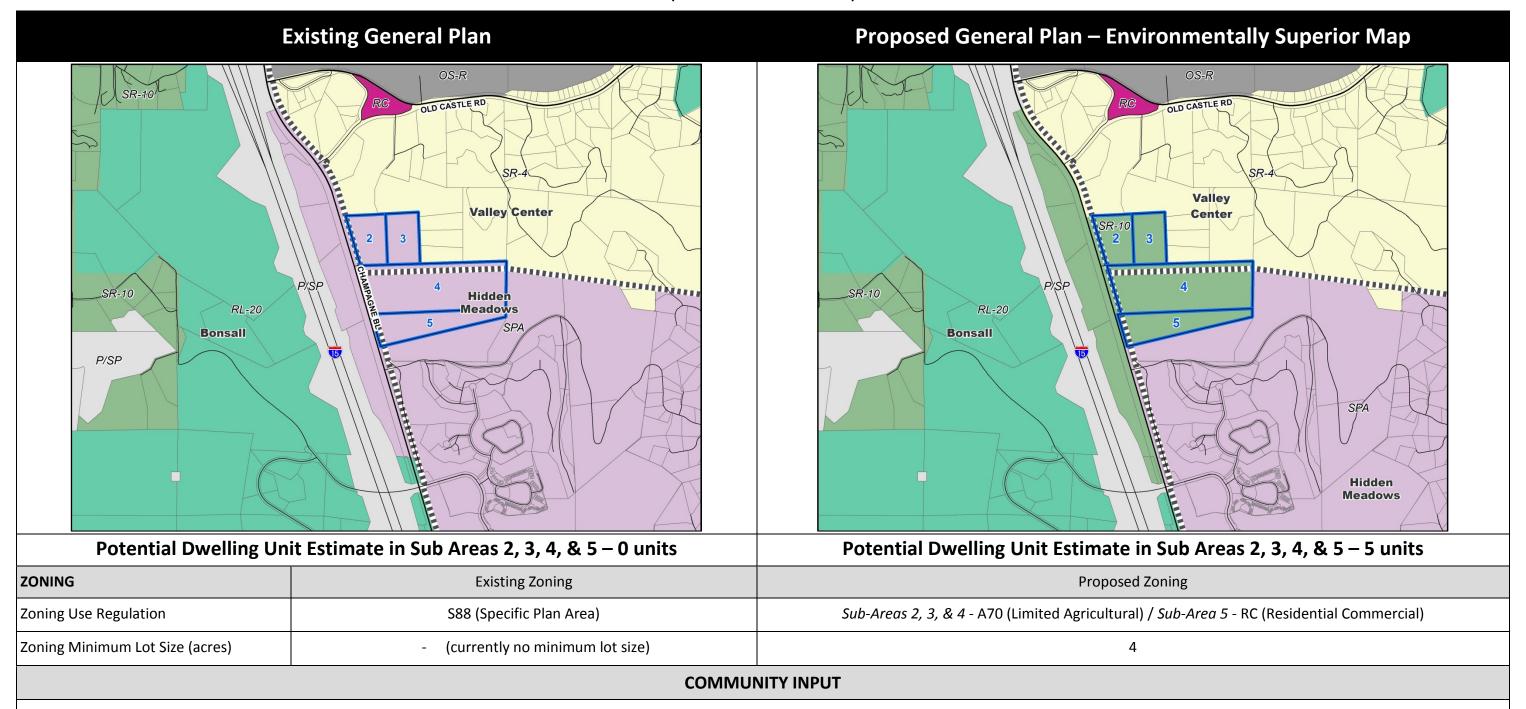


• At their 5/8/17 meeting, the Valley Center Community Planning Group voted to recommend the Preliminary Staff Recommendation Map (shown on this page) for Sub-Areas 2, 3, and 4.

Champagne Gardens – Eastern Portion (Sub-Areas 2, 3, 4, 5)

Comparison of Land Use Maps

(Sub-Areas outlined in blue)



Eastern Champagne Gardens is split between Valley Center (Sub-Areas 2, 3, and part of 4) and Hidden Meadows (Sub-Area 5 and part of 4).

- At their 2/23/17 meeting, the Hidden Meadows Community Sponsor Group voted to recommend the Referral Map (shown on page 19) for Sub-Areas 4 and 5.
- At their 5/8/17 meeting, the Valley Center Community Planning Group voted to recommend the Preliminary Staff Recommendation Map (shown on page 20) for Sub-Areas 2, 3, and 4.

Guiding Principle Review

Guidin	Guiding Principle					
1.	Support a reasonable share of projected regional population growth.	See Policies LU-9.9 and H-1.3				
2. patter	Promote health and sustainability by locating new growth near existing and planned infrastructure, services, and jobs in a compact n of development.	See Policy LU-1.1				
3. recrea	Reinforce the vitality, local economy, and individual character of existing communities when planning new housing, employment, and tional 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 ter 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. and, w	Provide and support a multi-modal transportation network that enhances connectivity and supports community development patterns 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	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
	with the Community Development Model (CDM) and boundaries established by the Regional Categories Map.	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:	
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) Project review of development design	 N/A – no Village designations are proposed N/A 	LU-1.2 Additional Notes

	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		Approximately:	LU-1.3 Additional Notes
	land use designations in patterns	mile radius of Analysis Area	1 acre in the RL-40 designation	
	to create or enhance		• 1,328 acres in the RL-20 designation	
	communities and preserve		545 acres in the SR-4 designation	
	surrounding rural lands.		• 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	
		Evident mapping patterns in the	• There are two relatively small Village areas (with associated Village boundaries) located in the vicinity.	
		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	Proposing Village Regional Category land use designation(s)	N/A – no Village designations are proposed	LU-1.4 Additional Notes
	designated land uses only where	Contiguous Village expansion	• N/A	
	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		• N/A	
	contiguous growth of a Village area			
LU-1.5	Relationship of County Land Use Designations with Adjoining Jurisdictions. Prohibit the use of	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
	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		 Land use patterns in nearby jurisdictions are not primary justifications in density considerations for the site. 	

	Policy	Policy Review Criteria	Description	Notes
ar	nd capabilities.			
LU-1.9 According to the second	nd capabilities. Achievement of Planned Densities. Recognizing that the General Plan was created with The concept that subdivisions will The able to achieve densities	Overall acreage area of Analysis Area Overall additional density potential	 Eastern Champagne Gardens is 71.3 acres ➤ Sub Area 2 is 10 acres ➤ Sub Area 3/4 is 46 acres ➤ Sub Area 5 is 15.3 acres 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. Referral Map 24 total potential dwelling units Preliminary Staff Recommendation Map 12 total potential dwelling units Environmentally Superior Map 5 total potential dwelling units 	LU-1.9 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. Referral Map 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 Preliminary Staff Recommendation Map 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 Sub Area 5: 2 potential dwelling units 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	

Policy Policy Review Criteria	Description	Notes
Conservation Subdivision design	Referral Map	
requirement – not currently	The Conservation Subdivision requirement is not applicable to the existing or proposed designation.	
applicable or	Preliminary Staff Recommendation Map	
maintained/removed with the	The Conservation Subdivision requirement is not applicable to the existing or proposed designation.	
proposed designation change	Environmentally Superior Map	
See p. 42 for an explanation of	Under the Environmentally Superior Map, the Conservation Subdivision requirement would apply to each	
the Conservation Subdivision Program.	of the Sub-Areas.	
	The SR-10 proposed in the Environmentally Superior Map requires 75% percent resource avoidance.	
Steep slopes (>25%) within the	Approximately ¼ acre of steep slopes in Sub Area 2	
areas of additional density potential	Approximately 24 acres of steep slopes in Sub Areas 3&4 Approximately 24 acres of steep slopes within Sub Area 5.	
<u>'</u>	Approximately 8 acres of steep slope within Sub Area 5	
Allowed slope encroachment pe the Resource Protection		
Ordinance (RPO)	on 75% or less of the area of the properties being in steep slopes)	
See p. 42 for an explanation of		
RPO steep slope implications.		
FEMA or County mapped	Approximately 23 acres of FEMA-designated floodplains within areas with additional density potential (all	
floodplains and floodways within		
the areas with additional density	Approximately 8 acres of FEMA-designated floodplains within Sub-Area 2	
potential	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	• It is estimated that there are approximately 6 acres of wetlands in total throughout these Sub-Areas, all	• Wetland buffers of
additional density potential	along the Moosa Creek corridor.	approximately 50-200' will
See p. 42 for an explanation of RPO wetland implications.		be required, thereby
KFO Wetland Implications.		decreasing the overall area available for development
Upper tier habitats/vegetation	It is estimated that there are approximately 5 acres of southern willow scrub/riparian forest within Sub-	available for development
communities within the areas	Areas 2, 3, and 4.	
with additional density potentia		
	(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 between the undeveloped areas on each side of the road. 	
Maximum dead end road length (DERL) based on the proposed minimum lot size	 Referral Map 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. Preliminary Staff Recommendation Map 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. Environmentally Superior Map 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. 	
Number of parcels within the Analysis Area with additional density potential that have existing access via dead end roads	 Discretion of the Fire Marshal is allowed for consideration of the applicable densities. 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 Existing private road access with paved widths of at least 24 feet (fire access standard) for areas with additional density potential	 Each of the Sub-Areas has frontage on Champagne Boulevard, except Sub-Area 3. 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 with 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. Referral Map 24 potential dwelling units Preliminary Staff Recommendation Map 12 potential dwelling units Environmentally Superior Map 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. Referral Map 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 Preliminary Staff Recommendation Map 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	Approximately:	
	surrounding the Analysis Area (1-	900 acres in RL-20 designation	
	mile radius and beyond)	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	With the exception of a 2-acre portion of Sub-Area 4 (that is currently zoned A70 with a 4-acre zoning	
	size	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.	
		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	 Parcel sizes range from ¼ acre lots to 50 acre lots within a 1 mile radius. 	
	common (mode) lot size in the	Fairer sizes range from 74 acre iors to 50 acre iors within a 1 mile radius.	
	area		
	Community Plan policies	Valley Center Community Plan (Sub Areas 2, 3, and part of 4)	
	(applicable to the proposal) that	Included in the project scope of this GPA/Rezone is a proposed revision to Residential Policy 8 of the Valley	
	specifically reference the	Center Community Plan. The full policy is below, with the proposed revision in strikeout/underline.	
	application of densities and	denter community from the full policy is below, with the proposed revision in strikeout, underline.	
	minimum lot sizes	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	
		and age to locally a minimum of determined people in an in the age people and in the minimum for size in	

Policy	Policy Review Criteria	Description	Notes
		the Village Area and a minimum lot size of 0.5 acre in SR-1 <u>and SR-2</u> , 1 acre in SR-2, 2 <u>1</u> acres in SR-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: b. 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 North County Metro Subregional Plan (Sub Areas 5 and part of 4) 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	 Valley Center Community Plan (Sub Areas 2, 3, and part of 4) 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. North County Metro Subregional Plan (Sub Areas 5 and part of 4) 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	 Valley Center Community Plan (Sub Areas 2, 3, and part of 4) 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 	

	Policy	Policy Review Criteria	Description	Notes
		Unique issues and/or community-specific planning rationales noted in the General	 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 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-Area 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). North County Metro Community Plan (Sub Areas 4 & 5) 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. 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 t	
		Plan Update Board reports that are particularly relevant to the proposal	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	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
	maintain greenbelts between communities to reinforce the identity of individual communities. See p. 42 for a General Plan definition of greenbelts.	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.	

	Policy	Policy Review Criteria	Description	Notes
LU-6.2	Reducing Development	Conservation Subdivision design	Referral Map	LU-6.2 Additional Notes
	Pressures . Assign lowest-density	requirement – not currently	The Conservation Subdivision requirement is not applicable to the existing or proposed designation.	
	or lowest-intensity land use	applicable or	Preliminary Staff Recommendation Map	
	designations to areas with	maintained/removed with the	The Conservation Subdivision requirement is not applicable to the existing or proposed designation.	
	sensitive natural resources.	proposed designation change	Environmentally Superior Map	
		See p. 42 for an explanation of the Conservation Subdivision	 Under the Environmentally Superior Map, the Conservation Subdivision requirement would apply to each of the Sub-Areas. 	
		Program	The SR-10 proposed in the Environmentally Superior Map requires 75% percent resource avoidance.	
		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 	
		additional density potential	(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	 Valley Center Community Plan 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	 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 of additional density. See p. 42 for an explanation of MSCP and PAMA.		
		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. 	

	Policy	Policy Review Criteria	Description	Notes
		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 Unmitigable Hazards. Assign land uses and densities in a manner that minimizes development in	Analysis Area	Based on available data, Eastern Champagne Gardens contains the following approximate acreages of these FHSZ categories: • Very High – 71.3 acres • See Policy S-1.1 for information on existing fire protection infrastructure and services.	LU-6.11 Additional Notes
	extreme, very high and high hazard fire areas or other unmitigable hazardous areas.	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	lower-density land use designations that support continued agricultural operations.	SR-2 density threshold (maximum 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	There are 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	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	

	Policy	Policy Review Criteria	Description	Notes
LU-9.2	Environmental Setting. Assign	Village land use designations proposed Potential community character issues	 N/A – no Village land use designation is proposed N/A 	LU-9.2 Additional Notes
		Consistency with the level of environmental constraint	• N/A	
LU-9.5	development of distinct areas	Village land use designations proposed	N/A – no Village land use designation is proposed	LU-9.5 Additional Notes
	residents places to live, work, and	Potential uses associated with Village proposal	• N/A	
	shop, and neighborhoods that integrate a mix of uses and housing types.	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.	Commercial, office, civic, and higher density (Village) proposals	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
		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. 	
	See p. 43 for a General Plan definition of transportation node.	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	Distinct Village/Community core	N/A – The Analysis Area is proposed to change from the Village Regional Category to the Semi-Rural Regional Category, as part of correcting the mapping error to reflect the expired Specific Plan.	LU-9.9 Additional Notes
		Village densities	Eastern Champagne Gardens does not propose Village designations.	
	pattern that enhances established neighborhoods or creates new	Land uses surrounding the Analysis Area /PSR	• N/A	

Policy	Policy Review Criteria	Description	Notes
neighborhoods in identified growth areas. (Goal LU-9 refers to distinct villages and community cores)	Identified growth area	• N/A	
LU-10.3 Village Boundaries. Use Semi- Rural and Rural Land Use designations to define the boundaries of Villages and Rural Land Use designations to serve as buffers between communities.	Regional Category changes Proximity to the Village Boundary Proximity to the CPA boundary	 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. 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. 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 	LU-10.3 Additional Notes
	Greenbelts on/near the edges of communities	 County Metro Subregion. As such, each of the Sub-Areas is either at the CPA boundary or in close proximity. 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	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 are 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
environmental impacts.	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,	Commercial, office, or industrial land use designations outside of Villages Accessibility from surrounding	 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. Sub-Area 5 is adjacent to the Welk Resort Specific Plan Area (within the Village boundary and with a Village Residual Contactor). 	LU-11.1 Additional Notes
whenever feasible. LU- Integrity of Medium and High Impact Industrial Uses. Protect designated Medium and High	Within a ¼ mile of existing designated medium or highimpact industrial areas	 Village Regional Category). 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
Impact Industrial areas from encroachment of incompatible land uses, such as residences, schools, or other uses that are sensitive to industrial impacts.	Clustering and/or buffering opportunities if within ¼ mile	• N/A	

	Policy	Policy Review Criteria	Description	Notes
	The intent of this policy is to retain the ability to utilize industrially designated locations by reducing future development conflicts.			
COS- 10.2	Protection of State-Classified or Designated Lands. Discourage development or the establishment of other incompatible land uses on or	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
	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	Threshold of SR-10 or lower density (maximum density determined to not preclude mining operations per State Mining & Geology Board)	 Referral Map SR-2 and SR-4 designations are proposed, which would not be consistent with a density low enough to allow potential future mining operations. Preliminary Staff Recommendation Map An SR-4 designation is proposed, which would not be consistent with a density low enough to allow potential future mining operations. Environmentally Superior Map An SR-10 designation is proposed, which would be consistent with a density low enough to allow potential future mining operations. 	
	the State of California as areas that contain mineral resources (MRZ-3) shall be considered by the County in making land use decisions.	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	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
	located and designed to reduce vehicular trips (and associated air pollution) by utilizing compact regional and community-level development patterns while	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) are available between Analysis Area and the closest commercial area, located within the Lawrence Welk Resort. 	

	Policy	Policy Review Criteria	Description	Notes
	maintaining community	Proximity to the village, other	Approximately:	
	character.	commercial areas, and major job centers	 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 	
		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	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
	centers, and where public	Proximity to job centers	See the review of Policies LU-1.1 and COS-14.1.	
	services and infrastructure are available.	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 sitespecific 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. 	

	Policy	Policy Review Criteria	Description	Notes
		Maximum allowed Dead End Road Length (DERL), based on the proposed zoning minimum lot size	 Referral Map 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. Preliminary Staff Recommendation Map 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. Environmentally Superior Map 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.	
		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 with 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	· · · · · · · · · · · · · · · · · · ·	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	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

	Policy	Policy Review Criteria	Description	Notes
	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.	Density feasibility with avoidance of floodplain	 Each of the alternative maps was 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
	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.		• N/A	
S-9.5	Development in Semi-Rural and Rural Lands within the Floodplain Fringe. Prohibit	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
	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	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.	

	Policy	Policy Review Criteria	Description	Notes
	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.			
S-9.6	Development in Dam Inundation Areas. Prohibit development in dam inundation areas that may interfere with the County's emergency response and evacuation plans.	Dam Inundation Area Density feasibility with avoidance of dam inundation area	 N/A – no dam inundation zones within the Analysis Area/Eastern Champagne Gardens N/A 	S-9.6 Additional Notes
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	Density feasibility with avoidance of the floodway	 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. Each of the alternative maps was 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. 	S-10.1 Additional Notes
	problem, legal sand or gravel mining activities, or public infrastructure.			

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 (≥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.