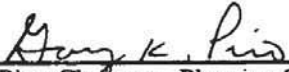
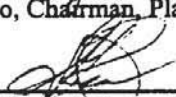


Certificate Of Adoption

I hereby certify that this plan, consisting of this text, exhibits, and appendices, is the Champagne Gardens Specific Plan SP 94-002, and that it was considered by the San Diego County Planning Commission on the 11th day of September, 1998.



Gary Piro, Chairman, Planning Commission



Attest: Gary L. Pryor, Secretary

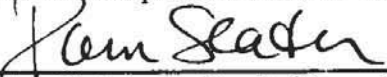
CHAMPAGNE GARDENS

SPECIFIC PLAN

DPLU Case # SP 94-002, REZ 94-007
Environmental Log No. 94-8-30
SCH# 95101055

Certificate Of Adoption

I hereby certify that this plan, consisting of this text, exhibits, and appendices, is the Champagne Gardens Specific Plan SP 94-002, and that it was adopted by the San Diego County Board of Supervisors on the 13th day of January, 1999.



Pam Slater, Chairwoman Board of Supervisors



Attest: Thomas J. Pastuszka, Clerk of the board

Prepared for: County of San Diego

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ATTACHMENT A

Approval Documents: Resolution of the San Diego County Board of Supervisors Approving
Specific Plan 94-002, Champagne Gardens

Ordinance No. 8995, An Ordinance Changing the Zoning Classification of
Champagne Boulevard Specific Plan Area - Ref: SP 94-002, R94-007

APPENDICES

APPENDIX A, Market Analysis

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I. INTRODUCTION

A. Overview of Project

This Specific Plan text will describe the proposed development of Champagne Gardens, a resort-oriented visitor-serving commercial complex situated in the northern inland portion of the unincorporated County of San Diego. The site, consisting of approximately 84.91 acres, bounded on the south by the Lawrence Welk Resort Village, on the north by the Castle Creek Resort (formerly Circle "R"), on the east by undeveloped land that is part of the community of Hidden Meadows, and on the west by Interstate 15. (See Site Vicinity Map, Figure 1, Page 4; and Site Location Map, Figure 2, Page 5.)

Champagne Gardens, originally known as the Champagne Boulevard Specific Plan Area, (SPA) and subsequently renamed by the owners Champagne Gardens, will involve the concurrent processing of the Specific Plan (SP) per San Diego Board of Supervisors Policy I-59.

The Specific Plan is intended to address application of visitor-serving commercial uses on the project site, ensuring that the Specific Plan is implemented through the Major Use Permit or Site Plan process. All of the elements of the Specific Plan share the following features:

1. The SPA is divided into seven Sub-areas, representing different ownerships in the area. An eighth property in the SPA, consisting of approximately 20 acres, did not wish to participate and is not a part of the Specific Plan. Sub-areas are delineated on the Specific Plan Map, Figure 3, page 17.
2. The SP presents the maximum uses that would be proposed for each Sub-area. This allows a thorough "maximum build-out" environmental and planning analysis. Applicants are not, however, proposing to commit themselves to build any or all of the proposed area uses.
3. No implementing procedures are proposed in the SP. Implementing procedures will be enacted as each project comes forward for implementation. As such, impacts and mitigation have been assessed at a general level of analysis.

B. Purpose of the Specific Plan

The purpose of the Specific Plan, as defined by the California Government Code (Title 7, Article 8, Section 65450 et seq.), is to accomplish the systematic implementation of a general plan. Section 65450.1 of the code states that: "The legislative body or planning agency may designate areas within a city or county for which the development of a specific plan will be necessary or convenient to the implementation of the general plan." County of San Diego Board of

Supervisors Policy I-59, in accordance with this portion of the Government Code, provides for the use of Specific Plans at a local level in the review and regulation of large-scale projects.

Generally, the purpose of the Specific Plan is to review the proposal in light of the following considerations:

1. Consistency with all existing state laws and local ordinances.
2. Conformity to the adopted General Plan Elements, including the Bonsall and Valley Center Community Plans, and the North County Metropolitan Subregional Plan.
3. Compatibility with adjacent land uses.
4. Consistency with the Regional Growth Management Policy.
5. Availability of public services/facilities adequate to serve the development.

Champagne Gardens meets the criteria for a large-scale project as defined by the adopted policies of the County of San Diego, and as such will include submission of a Specific Plan text and map, and an Environmental Impact Report. Adoption of the Champagne Gardens Specific Plan will include this text, and a Land Use Plan which designates permitted land uses.

C. Background

The Champagne Gardens Specific Planning Area came into being as the result of GPA 87-02, which took its impetus from the I-15 Corridor Design Study. The San Diego County Board of Supervisors initiated the "I-15 Corridor Review" land use study in 1987. Staffed by County professional planners and a panel of representatives from North County communities, the review committee was charged with determining appropriate future land uses for properties visible from I-15. The study area extended 19 miles, from the northerly boundary of the City of Escondido to the Riverside County line.

County I-15 Corridor Committee staff initially identified 200 acres in the vicinity of the project site for a change from the then-existing estate zoning to visitor-serving commercial (C-42). The three communities whose boundaries converge at the Champagne Gardens SPA (Valley Center, Bonsall, and North County Metropolitan) were, however, concerned both with the amount of land proposed for change, and the lack of control effected by the direct zoning reclassification. Based on these factors, County Staff revised its proposal to encompass only 100 acres, while designating the property as a specific planning area (SPA) targeting visitor-serving commercial uses. The SPA designation guaranteed that the area would be developed under the auspices of a masterplan and that public improvements and facilities would be planned along with the land

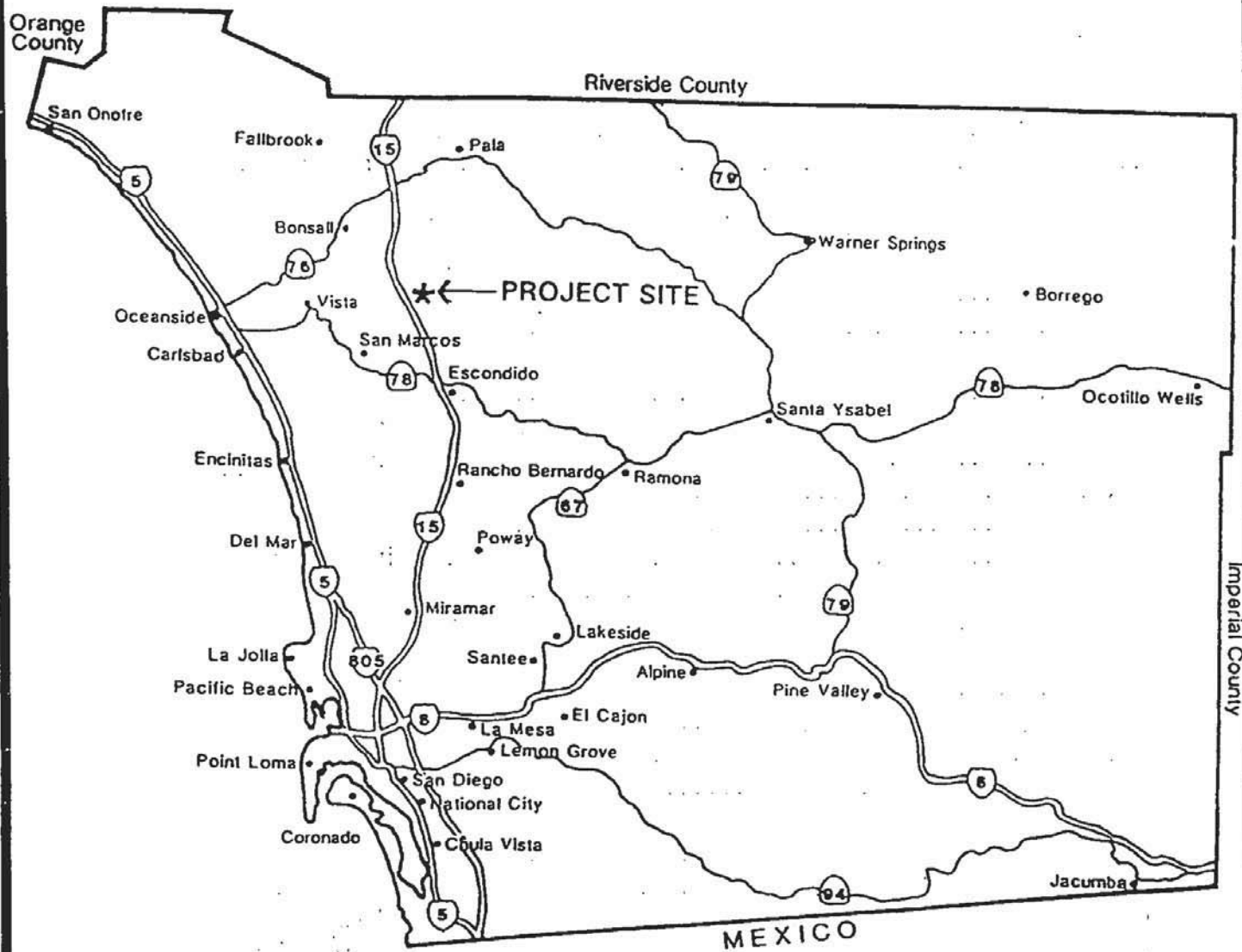
uses. This plan of action was approved by the County Board of Supervisors in 1987, and the Champagne Boulevard Specific Planning Area was established.

In order to cohesively plan the Specific Planning Area and generate the requisite documentation under Board of Supervisors Policy I-59 (Large Scale Project), the affected property owners formed the Champagne Boulevard SPA Property Owners Association and they, with the guidance of County staff, began the process of developing the goals and standards for proceeding with the specific plan process. During the initial proceedings of the association, one of the eight owners involved chose to withdraw from active participation. As a result, one approximately 20-acre property situated adjacent to the project is excluded from the Specific Plan. Inclusion of this site as part of the proposed Specific Plan will require an amendment to this Specific Plan and concomitant environmental documentation.

Although divided into three planning group areas, the Specific Planning Area is remote from the core of each of these communities and is uniquely a part of the I-15 Corridor Subregion, and subject to the land use categorization and design criteria delineated for the viewshed corridor.

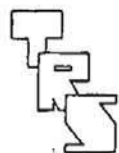
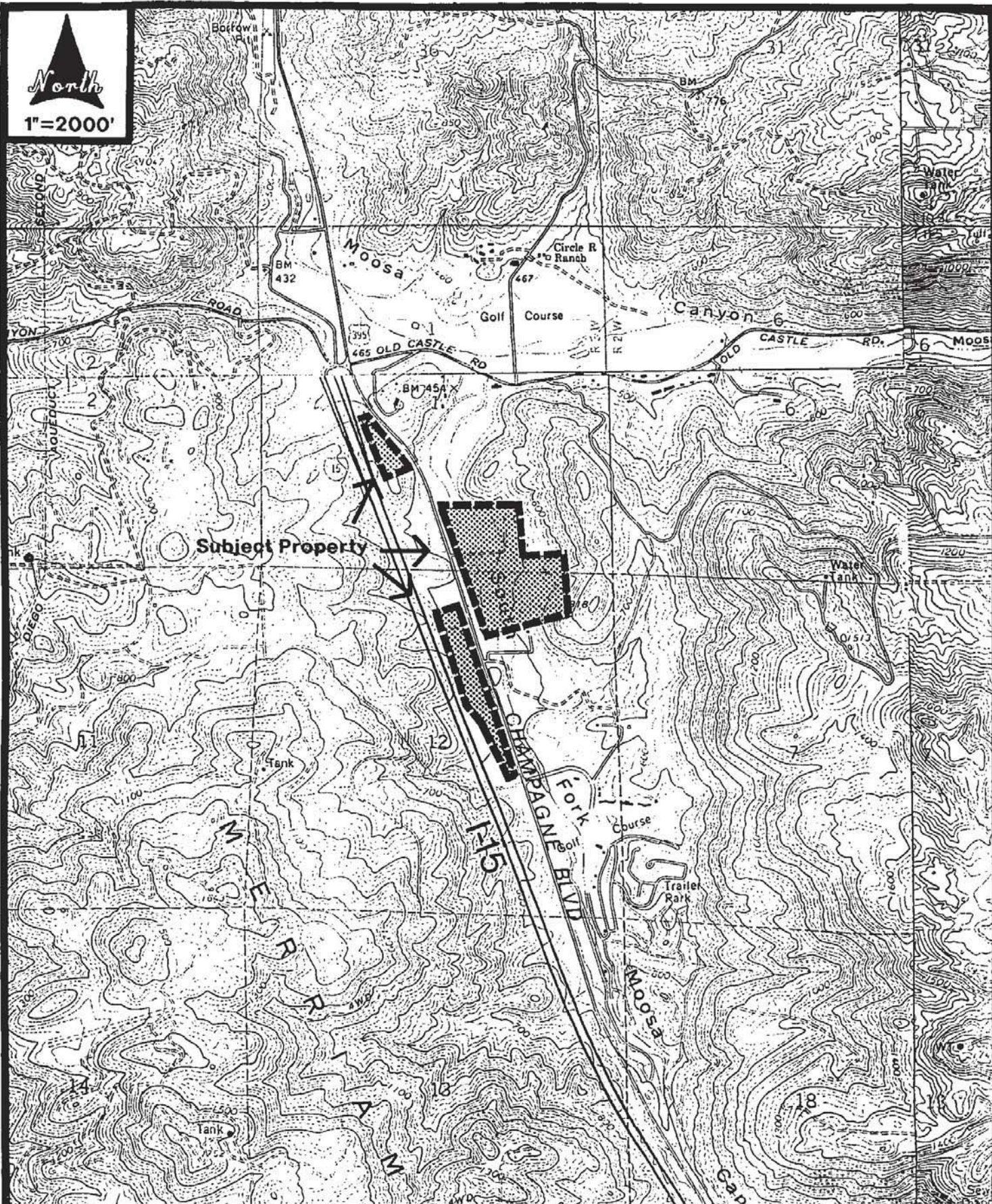


No Scale



Site Vicinity Map

Figure 1



USGS Quadrangle--
Site Location

Figure 2

II. PROJECT DESCRIPTION

A. Project Site

1. Present Setting

The 84.91 acre Champagne Gardens Specific Planning Area is located north of the City of Escondido and east of I-15 in northern San Diego County. The Lawrence Welk Resort, one of the vicinity's predominant tourist attractions, is situated immediately to the south of the subject property. The Castle Creek Resort, another attractor use, is located just north of the Champagne Gardens SPA. The reader is referred Aerial Site Photograph, page 18, for a view of the regional setting.

The property can be regionally accessed via I-15 to Gopher Canyon Road, then south on Champagne Boulevard. Legal access is directly off Champagne Boulevard. Champagne Gardens is situated in portions of the southern half of Section 1, and portions of the eastern half of Section 12, Range 3 West, Township 11 South of the USGS 7.5; San Marcos Quadrangle, San Bernardino Base and Meridian.

The Planning Area is comprised of eight distinct ownerships, seven of which are participants in the current specific planning effort. The owner of an eighth area, an approximately 20-acre site west of Champagne Boulevard, did not wish to participate in the project; as a result this property was withdrawn from the project. This area is neither being considered concurrently with the remaining properties, nor is the acreage included in the project acreage discussed throughout this document.

The planning area is bracketed by two east-west roadways: Old Castle Road on the north and Welk Drive on the south. Champagne Boulevard (Old Highway 395) bisects the project area from north to south. The portion of the property lying west of Champagne Boulevard/Old Highway 395 (comprising approximately 25.49 acres) is undeveloped with the exception of its very southerly tip, which is occupied by a one-acre mini-storage facility. This portion of the SPA ranges from nearly flat terrain along Champagne Boulevard to a series of rolling hillsides toward I-15, and is vegetated with a complex of Diegan Sage Scrub, Scrub Oak Chaparral, and disturbed grasses.

The 59.42 SPA acres, lying east of Champagne Boulevard, include the Deer Park Winery and associated car museum in the south. The balance of the area is currently vacant, with an unoccupied residence and defunct horse ranch occupying

its northern portion. The south fork of Moosa Creek traverses the site in this area, and terrain ranges from the creek and its associated mapped floodplain to steep west-facing hillsides along the eastern boundary. (See Figure 5, Floodplain Map, page 19). Portions of this eastern area lie within the floodplain of the south fork of Moosa Creek: from the floodplain, the property begins a gentle ascent toward the east, transitioning to steep slopes. Disturbed non-native grasses cover much of the portion of the site just east of Champagne Boulevard, while mature oaks and dense riparian woodland extend along the creek. Areas of sage scrub vegetation extend up into the eastern hills.

Site topography is varied, with much of the property occupying the floor and lower slopes of the south fork of Moosa Canyon. Several low knolls are present on the property, particularly west of Champagne Boulevard. The site's high elevation is located along the SPA's eastern boundary at approximately 750 feet MSL (above mean sea level), while the low elevation of 475 feet MSL is located on the floor of the canyon at the northern boundary just east of Champagne Boulevard. Champagne Gardens and the proximal area are depicted on an aerial photograph included as Figure 4, page 18.

2. Circulation

The Champagne Gardens SPA gains its primary access from Champagne Boulevard, previously known as Old Highway 395, which was the principal vehicular arterial from north San Diego County into Riverside County prior to the completion of Interstate 15. Champagne Boulevard/Old Highway 395, which bisects the project site and presently serves 2,700 average daily trips (ADT) in the area, provides the north/south frontage link between the Gopher Canyon/Old Castle Road, approximately 0.25 mile north of the SPA, and the Deer Springs/Mountain Meadows Road interchanges with I-15, approximately 2.8 miles south of the SPA. The primary thoroughfare serving the project vicinity, I-15 runs north/south in the area adjacent to and west of the project site. An eight-lane freeway, I-15 currently serves between 57,000 and 65,000 ADT in the vicinity.

The total "maximum use" project is projected to generate 8,360 ADT, of which 1,138 would occur during the evening peak hour. A detailed and complete analysis of traffic issues is contained in the Champagne Gardens DEIR and the Technical Appendix Volume to the DEIR. (The reader is referred to Section III. C. of the DEIR and to the Traffic Impact Analysis, identified as Technical Appendix B, in the Technical Appendix Volume to the DEIR).

B. Surrounding Area Characteristics

1. Land Use

The 84.91-acre project site is located in the unincorporated area of the County of San Diego roughly 5 miles north of the City of Escondido and 3 miles east of the City of San Marcos. The project vicinity is characterized by the resort-type transient habitation and recreation uses. Timeshare units associated with the Lawrence Welk Resort border the project site on the south, while the Castle Creek Golf Course and associated facilities range to the north. The right-of-way for Interstate 15 forms the westerly boundary of the specific plan area, and Champagne Boulevard/Old Highway 395, paralleling I-15, bisects the property.

The southern tip of the SPA, Sub-area 7, accommodates a mini-storage area. Uses bordering the southern area are characterized by visitor-serving commercial establishments such as the Texaco gas station at the corner of Welk Drive and Champagne Boulevard, and a landscape maintenance facility on the east side of Champagne Boulevard. There is a residence on the west side of Champagne Boulevard, south of this area. The central portion of the project SPA, laying entirely east of Champagne Boulevard, accommodates the existing Deer Park Winery, with associated store and auto museum, a small vineyard, and private park. Farther north on Champagne Boulevard, a defunct horse ranch is visible on the east, characterized by an abandoned residence, stables, a trailer, and several out buildings. The northern area of the site, laying entirely west of Champagne Boulevard, is part of a minor east-west ridge. Champagne Boulevard cuts through the ridge at this point. The site overlooks the I-15 freeway, the SPA to the south, and the Castle Creek area to the north. Several residences occupy the ridge east of and above Champagne Boulevard and are physically isolated from both the SPA and the surrounding road system. A residence with stable facilities is located opposite this northern area and below Champagne Boulevard. The Gopher Canyon/I-15 on- and off-ramp intersection is located approximately 0.25 mile north of the SPA. The vicinity is characterized by a golf course and signage directing traffic to nearby resorts and residential developments.

These uses, when combined with the moderate traffic use of Champagne Boulevard, give the immediate project area a more intensified ambience than would be expected from the general lack of focused land use in the vicinity. When taking into account the presence of I-15 as a site delimiter on the west, the project site itself, which is largely defined by the level floodplain of the south fork of Moosa Creek, is somewhat topographically confined by the steep terrain forming its eastern extent and the rolling hillsides along the north and south peripheries. These constraining topographic features and the proximity of I-15 cause the site to have a closer physical and visual orientation to the I-15 corridor than to the

communities of Bonsall, Valley Center, or the North County Metropolitan Subregion, of which it is a part.

2. Regional and Local Setting

The Champagne Gardens Specific Planning Area lies at the crossroads of three communities (Bonsall, Valley Center, and the North County Metropolitan Subregional Planning Area). Interstate 15, traversing the area as it extends northward to Riverside County, provides important opportunities for regionally-accessible land uses, while at the same time inducing substantial noise and traffic impacts. This highway, and its concomitant impacts, tends to establish the direction for land use on proximal property, and was, in fact, the focus of an extensive land use study for all properties within its viewshed corridor.

The Bonsall Planning Area (BPA) encompasses an extensive territory which extends from Fallbrook and the San Luis Rey Valley on the north, to the Champagne Gardens SPA, which lies in the extreme southeast corner of the Planning Area. Bonsall is a rural community with a fairly well defined commercial center and scattered, largely estate-sized residential sites. Sub-areas 1, 6 and 7 are within the BPA.

The Valley Center Community Planning Group (VCCPG) oversees land use and planning issues in the Valley Center area. The planning area takes in Circle R Resort and the northeast section of the Champagne Gardens SPA, which includes Sub-areas 2, 3, and a part of Sub-area 4.

The North County Metropolitan Subregion encompasses areas from Escondido and San Marcos to Oceanside and Carlsbad. In the vicinity of the project, the subregion takes in areas north of Escondido and east of I-15 and includes part of Sub-area 4 and all of Sub-area 5 of the project. Sub-areas 6 and 7 are within its boundary.

The Champagne Gardens project site (the land use designation of which was established as part of the I-15 Corridor Study) and its surrounding neighborhood are part of the I-15 Viewshed Corridor, which extends nineteen miles from the northerly boundary of the City of Escondido to the southerly Riverside County border. The Viewshed Corridor takes in all properties visible to commuters on I-15, within two miles on either side of the highway.

The immediate project area is comprised of a narrow valley generally defined by the south fork of Moosa Creek and the flat terrain comprising its floodplain. The valley, somewhat more extensive than the Moosa Creek floodplain, is confined on the west by I-15 and on the east by a ridgeline with elevations reaching roughly

440 feet above the creek bed. The southern extent of the project neighborhood is delimited by Lawrence Welk Drive and the northern extent by the Gopher Canyon Road intersection with I-15. Most of the land immediately surrounding the project site to the east and west is vacant, while the right-of-way for I-15 is coterminous with the western boundary of the specific planning area. The Lawrence Welk Resort complex is situated approximately one-quarter mile to the south, and the Castle Creek Resort, one-quarter mile to the north.

3. Planning and Zoning

For identification of proposed and existing land uses in the project area, the reader is referred to the Community Plan Map, Figure 6, page 20, identifying the proximal project area overlaid on a composite map of the North County Metropolitan Subregional Plan Map, the Bonsall Community Plan Map, and the Valley Center Community Plan Map. The majority of the Champagne Gardens Specific Planning Area is planned (21) SPA with 0 residential density on the Bonsall and Valley Center Community Plans and the North County Metropolitan Subregional Plan and is zoned S-90 (Holding Zone). A small 1.57 acre parcel (Sub-area 7), which is completely developed with a self-storage business, is planned (17) Estate (1 dwelling unit per 2 and 4 acres) and is zoned RR.5 (Rural Residential) in conformance with its land use designation. Land to the immediate south and east, located within the North County Metropolitan Subregional Planning Area, is designated (17) Estate, a slope dependent category with an allowable residential density of one dwelling unit per two or four acres. The same designation applies to land to the north and east within the Valley Center Community Planning Area. Within this planning area, a 5-acre pocket of land designated (13) General Commercial lies adjacent to the north of Old Castle Road, roughly one-half mile north of the Champagne Gardens site. The land to the west of the Champagne Gardens SPA is within the Bonsall Community Planning Area, and is planned (18) Multiple Rural Use, which carries an allowable density of one dwelling unit per four, eight, and twenty acres.

Existing Area Zoning and Proposed Site Zoning with Zoning Glossary, Figure 7A, page 21, shows existing and proposed zoning of the project, as well as the current zoning of the property and its immediate vicinity. Proposed zoning is summarized in Figures 7B and 7C, page 22-23. A glossary defining terms associated with the proposed rezone is included as Figure 7D. The proposed rezone will change the zoning of the property from S-90 (Holding Zone) and RR.5 (Rural Residential) to S-88 (Specific Plan).

4. Proposed Project

The immediate Champagne Gardens project, environmental effects of which are addressed in the Draft Environmental Impact Report, consists of the following components:

1. Specific Plan proposing various visitor-serving commercial uses on approximately 84.91 acres of the approximately 100- acre Specific Planning Area; the reader is referred to Figure 3, Specific Plan Map, page 17; and
2. Implementation strategies that include one or more of the following: Major Use Permit(s) or Site Plan(s) for development of each use, and/or a Master Major Use Permit to encompass development over the entire Specific Planning Area, dependent upon the discretion of the owners. Figure 7E, page 25 summarized proposed permit and Special Area Regulations.
3. Rezone from S-90 (Holding Zone) and RR.5 (Rural Residential) to S-88 (Specific Plan)

This DEIR will address the impacts associated with definition of maximal potential uses related to the Champagne Gardens Specific Plan, since such impacts reflect a "worst case" scenario in environmental terms. It should be noted that no development is proposed in association with the present project; therefore, discussion of impacts and, if required, mitigation, related to developing the project site in accordance with the Specific Plan will be discussed in general terms. Impacts and mitigation discussed in this DEIR will encompass environmental effects identified with securing the maximum site uses, i.e., approval of the Specific Plan and zone reclassification.

5. Project Design

The Champagne Gardens Specific Plan proposes a visitor-serving commercial complex compatible with those uses found at the Lawrence Welk Country Club Village and Castle Creek Resort developments. As discussed above, the Champagne Gardens Specific Plan Area represents a composite of eight separate properties and ownership entities, seven of which are active participants in this Specific Planning process. (The eighth property is considered "Not a Part" of this Specific Plan procedure, and has been so labeled on appropriate DEIR illustrations.) To respect the distinctive ownership interests, the Specific Plan program has been divided into separate Sub-area components (Sub-areas 1 through 7), each of which reflects a different element of the overall project.

Maximum Land Use by Sub-area, Table 1, pages 27-29, identifies the Sub-areas and the maximum potential uses for each. Specifically, maximal uses, distributed throughout the Specific Planning Area, as presented in Table 1, include a gas station/mini-mart, motels, amphitheater, retail, administration center, conservatory/gardens, specialty retail, restaurants, theaters, hotel/time share (with conference center and health spa), bed and breakfast inn, cafe, wine cellar, storage, warehouse expansion, existing deli, car museum, reception hall, and winery, as well as food fairs, restaurant row, and parking areas/structure. As identified in the "Totals for All Uses" portion of Table 1, Champagne Gardens will accommodate a maximum of 791,450 total square feet of building area.

The design of the Specific Plan respects the fact that the Sub-areas lie on both sides of Champagne Boulevard, from which two primary access points have been delineated, the first of which enters Sub-area 4, on the east side of Champagne Boulevard, near the center of the Specific Planning Area. An additional primary access point straddles Sub-areas 4 and 5 east of Champagne Boulevard, while four smaller ingress/egress points have been designed as shown on the Specific Plan Map, Figure 3, page 17.

The entire project intends to incorporate a unifying architectural and landscape theme, details of which are set out in Section VII that follows. A portion of the project site situated east of Champagne Boulevard lies within the floodplain of Moosa Creek, and no structures which would create an impediment to flooding are planned in this area. The woodland associated with the major onsite drainage channel of Moosa Creek will be preserved as a biological open space. Moosa Creek and the floodplain will be crossed by project roadways and several footpaths. Champagne Gardens is designed such that essentially all slopes over 25 percent in gradient will be retained in permanent open space.

Champagne Gardens is planned for full development within a five- to ten-year time period.

C. Public Facilities

1. Fire Protection

Fire protection and basic emergency medical services are provided to the Champagne Gardens Specific Planning Area by the Deer Springs Fire Protection District (DSFPD). The district operates two stations: one situated at the southwest corner of Deer Springs Road and I-15, off of Mesa Rock Road, about 3 miles south, and the headquarters located at Champagne Boulevard and Circle-R Drive, less than a mile north of the site. Each station will be staffed full-time with one engine company consisting of two full-time fire fighters and one "paid call" firefighter (an intern or trainee). Individual firefighters are trained as emergency medical technicians and are capable of providing basic emergency medical services; advanced life support services are performed by ambulance staff. DSFPD presently owns two fire engines (pumper units), one brush rig, one "squad" truck to carry equipment and a utility pick-up truck. Located in proximity to both stations, Champagne Gardens is well within a five-minute response time. The District currently contracts all services from the California Department of Forestry (CDF). The existing stations and equipment are supplemented by the addition of the CDF station on Lilac Road, about one-half mile east of I-15 and 4.5 miles from the Champagne Gardens site, during the fire season. DSFPD has indicated it is able to serve the project.

2. Medical Service

Ambulance service is provided by Hartsons Ambulance Service, stationed in Escondido and Vista. The Escondido station is located at South Center Parkway and Citracado, ten minutes from the project site, and the Vista station is situated at Sycamore and Highway 78, a slightly more distant ten to fifteen minutes away. Response time for ambulance service is ten to fifteen minutes for four units after the first call, with an additional four units arriving within another ten minutes, if needed. A total of 20 units can be onsite within 45 minutes of the first call.

3. Public Transportation

The North County Transit District provides commuter bus service to north county residents. NCTD has recently opened a new transportation center in the City of Escondido, located on Grand Avenue just off of Center City Parkway. The center is approximately seven miles from the proposed project site and provides 300 parking spaces for bus riders. The North County Transit District has 126 full-size busses available, all handicapped equipped, and currently operates 90 to 100 busses on weekdays, providing service to approximately 30,000 people daily. Weekend service is slightly reduced, with fewer busses operating, and serving

26,000 to 27,000 people. NCDT services are expanded on the basis of a service request and demand survey.

4. Solid Waste Disposal

Solid waste from the project vicinity is currently taken to the Sycamore Canyon Landfill in the County of San Diego. A state law which went into effect on January 1, 1990, mandates a 25 percent reduction in solid waste by 1995, and a 50 percent reduction by the year 2000, through recycling efforts. Failure to meet the state recycling mandates in the time frame required will result in the levy of heavy fines. New landfill site(s) will use an intermediate dumping station where all trash will be sorted and recyclable materials removed.

The project area is served by several independent trash haulers who can be contracted to remove trash, although the area is not franchised to any one company.

5. Water

The Champagne Gardens Specific Planning Area falls within the boundaries of three water districts: the Rainbow Municipal Water District (RMWD) to the west, the Valley Center Municipal Water District (VCMWD) to the east, and the Vallecitos Water District (VWD) to the southwest (the reader is referred to Figure 8, Facilities Location Map, Page 26. Approximately 25 percent of the southerly portion of Sub-Area 5 is within the Vallecitos Water District service area, while the Valley Center Municipal Water District serves the remaining Sub-areas east of Champagne Boulevard. The most efficient means of serving the project would be to consolidate all water provision services under one district service area.

Based on existing infrastructure and capacity, VCMWD is best suited to provide water to the proposed development. Both VWD and RMWD are receptive to the tentative proposal of combining the Champagne Gardens site under one service area. Presently VWD is not providing service to Sub-Area 5 and has no water transmission lines in the area. VWD appears to be willing to detach their portion of Sub-Area 5 so that it may be annexed by VCMWD. RMWD currently provides water service to Sub-Area 1 via a 3/4" waterline. RMWD prefers to enter into a joint service agreement or inter-agency agreement, as opposed to detachment. In that case, VCMWD would assume all service commitments, but the parcel would stay within the Rainbow Municipal Water District. In sum, the Champagne Gardens properties on the west side of Champagne Boulevard are best served by VCMWD, by an out-of-agency service agreement among the districts. Alternatively, the west side properties could be served by VCMWD by detachment/annexation proceedings through the Local Agency Formation

Commission (LAFCO). LAFCO has been given jurisdiction over out-of-agency service agreements, and therefore LAFCO may be the final decision-making authority as to the best method to extend VCMWD water services to the west side of Champagne Boulevard.

6. Law Enforcement

The subject property is in the unincorporated territory under the jurisdiction of the County Sheriff, within Sheriff's Beat Number 363, serviced from the San Marcos Substation located at 187 Santar Place, San Marcos. Average response times for calls for service in the San Marcos Substation's unincorporated jurisdiction in 1994 were: 19.1 minutes for 60 priority calls, and 30.5 minutes for 413 non-priority calls.

The County Sheriff employs 1400 deputies, including officers whose services are under contract to the smaller cities, such as Vista, San Marcos, and Poway. Response time, for the first level of emergency service, by one officer, is 6 to 20 minutes. Back-up to the site by 11 officers from the Vista and San Marcos Sheriff Department is the next level of emergency service. The third level of emergency service includes mutual aid from the CHP and the Escondido Police Departments. The fourth level calls upon the help of deputies from the Encinitas, Fallbrook, and Poway Substations. The final level of emergency service is a general call to police departments around the county for help. Individuals arrested on the subject site for felonies would be transported to the Vista jail. The Sheriff's Department has indicated its ability to provide service to the project.

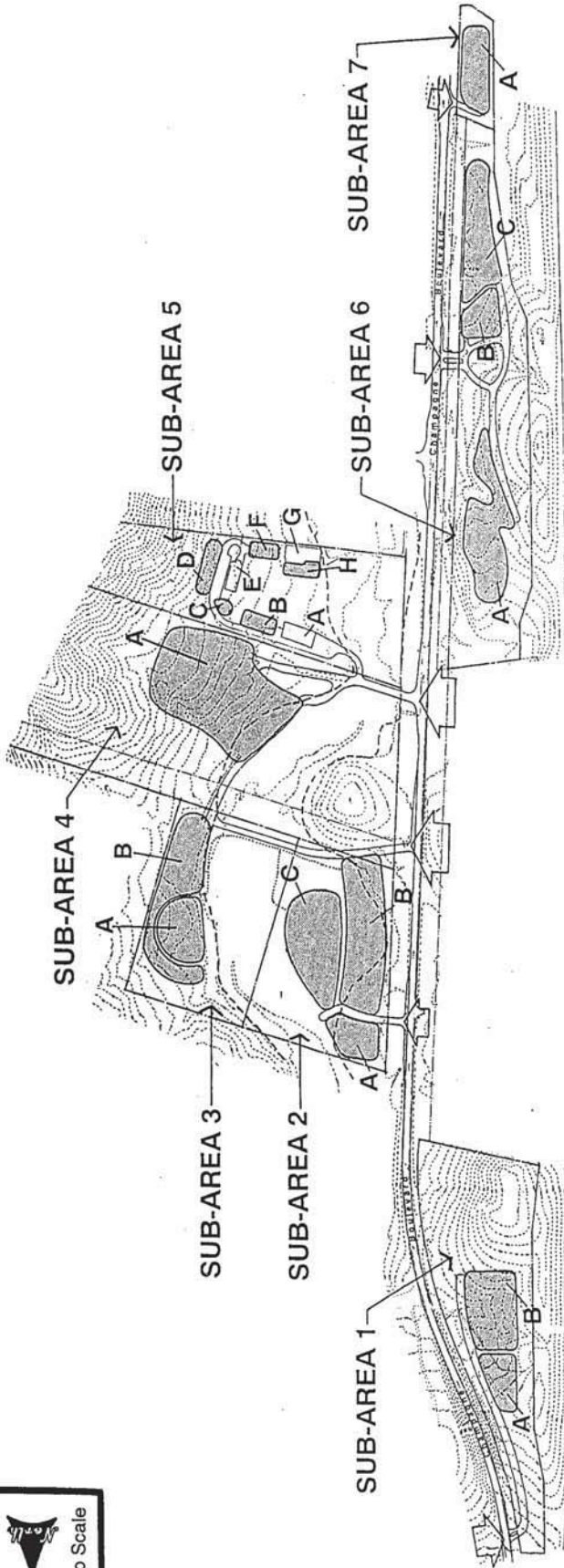
7. Sewer

Provision of sewer service can be approached in a manner similar to that of water, as the project site lies within the Vallecitos Water District, Rainbow Municipal Water District, and Valley Center Municipal Water District for provision of sewer service as well. As with water, sewer service can best be provided by VCMWD, which has the nearby Moosa Canyon Wastewater Treatment Plant which can accommodate the additional effluent from the Champagne Gardens project. Wastewater would gravity feed to the treatment plant, thereby avoiding additional offsite costs associated with connecting to VWD or RMWD. VCMWD has a 12-inch sewer main that flows from the south to the north along the south fork of Moosa Creek to the treatment plant. The line crosses through the Champagne Gardens site and can be conveniently accessed by all of the individual Sub-areas. The current capacity of the Moosa Canyon Wastewater Treatment Plant is .5 millions gallons per day (mgd), all of which is currently committed. VCMWD recently formed an assessment district which is being used as a basis for funding the expansion of the Moosa Canyon Wastewater Treatment Plant to create a

capacity of up to 1,000,000 gallons per day. This will result in available capacity, from which Champagne Gardens, lying within the assessment district, will be able to obtain sewer commitments. The needs of the Champagne Gardens project were utilized by VCMWD in determining the projected size of the expanded plant. Final plans for the facility have been approved and construction is expected to begin in the near future.



No Scale



LEGEND

- SUB AREA 1**
A. GAS STATION / MINI-MART
B. MOTEL, 2 STORIES
- SUB AREA 2**
A. ADMINISTRATION / SPECIALTY RETAIL, 2 STORIES
B. MIXED SPECIALTY RETAIL AND PARKING STRUCTURE
C. AMPHITHEATER, 1200 SEATS
- SUB AREA 3**
A. CONSERVATORY / GARDENS / SPECIALTY RETAIL
B. SPECIALTY RETAIL, RESTAURANT / ENTERTAINMENT, 2 STORIES
- SUB AREA 4**
A. HOTEL FACILITY, 3 TO 4 STORIES OVER PARKING / GUEST REGISTRATION / WELLNESS CENTER
SURFACE PARKING
- SUB AREA 5**
A. EXISTING DELI / CAR MUSEUM
B. BED & BREAKFAST
C. CAFE
D. WINE CELLAR / SPECIALTY RETAIL SALES
E. EXISTING RECEPTION HALL / WINERY
F. PARKING STRUCTURE
G. EXISTING WAREHOUSE
H. WAREHOUSE EXPANSION
- SUB AREA 6**
A. MOTEL, 3 STORIES
B. SPECIALTY RETAIL
C. RESTAURANT ROW
- SUB AREA 7**
A. RESTAURANT

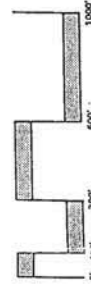
SYMBOLS

- ROADWAY
- FLOOD PLAIN
- EXISTING STRUCTURE
- PROPOSED DEVELOPMENT
- VEHICLE ACCESS
- FOOTPATH

CHAMPAGNE BOULEVARD S.P.A. SPECIFIC PLAN MAP



NORTH



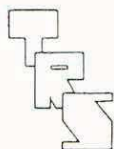


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Site

Site

Site



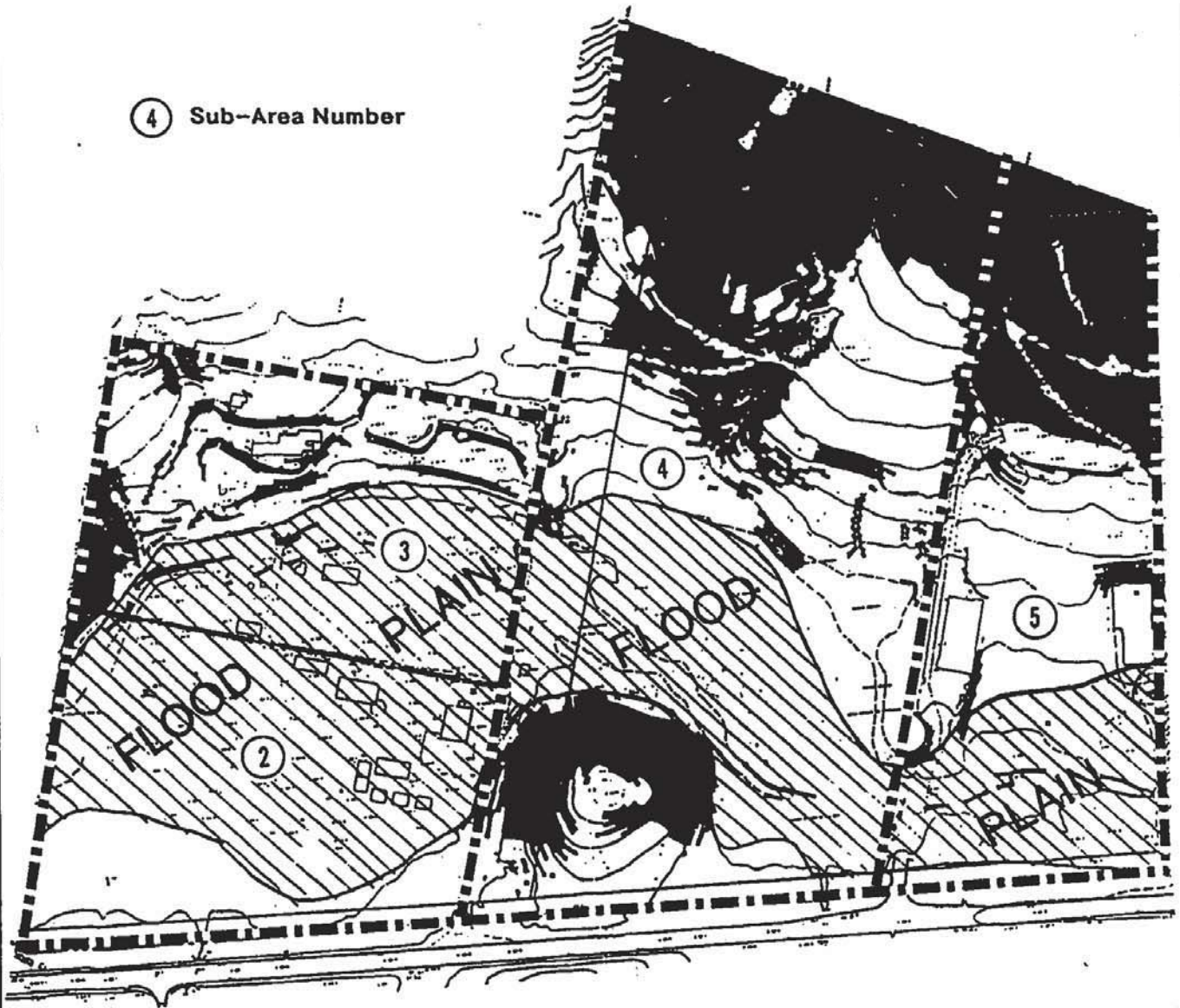
Aerial Site Photograph

Figure 4



No Scale

④ Sub-Area Number

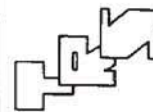
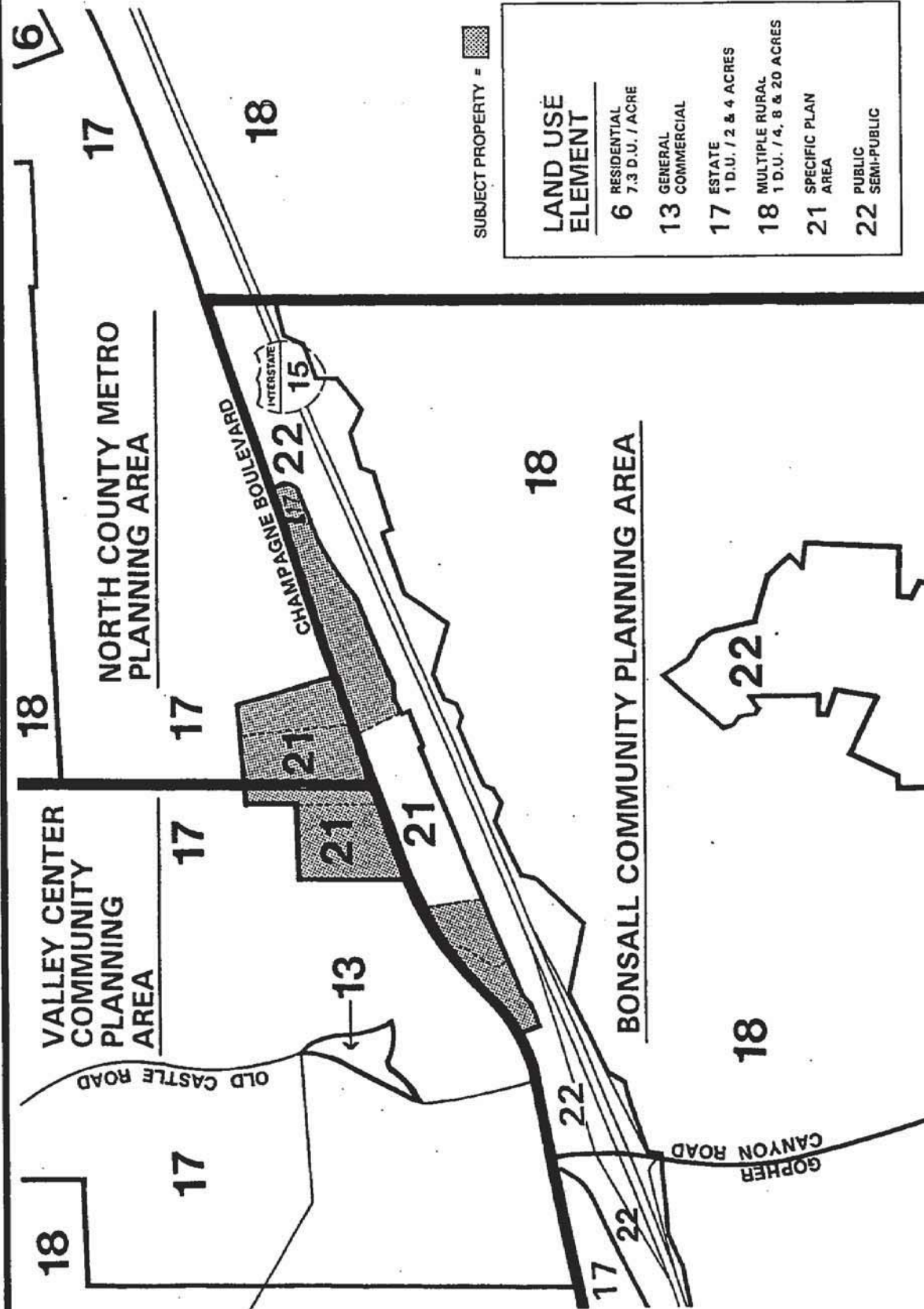


Flood Plain Delineation Map

Figure 5

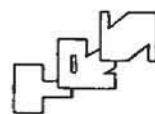
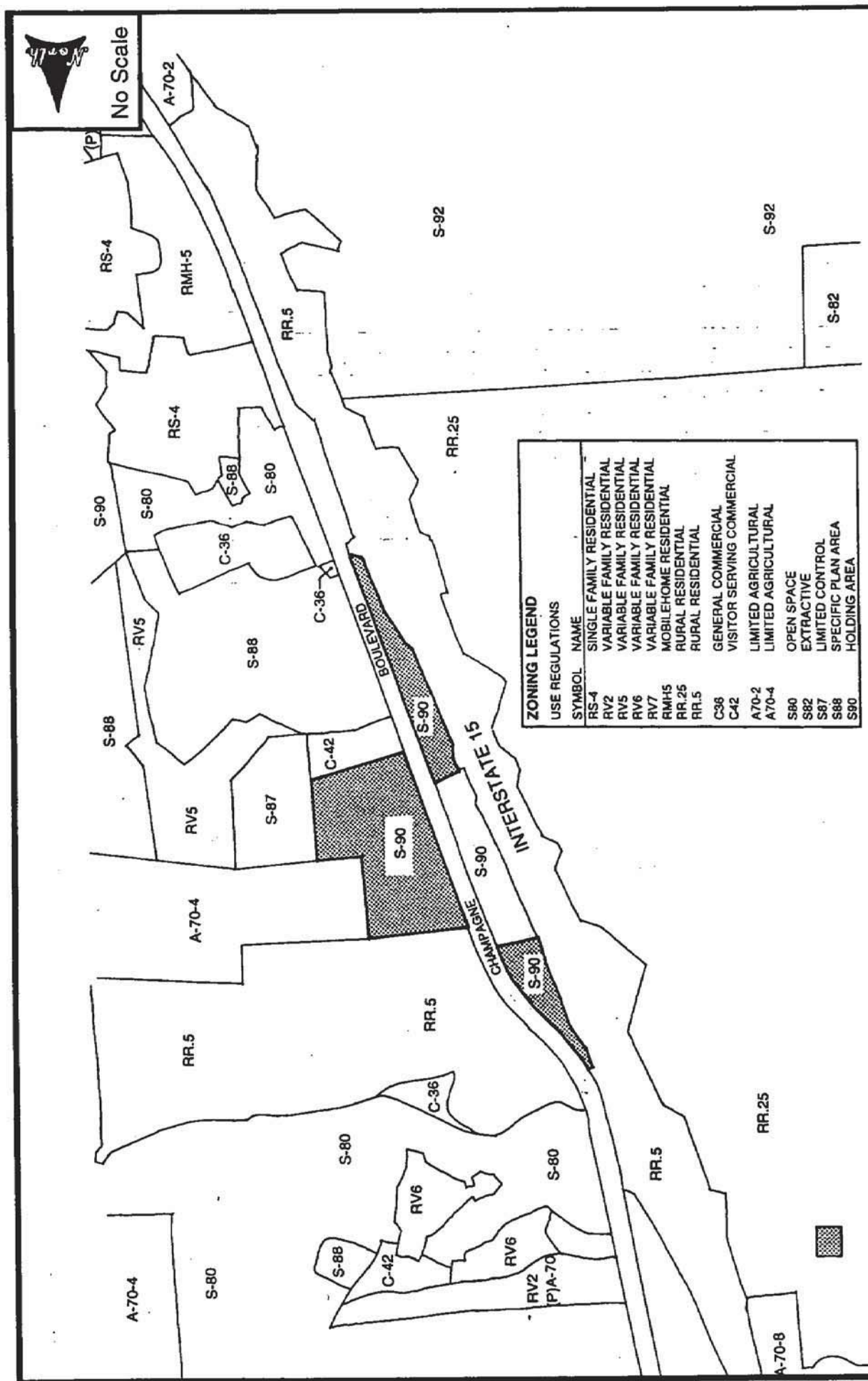


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Community and Subregional Plans
(Composite)

Figure
6



Existing Area Zoning and
Proposed Site Zoning

Figure
7A

LAND USE SUB-AREA 1

ZONE		
USE REGULATIONS		S88
ANIMAL REGULATIONS		--
DEVELOPMENT REGULATIONS	Density	--
	Lot Size	--
	Building Type	W
	Maximum Floor Area	--
	Floor Area Ratio	--
	Height	G
	Lot Coverage	--
	Setback	V
Open Space		--
SPECIAL AREA REGULATIONS		D,B,G

LAND USE SUB-AREA 2 (except 2B)

ZONE		
USE REGULATIONS		S88
ANIMAL REGULATIONS		--
DEVELOPMENT REGULATIONS	Density	--
	Lot Size	--
	Building Type	W
	Maximum Floor Area	--
	Floor Area Ratio	--
	Height	G
	Lot Coverage	--
	Setback	V
Open Space		--
SPECIAL AREA REGULATIONS		P,B, Por F

LAND USE SUB-AREA 2B

ZONE		
USE REGULATIONS		S88
ANIMAL REGULATIONS		--
DEVELOPMENT REGULATIONS	Density	--
	Lot Size	--
	Building Type	W
	Maximum Floor Area	--
	Floor Area Ratio	--
	Height	J
	Lot Coverage	--
	Setback	V
Open Space		--
SPECIAL AREA REGULATIONS		P, B, Por, F, G

LAND USE SUB-AREA 4

ZONE		
USE REGULATIONS		S88
ANIMAL REGULATIONS		--
DEVELOPMENT REGULATIONS	Density	--
	Lot Size	--
	Building Type	W
	Maximum Floor Area	--
	Floor Area Ratio	--
	Height	R
	Lot Coverage	--
	Setback	V
Open Space		--
SPECIAL AREA REGULATIONS		P, B, por F, G



Proposed Zoning Sub-Areas
1, 2 & 4

Figure 7B

LAND USE SUB-AREA 3
(except 3B)

ZONE		S88
USE REGULATIONS		
ANIMAL REGULATIONS		--
DEVELOPMENT REGULATIONS	Density	--
	Lot Size	--
	Building Type	W
	Maximum Floor Area	--
	Floor Area Ratio	--
	Height	M
	Lot Coverage	--
	Setback	V
	Open Space	--
SPECIAL AREA REGULATIONS		P, B

LAND USE SUB-AREA 3B

ZONE		S88
USE REGULATIONS		
ANIMAL REGULATIONS		--
DEVELOPMENT REGULATIONS	Density	--
	Lot Size	--
	Building Type	W
	Maximum Floor Area	--
	Floor Area Ratio	--
	Height	G
	Lot Coverage	--
	Setback	V
	Open Space	--
SPECIAL AREA REGULATIONS		P, B

LAND USE SUB-AREA 5
(except 5D)

ZONE		S88
USE REGULATIONS		
ANIMAL REGULATIONS		--
DEVELOPMENT REGULATIONS	Density	--
	Lot Size	--
	Building Type	W
	Maximum Floor Area	--
	Floor Area Ratio	--
	Height	G
	Lot Coverage	--
	Setback	V
	Open Space	--
SPECIAL AREA REGULATIONS		D, B

LAND USE SUB-AREA 5D

ZONE		S88
USE REGULATIONS		
ANIMAL REGULATIONS		--
DEVELOPMENT REGULATIONS	Density	--
	Lot Size	--
	Building Type	W
	Maximum Floor Area	--
	Floor Area Ratio	--
	Height	G
	Lot Coverage	--
	Setback	V
	Open Space	--
SPECIAL AREA REGULATIONS		D, B

LAND USE SUB-AREAS
6 & 7 (except 6A)

ZONE		S88
USE REGULATIONS		
ANIMAL REGULATIONS		--
DEVELOPMENT REGULATIONS	Density	--
	Lot Size	--
	Building Type	W
	Maximum Floor Area	--
	Floor Area Ratio	--
	Height	G
	Lot Coverage	--
	Setback	V
	Open Space	--
SPECIAL AREA REGULATIONS		D, B

LAND USE SUB-AREA 6A

ZONE		S88
USE REGULATIONS		
ANIMAL REGULATIONS		--
DEVELOPMENT REGULATIONS	Density	--
	Lot Size	--
	Building Type	W
	Maximum Floor Area	--
	Floor Area Ratio	--
	Height	J
	Lot Coverage	--
	Setback	V
	Open Space	--
SPECIAL AREA REGULATIONS		D, B



Proposed Zoning Sub-Areas
3, 5, 6 & 7

Figure 7C

Use Regulations:

S88: Specific Plan. Allows limited uses, and after adoption of specific plan, any use allowed by the specific plan.

Neighborhood Regulations:

Not Used

Development Regulations:

Density: Not Used

Lot Size: Not Used

Building Type:

Designator "W": Allows detached nonresidential constructions with one or more mail buildings per lot and latched nonresidential.

Maximum Floor Area: Not used

Floor Area Ratio: Not used

Height:

Designator "G": Allows two storys and 35' building height.

Designator "J": Allows three storys and 40' building height.

Designator "M": Allows any number of storys provided all other applicable regulations are met. Allows height up to 45'.

Designator "R": Allows any number of storys provided all other applicable regulations are met. Allows height up to 60'. Height greater than 60' requires a major use permit.

Lot Coverage: Not used

Setback:

Designator "V": Setbacks determined during planned developments, use permits or site plan review procedure.

Open Space: Not used

Special Area Regulations:

Designator "P": Requires Major Use Permit

Designator "D": Requires design review (noise), Major Use Permit, Site Plan.

Designator "B": Requires community design review.

Designator "F": Requires review for flood hazard.

Designator "G": Requires review of permits for sensitive resources (steep slopes).



Implementation for all sub-areas shall be by either Major Use Permit or Site Plan as indicated below.

In addition to the application of the standards for either a Major Use Permit or Site Plan within the San Diego County Zoning Ordinance, the following criteria shall be specifically reviewed during permit processing

	Development Regulations	Special Area Regulations				
SUB AREA	HEIGHT	P (MUP)	D (Site Plan)	B (Design Review)	F (Flooding)	G (Steep Slopes)
1A	G		✓	✓		✓
1B	G		✓	✓		✓
2A	G	✓		✓	✓	
2B	J	✓		✓	✓	
2C	G	✓		✓	✓	
3A	M	✓		✓		
3B	G	✓		✓		
4A	R	✓		✓	✓	✓
5(except 5D)	G		✓	✓		
5D	G		✓	✓		✓
6A	J		✓	✓		
6B	G		✓	✓		
6C	G		✓	✓		
7A	G		✓	✓		

MAJOR USE PERMIT REQUIREMENTS¹

Sub-area	Noise Analysis	Visual Aesthetics	Shared Parking
2A			✓
2B		✓	✓
2C	✓		✓
3A		✓	✓
3B			✓
4A		✓	✓

¹ Sections 7350-7388 of the County Zoning Ordinance pertaining to Major Use Permits shall apply.

SITE PLAN REQUIREMENTS²

Sub-area	Noise Analysis	Visual Aesthetics
1A	✓	✓
1B	✓	✓
5(All)		
6A	✓	
6B	✓	
6A	✓	
7A	✓	

² Sections 7150-7174 of the County Zoning Ordinance pertaining to Site Plans shall apply.

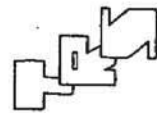
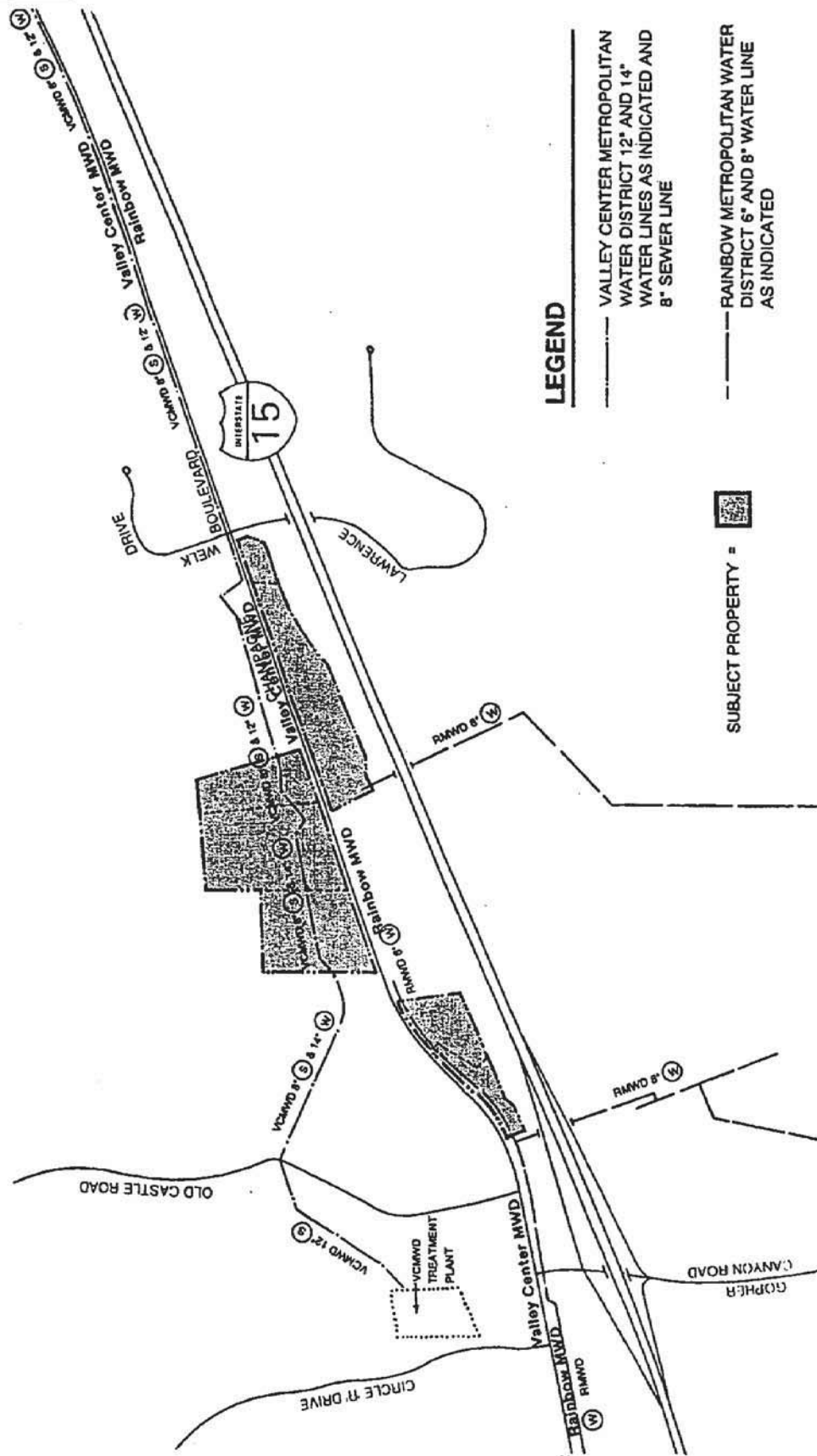


Permit Requirements and Special Area Regulations Summary

Figure 7E



No Scale



Facilities Location Map

Figure 8

Table 1

Sub-Area Land Uses and Summary

Sub-Area 1

FACILITY DESCRIPTION AND OCCUPANCY TYPE	BUILDING AREA	PARKING REQUIRED	PARKING PROVIDED
A GAS STATION MINI-MART	2,800 SQ.FT.	1 CAR/300 SQ.FT. 10 SPACES	19 SPACES
B MOTEL 2-STORIES 40-UNITS	34,000 SQ.FT.	1 CAR/UNIT + 6 FOR REGISTRATION 46 SPACES	58 SPACES
TOTALS	36,800 SQ.FT.	56 SPACES	77 SPACES

Sub-Area 2

FACILITY DESCRIPTION AND OCCUPANCY TYPE	BUILDING AREA	PARKING REQUIRED	PARKING PROVIDED
A ADMINISTRATION	11,000 SQ.FT.	5 CARS/1,000 SQ.FT. 55 SPACES	—
B RETAIL	13,000 SQ.FT.	5 CARS/1,000 SQ.FT. 65 SPACES	—
PARKING STRUCTURE	253,000 SQ.FT.	—	590 SPACES + 20 BUS SPACES
C AMPHITHEATER 1200 SEATS	18,000 SQ.FT. + 8,000 SQ.FT. (Back Stage)	1 CAR/4 SEATS 300 CARS	—
TOTALS	303,000 SQ.FT.	420 SPACES	590 SPACES + 20 BUS SPACES

Sub-Area 3

FACILITY DESCRIPTION AND OCCUPANCY TYPE	BUILDING AREA	PARKING REQUIRED	PARKING PROVIDED
A CONSERVATORY/ WITH GARDENS	35,000 SQ.FT.	1 CAR/ 300 SQ.FT. 117 SPACES	—
SPECIALTY RETAIL	8,000 SQ.FT.	5 CARS/1,000 SQ. FT. 40 SPACES	—
B FOOD/RESTAURANT	10,000 SQ. FT.	12 CARS/1,000 SQ. FT. 120 SPACES	—
THEATERS/ ENTERTAINMENT (2) 200 SEAT ROOMS	9,000 SQ.FT.	1 CAR/4 SEATS 100 SPACES	150 SPACES
TOTALS	62,000 SQ.FT.	377 SPACES	150 SPACES

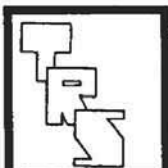


Table 1

Sub-Area Land Uses and Summary

Sub-Area 4

FACILITY DESCRIPTION AND OCCUPANCY TYPE	BUILDING AREA	PARKING REQUIRED	PARKING PROVIDED
A HOTEL / TIME SHARE 250-SUITES, 4-STORIES OVER PARKING	175,000 SQ.FT.	1 CAR/UNIT 250 SPACES PLUS 8 SPACES FOR ADMIN.	—
WELLNESS CENTER	4,000 SQ.FT.	5 CARS/1000 SQ. FT. 20 SPACES	—
PARKING UNDER HOTEL BUILDINGS	72,000 SQ. FT.	—	170 SPACES
SURFACE PARKING	—	—	118 SPACES
TOTALS	251,000 SQ.FT.	278 SPACES	288 SPACES

Sub-Area 5

FACILITY DESCRIPTION AND OCCUPANCY TYPE	BUILDING AREA	PARKING REQUIRED	PARKING PROVIDED
A EXISTING DELI CAR MUSEUM	6,500 SQ.FT.	1 CAR/300 SQ.FT. 22 SPACES	17 SPACES
B 20-UNIT BED & BREAKFAST	10,000 SQ.FT.	1 CAR/UNIT + 6 SPACES FOR GUEST REGISTRATION 26 SPACES	28 SPACES
C CAFE	900 SQ.FT.	12 CARS/1,000 SQ.FT. 11 SPACES	—
D WINE CELLAR	7,900 SQ.FT.	—	—
SPECIALTY RETAIL	1,600 SQ. FT.	5 CARS/1,000 SQ.FT. 8 SPACES	8 SPACES
E EXISTING RECEPTION HALL & WINERY	3,000 SQ.FT. RECEPTION 3,500 SQ.FT. WINERY 200 OCCUPANTS	RECEPTION = 1 CAR/4 PERSONS 50 SPACES WINERY = 1 CAR/300 SQ.FT. 12 SPACES	40 SPACES
F PARKING STRUCTURE	17,000 SQ.FT.	—	45 SPACES
G&H EXISTING WAREHOUSE PLUS EXPANSION	26,000 SQ.FT.	1 CAR/300 SQ.FT. OF ADMINISTRATION 3 SPACES	—
TOTALS	76,400 SQ.FT.	132 SPACES	138 SPACES

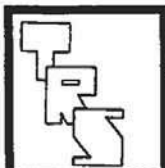


Table 1

Sub-Area Land Uses and Summary

Sub-Area 6

FACILITY DESCRIPTION AND OCCUPANCY TYPE	BUILDING AREA	PARKING REQUIRED	PARKING PROVIDED
A MOTEL 60 UNITS 3 STORIES	40,000 SQ.FT.	1 CAR/UNIT +. 6 SPACES FOR GUEST REGISTRATION 66 SPACES	80 SPACES
B SPECIALTY RETAIL	5,000 SQ.FT.	5 CARS/1000 SQ.FT. 25 SPACES	28 SPACES
C RESTAURANT ROW	14,250 SQ.FT.	12 CARS/1000 SQ.FT. 171 SPACES	172 SPACES
TOTAL	59,250 SQ.FT.	262 SPACES	280 SPACES

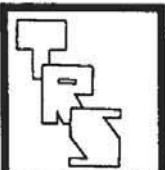
Sub-Area 7

FACILITY DESCRIPTION AND OCCUPANCY TYPE	BUILDING AREA	PARKING REQUIRED	PARKING PROVIDED
A RESTAURANT	3,000 SQ.FT.	12 CARS/1000 SQ.FT. 36 SPACES	36 SPACES
TOTAL	3,000 SQ.FT.	36 SPACES	36 SPACES

Totals for All Areas

FACILITY DESCRIPTION AND OCCUPANCY TYPE	BUILDING AREA	PARKING REQUIRED*	PARKING PROVIDED
S.P.A. SUB-AREAS 1, 2, 3, 4, 5, 6, 7	791,450 SQ.FT.	1,561 SPACES	1,559 SPACES + 20 BUS SPACES

* This sum is the aggregate total of County parking requirements and does not take into account the overlap of shared uses and possibility that many users will be participating in several activities.



III. DESCRIPTION OF SPECIFIC PLAN

A. Overall Concept

A high quality visitor-serving commercial complex which includes transient habitation, harmonizing with and complementing the existing resort-orientation of the area, is envisioned by the designers of the Champagne Gardens planning concept. While drawing on generalized design characteristics of the existing area resorts, Champagne Gardens intends to create an identity of its own, focused on the unique opportunities provided by the natural elements of the project site itself. The lush foliage of Moosa Creek and the steep sage covered hillsides suggest a theme focusing on nature and the outdoors, elements of which include the conservatory, gardens, the outdoor amphitheater, and the network of walking and cart paths which culminate in viewing points and cozy enclaves. An asset on both a local and regional scale, Champagne Gardens' goals are focused on the enhancement of community character, the preservation of resources, and the attainment of public facilities criteria appropriate to the realization of the project.

B. Goals and Objectives

The sensitive design and comprehensive management of the 84.91-acre Champagne Gardens site will provide local and regional benefits which will exceed those which separate development of the component properties would be likely to yield. The ease with which the planning area can be regionally accessed from I-15, as well as its proximity to potential patrons from Lawrence Welk Country Club Village and Castle Creek Resorts, makes the Champagne Gardens property maximally suited for the uses proposed. Additionally, as a visual component of the I-15 Corridor area, responsive design of activities within the project area will provide a positive aesthetic experience to commuters on Interstate 15. In sum, the scope of uses proposed for Champagne Gardens could not be effectively accommodated, nor impacts adequately addressed, without the comprehensive master planning effort undertaken as part of the Specific Plan approach.

In order to realize the project's potential benefits, the following goals and objectives are proposed to guide development of the Champagne Gardens specific plan area.

Overall Goal:

To create a financially profitable visitors-serving masterplan which preserves and enhances the unique resort character of the vicinity, and provides commercial benefits to the immediate neighborhood and north county region, in the context of an environmentally sensitive project.

Objectives:

Design a project that makes maximum use of available development area while respecting the environmental constraints.

Minimize environmental impacts through sensitive siting, use of "below grade" parking, and minimal development envelopes.

Reinforce the integration of existing and project features through use of contour grading, minimal disruption of existing trees, as well as through the creation of open space, walking and cart paths, and extensive landscaping.

Community Character

Goal: To create a visitor serving commercial project that will reinforce the unique resort-oriented identity of the area.

Objectives:

Develop the project around the focus of a resort hotel with significant amenities and attractive, environmentally sound siting.

Develop each Sub-area within the entire SPA so as to reinforce the unique resort-oriented identity of the area.

Through project implementation, create Sub-area features that balance the need to be harmonious with the design character established by the adjacent Lawrence Welk Resort Village and the Castle Creek Resorts with the unique uses planned for the SPA.

Avoid a strip commercial appearance by siting structures with ample open space, using interior roads and setbacks to minimize development on Champagne Boulevard.

Resource Preservation

Goal: Encourage development, which is sensitive to significant biological, and visual resources, either by preserving such resources, when feasible, or by mitigating resource impacts, on- or offsite, when preservation is not a viable alternative.

Objectives:

Preserve significant onsite biological resources wherever possible, including oak woodlands, riparian habitat, and Diegan Sage Scrub vegetation. Open space, onsite revegetation, landscaping, or offsite purchase, enhancement, and creation of better quality habitat can be approached as alternative mitigation where unavoidable impacts do occur.

Maintain the site's visual aesthetics by preserving steep slopes as defined by the Resource Protection Ordinance (RPO)¹ in open space, allowing for reasonable, but minimal, roadway access through such areas in order to reach developable areas which do not qualify as steep slopes.

Significant historical or pre-historical cultural sites shall be preserved or mitigated as appropriate.

Public Facilities

Goal: Provide adequate and equitably financed public services and facilities concurrent with their need.

Objectives:

Coordinate Major Use Permit and site plan proposals with agencies responsible for providing public services and facilities.

Require annexations and construction of facilities as determined by the provider agencies.

Require new development to meet adopted standards for water conservation through low water use plumbing and irrigation facilities and drought-tolerant landscape materials.

C. Project Area Land Uses

The specific planning area, comprised of eight separate legal ownership blocks, seven of which are active participants in this Specific Planning process, will encompass a range of visitor-serving commercial uses compatible with the proposed S-88 (Specific Plan) site zoning. Allowable as a visitor-serving commercial use will be transient habitation, such as hotels, motels, or timeshare units. Permanent residential use of the site, however, other than that currently existing, will not be allowed.

For implementation purposes, the specific planning area has been separated into Sub-areas according to ownership. (The reader is referred to Table 2, Sub-Area Characteristics, page 35). Site uses allowed in the proposed S-90 zoning classification, as refined for the Champagne Gardens Specific Planning Area, are described in detail for

¹The use of the RPO definition of steep slopes as slopes over 25 percent with a minimum vertical rise of 50 feet is employed in this Specific Plan. Had the RPO been in effect at the time the General Plan Amendment was adopted establishing this Special Plan Area, the standard of the RPO would have been used in place of the 25 percent slope limitation in the Specific Plan. The use of RPO standards for steep slope wherever "25 percent slope" is discussed below is consistent with the intent of both the Specific Plan and County policy.

each Sub-Area in Chapter VI, Section E, of this document. The Champagne Gardens Specific Plan Map (Figure 3, page 17) illustrates division of the Planning Area into Sub-Areas with proposed development areas shown. All projected development will be undertaken pursuant to the goals, objectives, and requirements of this Specific Plan and the implementing zoning specifications. Development on each individual Sub-area will be accomplished pursuant to a Major Use Permit or Site Plan requiring approval of the County of San Diego; alternatively, a single Major Use Permit may be filed for one or more Sub-areas acting as a permit unit. Further jurisdictional action, as outlined in Chapter VI, Section E below, will be required for project implementation as described therein.

D. Project Phasing

It is anticipated that the Champagne Gardens Specific Plan will be completely implemented within a five- to ten-year timeframe, dependent on area market conditions. Development of Specific Plan infrastructure and mitigation elements will be accomplished on a Sub-area by Sub-area basis, with construction within each Sub-area to be accompanied by road improvements and/or provision of infrastructure facilities.

Champagne Garden Sub-Area attributes are characterized in Table 1, Maximum Land Use by Sub-area (pages 27-29), which also summarizes each Sub-area's relationship to total project build out. It is not the intent of the Specific Plan to sequence or restrict development by phases, or to require the completion of one phase prior to commencement of the next. Each development proposal should instead be assessed on the basis of public service availability and the provision of facility improvements in a logical and efficient manner.

The relationship of development by Sub-area and the anticipated public facilities requirements associated with each are not related in the characteristic linear manner, in that sewer and/or water facilities exist throughout the area of the Champagne Gardens Specific Plan. The sequence of the project will be almost entirely market driven.

Each of the individual implementing projects within the Champagne Gardens SPA will be responsible for the following list of improvements to serve the individual Sub-areas within the SPA:

ROADS: Onsite roads will be built with the implementation of each project. Offsite roads are of two characters; one, project frontage, which will be built with the implementation of each project; and two, selected improvements of circulation element roads and intersection improvements, which will be accomplished as the permits generate the need for these facilities. Each project will pay for selected circulation element road improvements as each individual Sub-area moves forward.

WATER: East side of Champagne Boulevard; currently within the Valley Center Municipal Water District (VCMWD) with facilities adjacent. Some upgrade is anticipated, but will be specifically determined at the time a project goes forward.

West side of Champagne Boulevard; currently within Rainbow Municipal Water District (RMWD) with facilities in place. The facilities may need up-grading, and will be done in conjunction with VCMWD, which, through a cross-district agreement, may operate all project water facilities.

SEWER: Both side of Champagne Boulevard will be served by VCMWD facilities, with a cross-district agreement between the two districts for VCMWD to operate within RMWD's boundaries.

As with most large scale projects, and as stated above, the actual construction sequence will be responsive to market forces at the time of development. And, as also stated above, the current placement of facilities in the area does not dictate a strict phasing plan, and therefore none is proposed.

Offsite Improvement Plan

The overall traffic projected for Champagne Gardens, at 8,360 ADT is not expected to exceed the thresholds that would require major offsite improvements. Selected improvements will be required, however, to offsite roadways, including Champagne Boulevard north of the project, the I-15/Deer Springs Northbound off-ramp, and the following intersections:

- Gopher Canyon Road/Champagne Boulevard
- Old Castle Road/Champagne Boulevard
- Deer Springs Road/Champagne Boulevard

Each of the project Sub-areas shall assume its fair share of the above improvements based upon its percentage of ADT generated by the project. Specifically, Average Daily Trips (ADT) generated by each Sub-area will be divided into the total project ADT, arriving at a percentage generated by each Sub-area, as summarized in Table 3, Sub-Area ADT and Percentages of Improvement Costs, page 36. These improvements will be required with the development permits which generate the need for these facilities.

Table 2
Sub-Area Characteristics

Sub-Area #	Assessor's Number	Owner	Total Area	Flood Plain Area
1	172-030-17,44,45	Singh	10.295 Ac	~
2	172-040-39	Music & Danceland	10.046 AC	7.61AC
3	172-040-38	Kelton Title	10.07 Ac	4.298 Ac
4	172-040-05 172-092-01	Fee Corp.	26.854 Ac	6.112 Ac
5	172-092-02	Knapp	12.45 Ac	3.32 Ac
6	172-091-17	Dunahoo	13.63 Ac	~
7	172-091-27,11	Teleklew	1.57 Ac	~

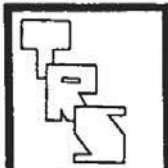
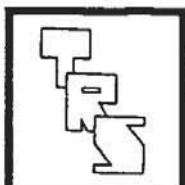


Table 3
Sub-Area ADT and Percentage of
Improvement Costs

SUB-AREA	ADT	% OF IMPROVEMENT COSTS
1	960	11.5%
2 and 3	2060	24.7%
4	2500	30.0%
5	350	04.1%
6 and 7	2490	29.7%
TOTALS	8,360	100%



IV. GENERAL PLAN CONFORMANCE

The following section relates the Champagne Gardens Specific Plan to applicable goals and objectives of the various planning documents of the jurisdictions having planning authority over the project site. Such documentation includes the San Diego County General Plan, the Bonsall Community Plan, the North County Metropolitan Subregional Plan, and the Valley Center Community Plan.

A. County of San Diego General Plan

1. Open Space Element

OPEN SPACE CATEGORIES: GOALS

The County of San Diego Open Space Element has defined six categories of potential open space. Of the six categories, two (Floodplains and Open Space Design of Private Lands) are directly applicable to the Champagne Gardens project. According to the Open Space Map of the Element, there are no countywide recreation areas, water bodies, or agricultural preserves designated on the project site.

Floodplains

Goal I. Health and Safety

1. Protect life and safety by regulating uses in areas subject to flooding.
2. Reduce the need for the construction of major flood control improvements.
3. Control development to assure a minimal adverse polluting effect on reservoirs, lakes, streams, rivers and ground water supplies.

Goal II. Conservation of Resources and Natural Processes

4. Encourage the conservation of the habitats of rare or unique plants and wildlife.
5. Encourage the conservation of vegetation and trees needed to prevent erosion, siltation, flood, and drought, and to protect water quality.

6. Encourage the use of streams as local open spaces.

Goal III. Recreation

10. Promote the use of floodways for recreation when appropriate.

Project Conformance

The south fork of Moosa Creek and its associated floodplain traverse the part of the Champagne Gardens site located east of Champagne Boulevard. Portions of the onsite creek contain biologically sensitive riparian and woodland habitats, while other areas exhibit disturbance from past and existing site uses. Project implementation will preserve those sections of the creek containing sensitive habitat areas as permanent open space (exclusive of proposed trail crossings), precluding development or disturbance, and incorporating them as visual elements of the Champagne Gardens design theme, available for passive enjoyment by patrons of the complex. The riparian woodlands will be enhanced. The official floodplain delineation according to the County Department of Public Works is shown on Figure 5, page 19. Champagne Gardens will utilize portions of the floodplain, outside of the floodway, for a parking structure, amphitheater, vehicular crossings of the creek, and other non-permanent uses such as trails, which will not be an impediment to flooding. These uses will promote passive recreation in the floodplain in the form of walking trails and musical/performance-type entertainment.

Open Space Design of Private Lands

The purpose of this section of the Open Space Element of the County of San Diego General Plan is: "To assure that adequate usable open space will be provided to meet the requirements of State law and to meet the following objectives." (County of San Diego General Plan, Open Space Element: 1-19)

Goal I. Health and Safety

1. Control development on steep slopes to minimize slide danger, erosion, silting, and fire hazard.
2. Control development to assure a minimal adverse polluting effect on reservoirs, lakes, rivers, streams, and ground water supplies.
3. Protect life and property by regulating use of areas subject to flooding, landslides, high fire hazard and high earthquake potential.

Goal II. Conservation of Resources and Natural Processes

4. Encourage the conservation of vegetation and trees needed to prevent erosion, siltation, flood, and drought, and to protect air and water quality.
5. Encourage the conservation of the habitats of rare or unique plants and wildlife.
6. Encourage the use of minor natural watercourses as local open spaces.

Goal IV. Distinguish and Separate Communities

14. Encourage sound environmental planning practices in all development.

Project Conformance

Topography on the Champagne Gardens site ranges from the centrally-located floodplain of the south fork of Moosa Creek to steep slopes along the eastern property boundary. Riparian and woodland habitats occupy portions of the creek, while sensitive Diegan Sage Scrub vegetates much of the eastern slopes. Processes implementing the Specific Plan will require open space preservation of sensitive habitat lands and slopes exceeding 25 percent slope gradient, preserving these features as visual and aesthetic project amenities as well as significant biological resources. Groundwater is protected through use of wastewater treatment facilities of the Valley Center Municipal Water District. Structures in the floodplain will be sited and designed so as not to increase flooding potential in the area. Major portions of riparian habitat will be preserved in open space and revegetated. The project will be planned so as to be consistent with surrounding uses.

2. Land Use Element

The Regional Land Use Element of the County of San Diego General Plan provides "...the primary policy base for guiding the physical development of the unincorporated area of the County." (San Diego County General Plan, Regional Land Use Element: II-iii).

OVERALL GOAL

Accommodate population growth and influence its distribution in order to protect and use scarce resources wisely; preserve the natural environment; provide adequate public facilities and services efficiently and equitably; assist the private sector in the provision of adequate, affordable housing; and promote the economic and social welfare of the region.

It is the goal of the Regional Land Use Element that:

- 1.2 Growth be phased with utilities.

Land Use Goals

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

Environmental Goals

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

Capital Facilities Goals

- 4.1 Assure efficient, economical and timely provision of facilities and services for water, sewer, fire protection, schools and roads to accommodate anticipated development.
- 4.2 Assure that facilities and services provided by all agencies are coordinated in their timing, location and level of service.
- 4.3 Provide a facilities program which is capable of future adjustments or revisions to meet changing needs and conditions.

Economic and Fiscal Goals

- 7.3 Promote access to employment opportunities which minimize unemployment and return the maximum income to the residents of the region.

Project Conformance

Situated adjacent to I-15, a major interstate circulation corridor, the Champagne Gardens Specific Planning Area is in an ideal location for visitor-serving commercial activities which would complement the resort orientation of the vicinity. Both the Lawrence Welk Resort Village and the Castle Creek Ranch, providing facilities for tourists and retired area residents as well as entertainment and recreational opportunities, are significant attractor uses in immediate proximity to the project site, and the Market Analysis for Champagne Gardens (Appendix A) has indicated local and regional need for the type of visitor-serving uses projected by the Specific Plan.

Public services and facilities adequate to provide for the projected uses are either currently available or will be available concurrent with their need, as evidenced by Appendix F, of the Technical Appendix Volume of the Draft EIR. A public facilities financing plan, designed to ensure equitable funding of required public improvements is attached as Appendix B, which discusses the public financing techniques available to the project.

As discussed previously, while no specific phasing is proposed, implementation of the project will occur by Sub-area, without restriction as to concurrent Sub-area development. The primary development limitation, other than market forces, will be the availability of public services and facilities, with development of each Sub-area intended to coincide with the upgrading of public services and facilities necessary to provide service to the project. It is intended that public facilities required to serve each Sub-area be available concurrent with the need for such services.

3. Circulation Element

The Circulation Element of the County of San Diego provides a guide for establishing a coordinated highway system to serve the county. The goal of the element is to facilitate planning of streets and highways to meet the needs of subdivision and other land development programs.

GOALS

It is the intent of the Circulation Element to preserve a corridor uninhabited by any permanent structure for future right-of-way for each and every road shown on the Circulation Element.

It is the intent of the Circulation Element that all land developments conform to the Circulation Element.

It is the intent of the General Plan that in road matters the Circulation Element shall supersede any proposal of any Community, Subregional, or Development Plan.

Project Conformance

The Champagne Gardens Specific Plan has been designed to accommodate, with implementation, required improvements and/or all fair share contributions to select Circulation Element routes within the project area. A financing program for improvement of circulation routes is included in the Public Facilities Financing Plan (Appendix B) for the project and should ensure that appropriate circulation element road improvements will be completed concurrent with project implementation.

4. Recreation Element

The Recreation Element of the San Diego County General Plan outlines policies for the provision of recreational facilities in the unincorporated area of San Diego County. (San Diego County General Plan, Recreation Element: IV-1). The Recreation Element is divided into four sections: local parks, regional parks, riding and hiking trails plan and program, and an off-road vehicle plan.

GOALS

The goals of the Recreation Element are:

Enhance the physical, mental and spiritual well being of County residents by providing opportunities for relaxation, rest, activity, education, and relationships with their neighbors.

Provide a system of public parks, riding and hiking trails, and outdoor recreation facilities which not only preserve significant areas of natural beauty for citizen enjoyment, but which also serve the needs of the citizens in their immediate environments. This system is to be augmented by private outdoor recreation facilities that are compatible with the goals and objectives of the public system.

Project Conformance

Champagne Gardens will create an ambience designed to cater to the entertainment and relaxation inclinations of both tourists to the area and local residents visiting the facilities. The project provides a natural adjunct to existing area resort uses, increasing the attractiveness of the vicinity for tourists by adding several features not currently available in either the Lawrence Welk or Castle

Creek resorts, including the conservatory, extensive gardens, and outdoor amphitheater. The facilities will be provided in an atmosphere that accommodates predominant site features, notably Moosa Creek and the eastern hillsides, where hiking and cart trails will provide limited access for passive appreciation of the site's amenities and natural setting. Tourism has for some time been one of San Diego County's major assets, and the tourist-serving facilities provided by the Champagne Gardens project will significantly augment the tourist-attracting potential of the northern portion of the San Diego County area, while encouraging enjoyment of the outdoors.

5. Seismic Safety Element

GOALS

The basic goals of the County of San Diego in adopting the Safety Element of the General Plan are to:

- * Minimize injury and loss of life;
- * Minimize damage to public and private property;
- * Minimize social and economic dislocations resulting from injuries, loss of life, and property damage.

Project Conformance

Site topography is varied, ranging from relatively level floodplain to steep hillside terrain. The property exhibits, however, no apparent slope or gross geologic instability. Although the site can be considered to lie within a seismically active region, characteristic of most of Southern California, no active faults have been mapped on the property, and no seismic hazards are anticipated with the possible exception of ground shaking from activity on faults in the region. A Geologic and Soils Engineering Investigation has been performed and is included in the Environmental Impact Report associated with this Specific Plan. Site specific grading plans, addressing precise geologic issues on a Sub-area basis, will be required at the individual project level as development of the site occurs.

6. Scenic Highway Element

GOAL

It is the goal of the Scenic Highway Element to create a network of County scenic highway corridors within which scenic, historical, and recreational resources are protected and enhanced.

Project Conformance

Interstate 15 has been designated by the County of San Diego as a Scenic Highway Corridor, and as a result, Scenic Corridor Design Guidelines have been adopted pertaining specifically to development projects lying within the identified viewshed. An associated design review procedure, administered by an I-15 Design Review Board appointed by the County Board of Supervisors, governs the application of the guidelines to particular projects. The Champagne Gardens site, adjacent to I-15 at its western periphery, is within the viewshed corridor. Therefore, each Sub-area development (or combination of Sub-area developments) will submit plans and individual development specifications to the I-15 Design Review Board for approval, to ensure conformance with the intent of the I-15 scenic corridor criteria.

One objective of the Specific Plan noted above is preservation of the site's scenic features, including the property's steep slopes and sensitive biological resources associated with the onsite portion of Moosa Creek. Visual studies associated with the project Draft EIR (to which the reader is referred) have indicated that views of the Champagne Gardens property from I-15 are largely limited to the steep eastern slopes; preservation of the slopes in dedicated open space, as planned, will preserve, in part, the visual integrity of the site from I-15. Additional measures such as building height restrictions and design requirements will further diminish visual impacts.

7. Public Safety Element

OVERALL GOALS

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

Maximize public safety factors in the physical planning process.

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

Project Conformance

Implementation of the Champagne Gardens Specific Plan will entail upgrading of facilities which will result in an increased level of safety for area residents. Improvement of vicinity roads will make traffic safer and increase accessibility to the area for emergency service vehicles. An internal roadway network has been designed to maximize ingress and egress to the site in emergency situations. Each publicly-accessible project facility will be expected to have an emergency evacuation plan in the event of fire or other catastrophic event. Road access will be provided and fire hydrants will be installed to the specifications and satisfaction of the Deer Springs Fire Protection District and structural regulations such as fire sprinklers will be utilized to minimize the potential for loss due to fire. Developer fees, paid to the serving public agency at the time of project implementation, will contribute to upgrading of fire and sheriff facilities in the area with the resultant upgrading of these services to area residents.

8. Noise Element

The purpose of the Noise Element of the San Diego County General Plan is "to prescribe programs aimed at reducing adverse noise levels in the County by adopting policies which will further improve planning, building, and development practices." (San Diego County General Plan, Noise Element, 1980: VIII-2).

Receiver Site Standards and Controls, Policy 4b

Because exterior community noise equivalent levels (CNEL) above 55 to 60 decibels and/or interior CNEL levels above 45 decibels may have an adverse effect on public health and welfare, it is the policy of the County of San Diego that:

1. Whenever possible, development in San Diego County should be planned and constructed so that noise sensitive areas are not subject to noise in excess of 55 decibels.
2. Whenever it appears that new development will result in any (existing or future) noise sensitive area being subjected to noise levels of CNEL equal to 60 decibels or greater, an acoustical study should be required.
3. If the acoustical study shows that noise levels at any noise sensitive area will exceed CNEL equal to 60 decibels, the development should not be approved unless the following findings are made:

- A. Modifications to the development have been or will be made which reduce the exterior noise levels below CNEL equal to 60 decibels; or
 - B. If with current noise abatement technology it is infeasible to reduce exterior CNEL to 60 decibels, then modifications to the development have been or will be made which reduce interior noise below CNEL equal to 45 decibels. And,
 - C. If finding "B" above is made, a further finding is made that there are specifically identified overriding social or economic considerations which warrant approval of the development without modification as described in "A" above.
4. If the acoustical study shows that noise levels at any noise sensitive area will exceed CNEL equal to 75 decibels, the development should not be approved.

Project Conformance

The Champagne Gardens project site is subject to ambient traffic noise levels from I-15 exceeding those considered to be acceptable by the County Noise Element. An acoustical analysis has been performed as part of the Draft Environmental Impact Report for the project, assessing noise impacts to the site and from the proposed uses, and the reader is referred to that report for specifics of acoustical impacts. The analysis, included in the project EIR, recommends general techniques to reduce acoustic impacts to future sensitive noise receptor areas of the project site and in the project area, including limiting construction activities onsite to the time period between 7 am and 7 pm, Monday through Saturday, as specified by County Ordinance. Precise measures associated with individual projects implementing this Specific Plan will be evaluated, as required, on a Sub-area basis as implementation of the Plan proceeds.

9. Housing Element

The Housing Element provides a regional framework for housing strategy in the unincorporated areas of the County of San Diego, with the purpose of expanding housing opportunities for lower income households. With this purpose in mind, the Housing Element has developed policies and action programs to achieve the following goals of which the major points are enumerated:

GOALS

1. Assist the private sector to ensure that new residential construction will be adequate to meet the needs of the region if adequate public services and facilities are available. Housing should be available in a variety of styles, tenancy types, and prices throughout the region.
2. Assist the private sector to ensure that adequate affordable shelter within an adequate living environment will be available to all households in the region where adequate public services and facilities are available. Maximize the use of all federal and state programs available to the region to provide housing for low and moderate income households; and encourage joint efforts by the cities and the County to meet their fair share of the housing needs of the region.
3. Assist the private sector through the expeditious processing of all ministerial and discretionary land use permits.
4. Maintain housing stock in good repair and protect residential communities from deterioration. All neighborhoods should have adequate and coordinated public and private services and facilities, clean air, quiet and pleasant surroundings, reasonable assurance of safety and security, and a sense of community life.

Project Conformance

The Champagne Gardens Specific Plan precludes permanent residential development other than that which currently exists on the site. Conformance with the Housing Element is not, therefore, a factor of this Specific Plan.

10. Conservation Element

The stated purpose of the Conservation Element is to "identify and describe the natural resources of San Diego County and prepare policies and action programs to preserve these resources." (San Diego County, Conservation Element, 1983: X-1). Following is a discussion of those policies of the Conservation Element which pertain to the proposal.

GENERAL CONSERVATION POLICIES

POLICY 1

The San Diego County General Plan will include provisions for the conservation of natural resources.

Project Conformance

Champagne Gardens has been designed to accommodate preservation, or mitigation, of significant onsite natural resources, including the riparian and woodland habitats present within the onsite portion of the current floodplain configuration of Moosa Creek and slopes exceeding 25 percent gradient. Where feasible, natural vegetation will be enhanced and an extensive revegetation program will be initiated onsite to ameliorate unavoidable resource impacts. Another option outlined in the Biological Assessment for the property included in the Technical Appendix Volume to the Draft EIR, is offsite purchase and dedication of equal or better quality habitat when habitat devaluation onsite cannot be feasibly averted. While it is not anticipated that this will be necessary, such offsite purchase and dedication does conform to the above policy in that conservation of resources would result. Such determinations will be made when individual projects come forward for implementation.

WATER POLICIES

POLICY 2

Decisions regarding the location, size, and timing of service extensions will be in conformance with adopted growth management policies.

POLICY 10

Storm drain run-off should be planned and managed to minimize water degradation, to reduce the waste of fresh water, to enhance wildlife, and to reduce the impact of erosion.

POLICY 13

Decisions regarding the location, size, and timing of service extensions should be in conformance with adopted urban development policies contained in all elements of the General Plan and current growth policies.

POLICY 14

Prior to the approval of tentative maps, a letter must be provided by all affected sewage treatment agencies indicating the current unencumbered capacity and existing total capacity of their major facilities.

POLICY 16

Nonstructural flood protection methods will be used whenever possible for the conservation of floodplains.

POLICY 18

The County will prevent filling or construction in the floodway.

POLICY 19

Setbacks from minor streams shall be required for all new structures.

Project Conformance

The Champagne Gardens site is situated within the County Water Authority, the Metropolitan Water District, and within the serving areas of the Valley Center Municipal Water District (VCMWD), the Vallecitos Water District (VWD), and the Rainbow Municipal Water District (RMWD). Because of the difficulty of coordinating water service between three districts, the project intends to pursue operation as one service area under the VCMWD, which is most able, in terms of existing infrastructure and capacity, to provide service to the entire site. All three districts have indicated a willingness to pursue annexation/de-annexation procedures, joint service agreements, or inter-agency agreements to accommodate a one-service area approach for the entire project. Waterline and facility improvements will be performed on a Sub-area basis by the project proponent as the Specific Plan is implemented. Champagne Gardens will comply with all County and agency regulations for water conservation, including use of low-flow plumbing fixtures and low water usage plantings in the landscaping plan for the proposal.

As mentioned previously, the project site portion of the Moosa Creek floodplain has been delineated according to the official floodplain mapping of the County Department of Public Works, and is depicted on Figure 5, Floodplain Map, page 19. Permanent structures constructed within the site's floodplain will not impede the flow of flood waters.

VEGETATION AND WILDLIFE POLICIES

POLICY 1

The County will act to conserve and enhance vegetation, wildlife and fisheries resources.

POLICY 2

San Diego County shall coordinate with appropriate federal, state and local agencies to conserve areas of rare, endangered, or threatened species.

POLICY 3

The County will use the environmental impact report (EIR) process to identify, conserve and enhance unique vegetation and wildlife resources.

POLICY 5

San Diego County shall encourage the use of native plant species in review of landscaping and erosion control plans for public and private projects.

POLICY 9

When significant adverse habitat modification is unavoidable, San Diego County will encourage project designers to provide mitigating measures in their design to protect existing habitat.

POLICY 13

Flood control measures shall, whenever practical, utilize natural floodways and floodplains, maintaining riparian habitats and historic stream flow volumes.

Project Conformance

The portion of Moosa Creek lying within the project site is characterized by areas of good quality riparian and woodland habitat, which will be preserved by the Specific Plan. The floodplain, calculated and delimited by the County of San Diego Department of Public Works, will be maintained by the Specific Plan. All environmental impacts will be fully mitigated.

The intent of Champagne Gardens is to develop a unifying architectural theme supplemented by thematic landscaping. The landscaping will emphasize use of native, drought-tolerant planting materials intended to control the potential for erosion problems. Individual landscape plans will be submitted to the County of San Diego on a Sub-area basis, conforming to the common landscaping theme developed in conjunction with this Specific Plan, as the Plan is implemented.

Implementation of each development project associated with the Champagne Gardens Specific Plan will be subject to all pertinent requirements of the County

of San Diego Grading Ordinance designed to minimize potential soil erosion and destruction of natural resources.

SOIL POLICIES

POLICY 6

The County will seek to preserve natural terrain features through the adoption of guidelines and regulations.

POLICY 7

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

POLICY 9

To prevent erosion and slippage in man-made slopes, approved low maintenance trees, bushes and grasses which establish themselves quickly should be planted.

Project Conformance

A Geologic Reconnaissance of the Champagne Gardens site, performed in conjunction with the Specific Plan DEIR, indicates that the onsite soils are generally suitable for the proposed development. Specific Sub-area development will entail submittal to the County of San Diego and approval of soils and grading studies as the Specific Plan is implemented, thus ensuring that all project grading will take place in accordance with the County's grading ordinance and under one or more Grading Permits approved and issued by the County Department of Public Works.

ASTRONOMICAL DARK SKY POLICIES

POLICY 1

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

Project Conformance

Champagne Gardens will comply with all pertinent requirements of the County's Dark Sky Policy designed to minimize impacts to the Palomar Mountain Observatory. Compliance measures will be designed to restrict lighting effects to

the project area, and will include limiting street lighting to that necessary for traffic safety, utilizing high cut-off luminaires, deflecting lighting downward, regulating the hours of operation for recreational and commercial facility lighting, and landscaping that will serve to contain lighting effects. Special emphasis on lighting controls for the amphitheater will limit lighting to that necessary to identify the facility signage and ensure safe use of the facility. Specifically prohibited will be back-lit marquis, large-lens search-light-like spot lights, and related types of outdoor lighting. Lighting plans detailing such compliance will be submitted to the County of San Diego on a Sub-area basis as the Specific Plan is implemented.

CULTURAL SITES

POLICY 1

The County shall take those actions which will seek to conserve and protect significant cultural resources.

POLICY 4

The County will use the environmental impact report process to conserve cultural resources.

POLICY 5

Encourage use of open space easements in the conservation of high-value cultural resources.

Project Conformance

A Cultural Resources Survey and Assessment has been performed on the project site in association with the DEIR for the Specific Plan. Two rock features were identified during the site survey, both of which were determined to be historic in nature. A rock retaining wall associated with a dirt road was the first feature noted. The second feature was a semi-triangular rock wall, located north of a fenceline on a north-facing slope of a rocky knoll just north of the road leading into the existing Deer Park Market. Although the area was searched, no associated artifacts were found in relation to either feature. Although neither resource appears to be useful for further research based on County of San Diego criteria and CEQA guidelines, the semi-triangular rock wall will be retained, a recommendation made by the project archaeologist due to the feature's unusual configuration.

11. Energy Element

The primary purpose of the Energy Element is to "direct actions within the County toward a more conservant and efficient use of its energy resources and plan ways to assure a reliable, adequate supply of energy." (San Diego County General Plan, Energy Element, 1977: XI-1).

GOALS

Goal 1 Define and assure adequate energy supplies for San Diego County.

Goal 2 Encourage the utilization of alternative passive and renewable energy resources.

Goal 3 Maximize energy conservation and efficiency of utilization.

Goal 4 Minimize environmental impact of energy sources.

Goal 5 Minimize economic or social impacts of energy supply and demand.

Goal 6 Minimize possibility of energy shortages and resulting hardships.

Goal 7 Seek equitable sharing of both the benefits of energy consumption and the hardships of energy shortage.

Goal 8 Encourage compatibility with national and state energy goals and city and community general plans/regional comprehensive plans.

Project Conformance

Development within the Specific Plan area will be reviewed at the Major Use Permit or Site Plan stage of project implementation. At that time, compliance with all Federal, State, and Local energy conservation strategies and guidelines will be ensured.

12. Public Facilities Element

OVERALL GOALS, OBJECTIVES AND POLICIES

GOAL

Sufficient public facilities of all types available concurrent with need to serve county residents.

GOAL

The equitable funding of all needed public facilities.

OBJECTIVE 2:

The efficient provision of all necessary public facilities concurrent with need for all development projects.

Policy 2.1: Assure that growth is limited to areas where adequate public facilities exist or can be efficiently provided.

Policy 2.2: Development projects will be required to provide or fund their fair share of all public facilities needed by the development.

Policy 2.3: Large Scale Projects will be required to plan for the siting of necessary public facilities and to provide or fund their fair share of all public facility needs created by the development.

Policy 2.4: The County will ensure that the provision of all necessary public facilities occurs concurrently with development to the extent possible within the constraints of facility financing programs.

OBJECTIVE 3:

The establishment of equitable funding programs for the provision of all public facilities.

Policy 3.1: The County will require new development to pay its full and fair share of the facilities costs for those facilities needs created by the development, including both local and County regional facilities.

Project Conformance

Many of the public facilities needed to adequately serve the Champagne Gardens Specific Plan are in the immediate area and currently are available. Electric, telephone, and cable television are currently accessible to the project site and San Diego Gas and Electric, Pacific Bell, and ADC Cable, respectively, have all indicated their ability to provide service to the project. For water and sewer, the site is currently within the boundaries of three districts: Vallecitos Water District, Valley Center Municipal Water District, and Rainbow Municipal Water District. The districts have all tentatively agreed that combining the site into one service area would be the most efficient way to provide service to the site. Because the

Valley Center Municipal Water District can most easily serve the site based on existing infrastructure and capacity, the project proponents in conjunction with the districts will evaluate annexation/de-annexation procedures, joint service agreements, or inter-agency agreements in order to coordinate water and sewer service. Those additional public services not readily available, or requiring capacity expansion, will be upgraded concurrent with their need as the project is implemented. The public financing techniques outlined in the Public Facilities Financing Program associated with this Specific Plan (Appendix B) will assure that facilities will be available concurrent with their need and that the development will pay its fair share of the needed facilities costs.

An Offsite Improvement Plan is proposed to address the need to provide offsite improvements as a component of the implementation of this Specific Plan. The plan is more fully discussed above in Section III. D. The improvements required under the plan will be required with the development permits which generate the need for the facilities. Each Sub-area will be assessed a fair-share contribution associated with their percentage impact on project traffic, based upon this specific plan.

Section 3. Public Facilities: Parks and Recreation

OVERALL GOALS, OBJECTIVES AND POLICIES

GOAL

Parks and recreation facilities that meet the recreational, conservation, preservation, cultural and aesthetic needs of county residents and visitors of all ages, income levels, ethnic groups and physical abilities.

OBJECTIVE 1:

Parks and recreation facilities responsive to the recreational, aesthetic, conservation and preservation needs of the population served.

Project Conformance

The visitor-serving uses proposed by the Specific Plan will meet a broad range of recreational, conservation, cultural, and aesthetic needs by providing hiking and bike trails, open space, and extensive landscaping, as well as planned uses such as a conservatory, gardens, and amphitheater. These uses will serve county residents of all ages, income levels, ethnic groups, and physical abilities.

Many of the planned uses are particularly appropriate for the population using nearby resorts. Design characteristics will enhance the complementarity of this Specific Plan and the existing resorts.

The projects will make a particular effort to provide its recreational amenities within a natural setting, with attention toward preservation of steep slopes, with their natural flora and fauna, floodplains, and other open space areas.

Section 4. Public Facilities: Transportation

OVERALL GOALS, OBJECTIVES AND POLICIES

GOAL

A safe, convenient, and economical integrated transportation system including a side range of transportation modes.

OBJECTIVE 1:

A level of Service "C" or better on County Circulation Element roads.

Policy 1.1: New development shall provide needed roadway expansion and improvements onsite to meet the demand created by the development, and to maintain a Level of Service "C" on Circulation Element Roads during peak traffic hours. New development shall provide offsite improvements designed to contribute to the overall achievement of a Level of Service "D" on Circulation Element Roads.

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

Project Conformance

Champagne Gardens plans a circulation system that is safe, convenient, economical, and well integrated into the existing circulation system. A complete traffic analysis has been provided as part of the Environmental Impact Report for the project. Champagne Boulevard will require improvement to its masterplanned cross-section to adequately serve

ultimate traffic volumes. As no implementing processes are proposed with this Specific Plan, mitigation is recommended for application to the implementing Sub-area Major Use Permits/Site Plans as they are processed. "Fair-share" improvements may be required for impacted intersections and roadways.

OBJECTIVE 2:

Equitable sharing of funding for transportation facilities.

Policy 2.1: New development shall be required to contribute its fair share toward financing transportation facilities.

Project Conformance

A limited phasing plan is proposed for the Specific Plan, with a coordinated financing plan, as detailed in Section III, D.

OBJECTIVE 3:

Reduction in the demand on the road system through increased public use of alternate forms of transportation or other means.

Policy 3.1: The use of alternate forms of transportation such as public transit and car/van pools will be supported and encouraged to reduce both roadway congestion and pollution.

Policy 3.2: The County will ensure the development of its bikeway system and encourage its use.

Policy 3.3: Consider the need for transit improvements in Large Scale Projects.

Project Conformance

Use of public transportation will be encouraged. The North County Transit District (NCTD), which has recently opened a large transit center 5 miles south of the project area in Escondido, can provide public transportation service once demand for service has been established. Within the SPA, walking and cart paths will be available.

Section 5. Public Facilities: Flood Control

OVERALL GOALS, OBJECTIVES AND POLICIES

GOAL

Protection of life and property in areas subject to flooding.

GOAL

Preservation and conservation of floodways in their natural state.

OBJECTIVE 1:

Reduction in the need for construction of flood control structures.

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

Project Conformance

Champagne Gardens will make minimal use of the floodplain area, preserving most of these areas in open space. Planned impacts will emphasize the use of floodplain areas for temporary structures such as walk ways, parking areas, roads, in addition to a parking structure and amphitheater which will not be an impediment to flooding. Placement of structures will not increase the potential for property damage and loss of life to the immediate vicinity due to design considerations, siting, and the nature of these non-obstructive structures.

OBJECTIVE 2:

Preservation of the floodplain environment from adverse impacts due to development.

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

OBJECTIVE 3:

Reduction in the adverse impacts created by storm water run-off from urban areas.

Policy 3.1: The County will require measures to decrease the adverse impacts created by increased quantity and degradation in quality of runoff from urban areas.

Project Conformance

Minimal alterations of the water channels on the subject sites will be made, with the exception of road crossings planned. Runoff from the site will be the subject of a Hydrology analysis which will determine acceptable methods needed to decrease any adverse impacts created by increased runoff from the site.

Section 6. Public Facilities: Solid Waste

OVERALL GOALS, OBJECTIVES AND POLICIES

GOAL

Minimize residential, commercial and industrial solid waste generated in the county at its source.

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

OBJECTIVE 1:

Reduce the volume of waste to be landfilled by 30 percent by 1992 (County-mandated objective) and by 50 percent by 2000 (State-mandated).

Policy 1.1: The County will promote waste management techniques that are alternatives to landfilling.

Project Conformance

A recycling program will be used to reduce the volume of solid waste generated. SPA users will be encouraged through signage to utilize the system. The project area is served by several independent trash haulers which can be contracted to provide service.

Solid waste areas will be designed to provide safe, sanitary handling of solid waste. Solid waste handling areas will be located away from areas of public access and will be screened from view from nearby streets and walks.

Section 7. Public Facilities: Law Enforcement

GOAL

A safe living and working environment for San Diego County residents.

GOAL

Facilities to support a service level of four patrol shifts per day per 10,000 population, or service area equivalent for commercial/industrial land uses.

OBJECTIVE 2:

Coordination of the land use decision-making process with the availability of adequate law enforcement facilities.

Policy 2.1: The County will consider the availability of Sheriff facilities/services in the planning process.

OBJECTIVE 3:

Equitable sharing of funding for sheriff facilities by the County, all contract cities, and by all new development that will benefit from the facilities.

Policy 3.2: New development in the unincorporated area will be required to contribute its fair share toward financing sheriff facilities toward achieving the short term objective.

OBJECTIVE 5:

Subdivision design which promotes a safe living and working environment.

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

Project Conformance

The County Sheriff's Department has indicated that the Champagne Gardens project, in and of itself, will have a minimal impact on law enforcement services in the area; however, when considered in conjunction with the effect of general unincorporated population growth, there will be a negative cumulative impact which will require mitigation. In this regard, the County of San Diego Sheriff's Department recommends that the project be required to mitigate, to the extent legally allowed, the impact on their capital and facilities needs. The reader is referred to Appendix G of the Draft EIR, letter from the County Sheriff's Department with respect to the proposed project. At various times, impact fees compensating for new development's direct impact on Sheriff's services have been considered and, should they be required, such fees will be paid by Champagne Gardens at the time of project implementation.

Section 8. Public Facilities: Animal Control

GOAL

An effective animal control program that provides for the care and protection of the domestic animal population, safety of people from domestic animals, and the education of the public regarding responsible pet ownership.

OBJECTIVE 4:

Equitable sharing of the funding of animal control facilities by the County, all contract cities, and by all new development that will benefit from the facilities.

Policy 4.1: New development shall be required to contribute its fair share toward financing animal control facilities to achieve the short term objective.

Project Conformance

The County of San Diego has, at various time, considered the possibility of imposing impact fees to offset the effect of new development on the County's ability to provide animal control services. The imposition of such fees has been delayed at the present time. If deemed appropriate by the jurisdictional body, however, Champagne Gardens will pay mandated fees to offset its impact at the time of implementation of the Specific Plan.

Section 9. Public Facilities: Libraries

GOAL

Sufficient libraries to meet the information and education needs of the population served by the county library.

GOAL

Continued free access to all county library facilities.

OBJECTIVE 2:

Equitable sharing of funding for library facilities by unincorporated communities and all cities in the County Library's service area, and by all new development that will benefit from the facilities.

Policy 2.2: The County will attempt to establish funding programs in conjunction with cities within the County Library's service area to ensure that new development in these cities and the unincorporated area contributes its fair share to provide facilities to serve new development.

Project Conformance

The County of San Diego has, at various time, considered the possibility of imposing impact fees to offset the effect of new development on the County's ability to provide library services. The imposition of such fees has been delayed at the present time. If deemed appropriate by the jurisdictional body, however, Champagne Gardens will pay mandated fees to offset its impact at the time of implementation of the Specific Plan.

Section 10. Public Facilities: Schools

GOAL

High quality, K-12 educational facilities for all students in the County of San Diego.

OBJECTIVE 1:

Provision of educational facilities sufficient to meet the demands of new development concurrent with need.

Policy 1.2: To the extent allowable under State law, new development shall be required to provide additional facilities needed to serve children generated by the new development. Such facilities shall be of the quality and quantity sufficient to meet State Department of Education standards or to maintain an existing higher level of service provided by an affected school districts' facilities.

Project Conformance

As a commercial project, and with residential development specifically excluded, Champagne Gardens will not in itself impact area schools. Should school-associated impact mitigation be required, pursuant to the County Board of Supervisors School Facilities Mitigation Ordinance, such mitigation will be provided as part of project implementation.

Section 11. Public Facilities: Fire Protection and Emergency Services

GOAL

Minimization of the loss of life and property from fires and medical emergencies.

OBJECTIVE 1:

Sufficient fire and emergency services facilities to meet established emergency travel time objectives to minimize fire and emergency risk. The level of sufficient fire and emergency services facilities shall be based on the following factors:

- a) Demands for fire protection and emergency services;
- b) Geographic and demographic considerations;
- c) Types and number of structures requiring additional companies to meet Insurance Service Office (ISO) guidelines for fire flow requirements; and
- d) Other special needs for fire suppression and emergency services, for example, recreation areas and the petroleum industry.

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

OBJECTIVE 2:

Equitable and sufficient funding for fire protection and emergency services facilities.

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

Project Conformance

The Deer Springs Fire Protection District has indicated the ability to provide fire protection services to the proposed project. The District operates two stations: a headquarters station at Champagne Boulevard and Castle Creek Drive, and the existing station at Deer Springs Road and Mesa Rock Road. Both stations will be staffed full time with one engine company consisting of two full-time fire fighters and one "paid call" firefighter - an intern or trainee. The Champagne Gardens project is located less than a mile north of the headquarters station and less than three miles north of the Deer Springs station. The site is well within a five minute response time. The District contracts all services from the California Department of Forestry (CDF). The existing stations and equipment will be employed and supplemented during the fire-season by the addition of the CDF station on Lilac Road, approximately one-half mile east of I-15 and 4.5 miles from the Champagne Gardens site. All appropriate Fire Service Mitigation Fees will be paid by the Champagne Gardens proponents at the time of implementation of the project to offset any impacts to fire fighting facilities and equipment.

Section 12. Public Facilities: Wastewater

OBJECTIVE 1:

The ongoing planning, management and development of sewage conveyance, treatment and disposal facilities to adequately meet future demands.

Policy 1.1: Land use planning, which is the responsibility of the County, will be coordinated with sewer system planning, which is the responsibility of facility providers.

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

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

Project Conformance

As discussed above, the Champagne Gardens Specific Plan site is within the boundaries of three water districts for provision of both water and sewer: Vallecitos Water District, Valley Center Municipal Water District, and Rainbow Municipal Water District. As with water services, the project would best be served by Valley Center Municipal Water District, which has the nearby Moosa Canyon Wastewater Treatment Plant that can accommodate the additional effluent from the Champagne Gardens development. The plant has a current capacity of 0.5 million gallons per day, which is currently committed. Valley Center Municipal Water District recently formed an assessment district which is being used as a basis for funding the expansion of the Moosa Canyon Wastewater Treatment Plant to create a capacity of up to 1,000,000 gallons per day. The expansion plans have recently been approved by the County of San Diego Planning Commission. The capacity needs of Champagne Gardens, which is within the assessment district, were included in the district's determination of the size of the expanded plant. All project-required sewer improvements will be made and hook-up fees paid by the developer at the time of project implementation.

Section 13. Public Facilities: Water Provision Systems

GOAL

Adequate supplies of water, appropriate for the intended purpose, available to all types of users within the County of San Diego.

OBJECTIVE 1:

The ongoing planning, management and development of water conveyance and distribution systems to meet the County's future demands.

Policy 1.1: Land use planning, which is the responsibility of the County, will be coordinated with water system planning, which is the responsibility of the facility providers.

Policy 1.2: Discretionary land development applications dependent on imported water will only be approved if the service provider reasonably expects that water facilities will be available concurrent

with need, and that all appropriate requirements will be met through conditions placed on project approval.

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

OBJECTIVE 3:

A prudent balance between water availability and consumption demands.

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

Project Conformance

The provision of potable water to the project site has been addressed above; in summary, it is anticipated that Valley Center Municipal Water District, having adequate infrastructure and capacity, can best serve the entire Champagne Gardens site as one service area. All project-required hook-up fees will be paid by the developer at the time of project implementation.

Section 14. Public Facilities: Child Care

OBJECTIVE 3:

Establish the role that new development plays in the demand for child care, and the role it should play in the supply of child care facilities.

Policy 3.1: The County will work to ensure that child care facilities are available when needed by new development.

Project Conformance

The County of San Diego has, at various time, considered the possibility of imposing impact fees to offset the effect of new development on the County's ability to provide child care services. The imposition of such fees has been delayed at the present time. If deemed appropriate by the jurisdictional body, however, Champagne Gardens will pay mandated fees to offset its impact at the time of implementation of the Specific Plan.

Section 15. Public Facilities: Courts and Jails

GOAL

Adequate courtroom and detention facilities to support the county criminal justice system.

OBJECTIVE 1:

An equitable method of funding for justice facilities by all jurisdictions and by all new development that will benefit from the facilities.

Policy 1.1: The County will seek regional cooperation on appropriate requirements for new development throughout the County to contribute its fair share of funding for County court and jail facilities related to the needs of the new development.

Project Conformance

The County of San Diego has, at various time, considered the possibility of imposing impact fees to offset the effect of new development on the County's ability to provide court and jail facilities. The imposition of such fees has been delayed at the present time. If deemed appropriate by the jurisdictional body, however, Champagne Gardens will pay mandated fees to offset its impact at the time of implementation of the Specific Plan.

Section 16. Public Facilities: Social Services

GOAL

Adequate social service facilities to provide mandated economic and social programs for eligible residents of San Diego County.

OBJECTIVE 3:

Equitable funding of new social service facilities.

Policy 3.1: The impact of new development on the need for County social service facilities shall be mitigated.

Project Conformance

The County of San Diego has, at various time, considered the possibility of imposing impact fees to offset the effect of new development on the County's ability to provide social service facilities. The imposition of such fees has been delayed at the present time. If deemed appropriate by the jurisdictional body, however, Champagne Gardens will pay mandated fees to offset its impact at the time of implementation of the Specific Plan.

Section 17. Public Facilities: Health

GOAL

Facilities that meet the health care needs of all eligible County residents.

OBJECTIVE 4:

Mitigation of the impacts of new growth on the need for County health facilities.

Policy 4.1.1: The County will seek regional cooperation on appropriate requirements for new development throughout the County to contribute its fair share of funding for County health care facilities related to the needs of the new development.

Project Conformance

The County of San Diego has, at various time, considered the possibility of imposing impact fees to offset the effect of new development on the County's ability to provide health care services. The imposition of such fees has been delayed at the present time. If deemed appropriate by the jurisdictional body, however, Champagne Gardens will pay mandated fees to offset its impact at the time of implementation of the Specific Plan.

B. Bonsall Community Plan

1. Goals

Community Character

Preserve and enhance the rural character of Bonsall through the protection of agricultural, estate lots, ridgelines, and the community's natural resource.

Project Conformance

Although Champagne Gardens will result in an intense level of development, various elements of the project will help in retention of a rural ambience. Among these features is the preservation of a significant amount of open space on the site, including all steep slopes and 91.1 percent of the riparian forest associated with the portion of Moosa Creek which extends through the site. The open space will accommodate some limited hiking and cart access, which will allow visitors to access some of the site's natural features. As the Lawrence Welk Resort and the Castle Creek Resorts, both of which are relatively urban in intensity, have managed to maintain a rural ambience, so too will the Champagne Gardens site, through the use of architectural features and thematic landscaping. The bulk and scale of individual Sub-area uses will be regulated by individualized Major Use Permit or Site Plan criteria and will be directed by applicable design standards designated in the Design Review Guidelines for the Bonsall Community, as well as those for the Community of Valley Center, and the I-15 Corridor, as relevant.

Land Use

To preserve and enhance the rural character of Bonsall, while providing levels of local services to residents, all allowing a diversity of land uses.

Project Conformance

As acknowledged in the various community plan texts, the immediate project area can be characterized as resort-oriented by the presence of the Lawrence Welk Resort Village and the Castle Creek Resort. The use of the project site as a resort-oriented visitor-serving commercial complex is consistent with the land use pattern established in the area. While providing no additional permanent residential development, the Champagne Gardens Specific Plan will accommodate transient habitation in the form of hotels, motels, and timeshare units.

The provision of these visitor serving commercial activities at this location will mean that the pressures to provide them in less appropriate areas of the community will be lessened.

Circulation Element

Develop a circulation system which will preserve the rural character of the community and provide a safe, balanced transportation system which includes automobile, bicycle, equestrian, pedestrian and mass transit.

Project Conformance

The primary regional access route to the Champagne Gardens site is Interstate 15, which stretches adjacent to the westerly boundary of the property. Champagne Boulevard/Old Highway 395, which bisects the project site, is the other main circulation road which would be affected by project-generated traffic. Other affected roads include Old Castle Road, Gopher Canyon Road, Lawrence Welk Drive, and Deer Springs Road. Implementation of the Specific Plan would provide substantial improvement to all of the local roads (i.e., all of the mentioned roadways besides I-15), including signalization of intersections where applicable. A Traffic and Circulation Report has been prepared for the project in conjunction with the DEIR, and is included in the Technical Appendix Volume to that document. Any substantial project-generated traffic impacts will be minimized by project improvements to the road circulation system. Bicycle lanes will be provided on Champagne Boulevard and walking/cart trails will be provided onsite. Mass transit will be encouraged by providing facilities to accommodate busses. Walking will be encouraged by providing walking trails.

Conserve Energy

1. Promote an ecological approach to the preservation, and conservation, and management of all natural resources within the Bonsall area.
2. Preserve the unique natural and cultural resources of Bonsall, and the San Luis Rey River and associated watershed while supporting its traditional rural and agricultural life-style.
3. Preserve native vegetation and wildlife habitat in the Bonsall Plan area and especially in the dominant San Luis Rey River floodplain and associated drainages to encourage natural processes and maintain genetic resources in a dynamic and evolutionary state.

Project Conformance

The Specific Plan will comply with all local and state energy conservation ordinances, including the Resource Protection Ordinance (RPO), CEQA, County Code and the Uniform Building Code. Development within the Plan area will be subject to review at the Major Use Permit or Site Plan, and building permit phases to insure such compliance.

Additionally, implementation of the Champagne Gardens Specific Plan will result in preservation and/or enhancement of a number of significant site resources, including riparian and woodland habitat present within the onsite portion of Moosa Creek and steep slopes. Its design will encourage appreciation of natural vegetation and agricultural resources through gardens that emphasize these and regional resources, and through a series of walking paths through selected areas of preserved open space. The project does not impact the San Luis Rey River Valley watershed.

Commercial

Provide for centralized commercial areas that will serve the needs of the local population and that are designed with the rural character of the community in mind.

Project Conformance

The goal of the project is to create a centralized visitor-serving commercial area that is designed with the local community in mind. The SPA is situated in an area that is topographically isolated from surrounding areas. Its proximity to I-15 and existing visitor-serving commercial areas will efficiently serve the needs of the local population. The project meets the requirements of the Bonsall Community Plan Champagne Boulevard SPA, which requires a visitor-serving commercial use that compliments Lawrence Welk Country Club Village and the Castle Creek (Circle "R") Resorts. Design guidelines will insure that the project is compatible with the rural character of the area.

Floodplains and Watercourses

Preserve all floodplains and watercourses in their natural state whenever feasible while providing protection from loss of life and property by preventing or strictly regulating development in floodplains and other wetland areas.

Project Conformance

The Champagne Gardens SP will preserve to the greatest extent feasible the natural state of the south fork of Moosa Creek. The floodplain will not be altered. Structures built in the floodplain will be designed so they will not increase floodwater heights. No residences will be allowed in the SP area.

Open Space

1. Provide a system of open space which preserves the unique ecological elements, geologic features, and scenic resources integral to the agricultural and rural community character of Bonsall.
2. Integrate valuable resource conservation areas, preserve natural habitat and buffer zones, other sensitive lands in appropriate for development, and active and passive recreation areas to create a healthy, well-balanced viable community.

Project Conformance

Substantial areas of the project will be preserved in open space, including biological resources such as riparian habitat and coastal sage scrub. Significant areas will be revegetated. Design limitations on building heights, combined with an extensive landscaping plan, will preserve the scenic integrity of the area. All disturbed open space areas will be revegetated in native plants. The project creates passive recreation areas such as walking paths and extensive gardens. The design and use will compliment the resort areas north and south of the project, creating consonance with existing uses in this region.

Parks and Recreation

1. Provide a balanced system of local, neighborhood, and community parks, open space, riding and hiking trails, with both indoor and outdoor recreation facilities and services which will incorporate the outstanding natural features of the plan areas, and meet the needs of the residents of the Bonsall community.
2. Encourage recreation uses and activities which are compatible with and preserve the rural lifestyle values by Bonsall residents. Protect safety and tranquility of private residences from adverse impacts to regional recreational activities.
3. Ensure that regional park facilities are compatible with the rural character of the community and that they enhance the recreational experience of residents.

Project Conformance

The project will provide resort-oriented support services to the existing recreational facilities afforded by the Lawrence Welk Village Resort and the Castle Creek Ranch. The provision of such support services will enrich the recreational opportunities furnished in the area. In and of itself, Champagne Gardens will provide additional recreational opportunities, including the conservatory and amphitheater. There are no residences in the vicinity of the amphitheater, and none are proposed. Additionally, the Champagne Gardens SPA is on the periphery of the Bonsall Planning area, and will not impact existing residents, while it will provide them with quality resort and recreational opportunities.

2. Bonsall Community Plan Policies

Land Use

Policy 2.12 The floodplain area may not be elevated to provide a buildable area for a habitable or permanent structure, nor may the waterway or natural drainage course be channeled to provide a buildable area, or area for septic use, either by discretionary permit or by proposed subdivision; unless it can be shown that such elevation or channelization will not be detrimental to any natural resources within the floodplain and will result in a more environmentally sensitive project.

Project Conformance

No channelization of the south fork of Moosa Creek will be undertaken. No elevation of the floodplain will take place to accommodate the parking structure. Minor elevation of the floodplain may be undertaken to accommodate the amphitheater seating area. The elevation will control sound and improve visual aesthetics of the amphitheater. The impacted floodplain area consists of non-native grasslands; no sensitive natural resources will be impacted. (See DEIR Chapter IV, A, and DEIR Figure 6B). Extensive areas of the floodplain will be preserved in open space and revegetated, with the consequent preservation of significant biological resources. Where floodplain areas are impacted by proposed road crossings, areas will be revegetated. No residential uses within the SPA will be permitted.

Circulation

Policy 3. Major Traffic Volumes

Major traffic volumes should be routed around Bonsall rather than through the interior. Roads such as State Highway 76, East Vista Way (S13), Gopher Canyon Road and I-15 should carry through traffic. Interior roads, such as Camino del Rey should carry primarily local traffic and remain rural to the degree consistent with safety requirements.

Project Conformance

Located adjacent to both I-15 and Champagne Boulevard/Old 395, the project will utilize these roads to provide regional and local access. Because the project is remote from the Bonsall town area, implementation of the Specific Plan is not anticipated to significantly impact local roads within the Bonsall area, nor influence their rural integrity.

Commercial

Policy 2. Commercial development shall be limited to a scale and intensity that is consistent with the surrounding area.

Project Conformance

Champagne Gardens will be developed in a manner that is consistent is scale and intensity with the visitor-serving resorts to its north and south. Projects will be sited so as to avoid a crowded or intense ambiance. Ample open space, walking paths, and gardens will be provided to match scale and intensity in the area. The proposed development will employ design limits such as height limitations and extensive landscaping to ensure compatibility with the surrounding area. (See Specific Plan Map, Figure 3, page 17). Designs will be compatible with height limits set forth in the Specific Plan Map.

3. **Bonsall Community Plan - Champagne Boulevard Specific Plan Area²**

OBJECTIVE

The objective of this SPA is to accommodate visitor-serving commercial uses similar in nature and complimentary to those found in the Lawrence Welk Country Club Village and the Circle "R" Resort [now Castle Creek] developments. It is specifically intended that no residences be allowed, other than those already existing; that slopes in excess of 25 percent be left in their natural state; that all development be phased with the availability of adequate public services and facilities; and that sensitive environmental resources, including American Indian sites, be preserved. (Bonsall Community Plan Text, GPA 93-01, page 11).

Project Conformance

The Champagne Gardens specific plan anticipates visitor-serving commercial uses which are similar to and will compliment the Lawrence Welk Country Club and Castle Creek Resort facilities. New residential uses will be explicitly barred. Slopes in excess of 25 percent will be left in their natural state, with encroachments limited to the construction of roads necessary to access proposed uses or for the construction of temporary structures. The project will be phased with the availability of public services. Street improvements will be made a condition of the issuance of a Major Use Permit or Site Plan. Sensitive environmental resources, including sensitive riparian and woodland habitat, will be preserved in open space. There are no American Indian sites on the subject properties.

Specific locational issues must be dealt with on a case-by-case basis and in the context of the Major Use Permit or Site Plan relevant to the project under consideration.

STEPS REQUIRED TO IMPLEMENT THE SPA

The following steps will be required, as a minimum, to implement the Champagne Gardens SPA:

²The North County Metropolitan Subregional Plan (NCMSP), the Valley Center Community Plan (VCCP), and the Bonsall Community Plan (BCP) contain identical texts for the Champagne Boulevard Specific Plan Area. For NCMSP and VCCP texts, refer to this section.

1. A work program for the required Specific Plan describing the tasks performed, by whom, when, and at what cost, shall be prepared by the affected property owners, planning groups and the County of San Diego. The work program shall include, but not be limited to, the following items:
 - a. Slope analysis;
 - b. Environmental Impact Report;
 - c. Infrastructure analysis;
 - d. Feasibility study to determine the cost of establishing and operating a sanitation district to provide sewer service within and adjacent to the SPA;
 - e. Phasing plan;
 - f. Landscape plan - to be coordinated with the Scenic Preservation Guidelines adopted for the I-15 Corridor, through the I-15 Corridor Design Review Board; and
 - g. Financing plan - describing how all infrastructure provisions, as well as environmental mitigation and open space acquisitions/preservations are to be financed.
2. The cost of preparing the required Specific Plan and its studies shall be borne by the affected property owners.

Project Conformance

Studies have been completed as a part of the Champagne Gardens Specific Plan and related Environmental Impact Report for the Specific Plan at a level of analysis appropriate to this specific plan level of detail. The Specific Plan addresses issues of infrastructure analysis, feasibility, phasing, and financing. The Environmental Impact Report, which includes a slope analysis, infrastructure analysis, and landscape plan, has been prepared in conjunction with this Specific Plan, as noted.

C. North County Metropolitan Subregional Plan³

GOALS

1. Accommodate urban development in appropriate areas.

Project Conformance

Although the Champagne Gardens Specific Plan will not contribute further permanent residential development to the region, it will provide commercial support services and job opportunities to an existing and future area population.

4. Protect environmental resources

Project Conformance

Implementation of the Champagne Gardens Specific Plan will result in preservation of many of the property's significant biological resources; where preservation is infeasible, mitigation in the form of either onsite enhancement of resources or offsite purchase of habitat resources of equal or greater value, will be undertaken, as discussed in the Biological Assessment included in the Technical Appendix Volume to the Draft EIR for the Specific Plan. Generally, the project is designed to preserve and enhance the riparian and woodland habitat associated with the onsite portion of Moosa Creek, as well as substantial blocks of Diegan Sage Scrub habitat, particularly as located on the steeper eastern slopes. All slopes in excess of 25 percent slope gradient will be preserved as well.

D. Valley Center Community Plan⁴

1. Community Character

GOALS

1. Preserve and seek to enhance the rural character of Valley Center by maintaining a pattern of land use consistent with the following regional categories.

³For the NCMSP's Champagne Gardens Specific Plan Area text, see the Bonsall Community Plan-Champagne Boulevard Specific Plan text and footnote above.

⁴For the VCCP text on the Champagne Gardens Specific Plan Area, see the Bonsall Community Plan-Champagne Boulevard Specific Plan Area text and footnote above.

B. Estate Development Area

Preserve and maintain the overall rural and agricultural character of the estate residential development area.

POLICIES AND RECOMMENDATIONS

1. Regulatory agencies shall ensure that future projects are consistent with the goals, policies and recommendations contained in the Valley Center Plan.

Project Conformance

The Champagne Gardens Specific Plan area lies within the Estate Development Area (EDA), with which the Specific Plan land use designation is compatible. Specific guidelines are presented in the Valley Center Community Plan text, as in the other applicable Plan texts, for the Champagne Gardens Specific Plan, directing that the project be "similar in nature and complimentary to those [uses] found in the Lawrence Welk Country Club Village and the Castle Creek Resort development." In conforming to the direction of the plan text, therefore, the projected Champagne Gardens use is consistent with the Valley Center community character goal, as well as being consistent with the land use pattern established in the area. The bulk and scale of individual Sub-area uses will be regulated by individualized Major Use Permit, Site Plan, and Zoning criteria and will be directed by applicable design standards designated in the Design Review Guidelines for the Community of Valley Center, as well as those for the Community of Bonsall, and the I-15 Corridor, as relevant.

2. **Land Use**

GENERAL GOALS

Provide a land use pattern which will give the Valley Center Community Planning Area the opportunity to remain economically and socially viable.

Encourage a balance of land uses which will conserve natural and man-made resources, retain Valley Center's rural character, and will accommodate people of diverse lifestyles, occupations, and interests.

Maintain a rural atmosphere and manage the density and locations of development.

Commercial Goal

Provide for well planned and designed, small scale, centralized, and contained commercial areas that are compatible with a low density rural residential community.

POLICIES AND RECOMMENDATIONS

Policy No.

2. Require new commercial development to comply with the adopted Design Guidelines for Valley Center including, but not limited to, the retention of significant natural features characteristic of the community's landscape. Existing topography, land forms, drainage courses, rock outcroppings, vegetation and viewshed shall be incorporated in the design of the future development of commercial land via the "D" special area designator.
3. Ensure that all commercial areas are served by Circulation Element roads or local roads which meet the standards of the County of San Diego. Whenever possible, require new commercial development to provide secondary road access as opposed to access from major thoroughfare roads.
4. Commercial and civic uses shall be located in areas which not only have adequate roads for circulation but also provide easy and safe pedestrian and bicycle access.
5. Future commercial development shall be planned so that strip commercial development will be avoided.
8. Discourage commercial and civic uses outside of the Country Town and limit all such uses to those that are clearly demonstrated as needed and which are compatible with the rural lifestyle of the Valley Center Community Plan.

Project Conformance

Champagne Gardens will constitute a visitor-serving commercial adjunct to the existing vicinity resort uses, as directed in the specific language contained in the Valley Center Community Plan for the Champagne Boulevard Specific Planning Area (which is identical to language adopted for the Bonsall Community Plan and the North County Metropolitan Sub-Regional Planning Area). It is intended that implementation of the Champagne Gardens project, which will proceed on a Sub-

area basis, be reviewed at the Major Use Permit, Site Plan, and building permit phase of development to ensure compliance with relevant design criteria of the applicable community design review guidelines.

As noted above, Champagne Gardens is served by interstate freeway I-15, as well as Champagne Boulevard, Old Castle Road, Gopher Canyon Road, Lawrence Welk Drive, and Deer Springs Road, all of which are designation Circulation Element Roadways on the County of San Diego General Plan. Improvements will be made to many of these roads in conjunction with project implementation in order to assure that they meet County standards of adequacy and safety.

Additionally, the commercial uses proposed by the Champagne Gardens Specific Plan were anticipated by the Valley Center Community Plan, and are included as criteria and guidelines for the commercial uses of this property in the Valley Center Community Plan text. Policy 8 speaks to those commercial uses which have not been called out with the special planning tool of a specific plan. Design guidelines in the Specific Plan will include measures which will prevent strip commercial development and ensure compatibility with neighboring visitor-serving commercial areas and a general rural character.

The Specific Plan is proposed outside the Country Town but is planned in a comprehensive way to be compatible with the surrounding ambience. The Specific Plan area has been designated as a visitor serving commercial area in the General Plan. By locating these visitor serving commercial areas in proximity to existing similar uses, lifestyles in the rural area of Valley Center are preserved, while providing valuable services to the area.

3. Circulation

GOAL

Develop a circulation system which will preserve the rural character of the community and provide a safe, balanced transportation system which can accommodate all modes of traffic needed by the community. Long-range planning shall be stressed in order to support both present and future traffic.

POLICIES AND RECOMMENDATIONS

7. To promote unimpeded traffic flow in commercial areas, minimize direct access points on to Circulation Element roads by recommending new commercial development to provide indirect access through the use of existing road access points, loop or frontage roads, common driveways or similar means.

9. Require that the road system function at a service level no worse than "C" at peak hours as development occurs.

Project Conformance

Although the right-of-way for Interstate 15 forms the western boundary of the Specific Plan Area, the Sub-areas of the Champagne Gardens project will take direct access from Champagne Boulevard/Old Highway 395. Currently operating at between Level of Service (LOS) B and C in the project area, Champagne Boulevard is not anticipated to exceed its design capacity with the addition of project-generated traffic, as discussed in the DEIR, Section III C. The entrance to the project will be situated approximately 2.8 miles from the I-15 interchange at Deer Springs/Mountain Meadow Road to the south and one-quarter mile from the I-15 interchange at Gopher Canyon/Old Highway 395 to the north. In the project area, Interstate 15 operates at LOS B and will not be significantly impacted with the addition of project traffic. Because the Champagne Gardens area is situated within the circulation node comprised mainly of I-15 and Champagne Boulevard, traffic from the project is not anticipated to negatively impact the surface roads in either of the Valley Center or the Bonsall areas.

4. Public Facilities and Services

GENERAL GOALS

Adopt an active program of coordination between the allowable growth of population and the infrastructure serving it, to ensure at all times, that the public welfare and safety are guaranteed.

Provide a means for establishing the expansion or construction of roads, the construction of adequate school facilities, and the approved staffing of police and fire agencies before Valley Center's residential population overburdens existing facilities.

Project Conformance

A Public Facilities Financing Plan (Appendix B) is associated with the Champagne Gardens Specific Plan to insure that all public facilities and services will be available to the project concurrent with their need. The Financing Plan will also assure that implementation of the project will not adversely impact existing area residents in terms of public services or response times by public agencies.

5. Conservation

The following are goals that apply to the proposed project:

General Goals

Preserve Valley Center's unique, natural and cultural resources while supporting its traditional semi-rural lifestyle.

Preserve native vegetation and wildlife habitat in the Valley Center Community Plan area.

Preserve floodplains and watercourses in their natural state while discouraging development in floodplains.

Provide for a "Dark Sky" which would retain the rural setting and not detract from astronomical research at Palomar Mountain.

Preserve archaeological and historical sites and encourage further identification and protection of these community resources.

Policies and Recommendations

The following policies and recommendations are numbered to correspond with the numbers in the Valley Center Community Plan.

4. Restrict hillside cutting and scarring, loss of wildlife habitat, loss of riparian habitat and loss of floodplains.
6. Protect riparian habitat and other types of wetlands from loss or modification by dedicating open space easements with adequate buffer zones and by other means to avoid impacts from adjacent land uses. Road crossings or other disturbances of riparian habitat should be minimized and only allowed when alternatives have been considered and determined infeasible.
8. Preserve the native habitat of sensitive plants and animals by dedication of open space easements and other means that will ensure their long term protection and survival.
9. Preserve oaks, sycamores, eucalyptus, olive trees, pines and other individual specimen trees which contribute to the community character and provide wildlife habitat.

10. Preserve and encourage wildlife corridors which are essential to the long term viability of wildlife populations through open space easements or other appropriate means.
11. Landscaping should be required to prevent erosion on graded sites and, if the area is contiguous with undisturbed wildlife habitat, the plan should include revegetation with native plant species.
14. Retain water courses in their natural state and prohibit all structures and future development within flood prone areas.
21. Support implementation and enforcement of the County's ordinance on lighting standards including lamp types and shielding for both public and private sector projects.
22. Encourage the identification and preservation of significant historic and archaeological sites throughout Valley Center.

Project Conformance

The project is designed to conserve and, in some cases, enhance onsite resources, including the property's steep slope lands and floodplain. No reduction in the floodplain area is proposed. Extensive open space will be dedicated throughout the Specific Plan. Areas contiguous with offsite habitat resources will be preserved. The site's steep slopes will be preserved as permanent natural open space, as will sensitive areas of the onsite portion of Moosa Creek which contain riparian habitat and woodland. Road construction across the water course will be permitted in the floodplain. Temporary structures such as parking areas and cart paths, a permanent parking structure, amphitheater, and three road crossings will be permitted. Gardens and enhanced biological open space are also planned for the floodplain area. The parking structure and amphitheater will be designed so as not to impede the flow of water.

6. Open Space

GOAL

Support a system of open space that is adequate to preserve the unique natural elements of the community, enhance recreational opportunities, conserve scenic resources and retain the rural community character.

POLICIES AND RECOMMENDATIONS

2. Integrate open space dedications in private developments with surrounding uses to maximize a functions open space/recreation and wildlife management system.
7. Support low intensity land use zoning in undeveloped mapped floodplains, such as agricultural and low density residential zoning, to protect downstream areas from flooding hazards, to minimize impacts on wildlife habitat and to provide scenic open space.

Project Conformance

It is the intention of the Champagne Gardens Specific Plan that a substantial portion of the project site be dedicated in open space, including all steep slopes and significant biological resources, particularly those riparian and woodland habitats occurring along the creek. The dedication of the steep easterly slopes will visually integrate those slopes with neighboring steep hillsides some of which are dedicated. Further, areas outside development bubbles and road right of ways would be granted as open space in conjunction with discretionary permits and approvals which would follow the Specific Plan.

Further, the Specific Plan restricts construction within the existing floodplain to a parking structure, amphitheater, roads, and non-permanent structures and parking lot. Specific designs will be evaluated at implementation of the project.

V. LAND USE REGULATIONS

This section will cover in general terms the types of land uses allowed in the Specific Planning Area. This section will discuss, and reiterate, the intent of the visitor serving commercial and open space land uses. This section is being added for clarity, though parts, if not all, of this Section are discussed above, and criteria are discussed within the context of the Bonsall Community Plan, the North County Metropolitan Sub-Regional Plan and the Valley Center Community Plan.

A. Open Space Land Uses

The Champagne Gardens Specific Plan proposes open space uses which are consistent with the criteria of the Community/Sub-Regional Plans discussed in Section IV. The open space land use areas will be specifically delineated at the time of implementation of the Specific Plan through either the Major Use Permit or the Site Plan Process. All areas not consigned as roads or development bubbles will be created as open space. At that time, and consistent with the Specific Plan Plot Plan and this criteria, the following open spaces will be granted to the County of San Diego in the form of easements:

1. **Biologically Constrained Areas:** These areas will allow no disturbance, structures, addition or removal of vegetation without the prior written consent of the appropriate control officer for the express purpose of fire control. Revegetation may be undertaken in portions of these areas.
2. **Open Space Limited Uses:** These areas will allow for passive and active recreational uses, such as: gardens, picnics, trails and exhibit areas, but will prohibit the construction of permanent structures. The floodplain areas outside of development bubbles will be incorporated into open space area, and may accommodate gardens, and other like uses. Three road crossings will be allowed on a project by project basis as needed for vehicular access.

B. Visitor Serving Commercial Uses

Champagne Gardens proposes visitor serving uses intended to create and enhance recreational and tourist services in the area. A broad range of recreational and visitor-serving uses are proposed, including a include a gas station/mini-mart, motels, amphitheater, retail, administration centers, conservatory/gardens, specialty retail, restaurants, theaters, hotel/time share (with conference center and health spa), bed and breakfast inn, cafe, wine cellar, storage, warehouse expansion, existing deli, car museum, reception hall, and winery, as well as food fairs, restaurant row, and parking areas/structure. These service elements will be combined to present a recreational village-type ambiance with sensitively designed amenities that are integrated with the existing natural environment and rural setting of the area. The SPA would be created in an area

bordered on the north and south by tourist-oriented recreational facilities and services; Lawrence Welk Village to the south and the Castle Creek Resort to the north.

C. Residential Uses

No residential uses will be permitted.

VI. IMPLEMENTATION

A. General Provisions

An implementation timeframe of five to ten years is intended for complete buildout of the Champagne Gardens Specific Plan, with development characterized by improvement of individual Sub-areas and accompanied by infrastructure construction as required. Project development could include cooperative efforts by adjoining property owners to comprehensively plan for the joint development of their properties.

The following implementation regulations stipulate criteria and procedures which will enable implementation of the Specific Plan in compliance with the goals of the project and the pertinent goals of the applicable Community Plans. These standards and processes are to be followed both in the design of development projects on the individual Sub-areas and by County of San Diego staff in reviewing the submitted development proposals.

In order to direct future development in accordance with overall project goals, the property will retain its proposed S-88 zoning. Future development will be accomplished through the Major Use Permit or Site Plan Review process on either a site-by-site or project as a whole basis. Additional environmental requirements, including Conceptual Landscaping Plans, will be required on an area-by-area basis. The proposed permit process for each Sub-area is delineated in Section VI, E below. Any required use permit shall be submitted and reviewed in accordance with the Use Permit Procedure commencing at Section 7350 of the County Zoning Ordinance.

B. Commonality

The Champagne Gardens project is envisioned as an extension of the resort theme established in the immediate vicinity by the Lawrence Welk Resort and the Castle Creek Resort. Although both are resorts, Lawrence Welk and Castle Creek are developed with different amenities and at different scales. The Champagne Gardens Specific Plan will share with both resorts a destination orientation, while it will differ in the specifics of implementation and scale.

C. Development Review Procedures

As a Specific Planning Area, the proposal requires processing under Board of Supervisors Policy I-59. A Draft Environmental Impact Report is also being processed, as required, to assess the potential environmental impacts of the specific plan. In accordance with and in order to implement the proposed Specific Plan, individual Major Use Permits/Site Plans for each Sub-area or multiple Sub-areas will be processed through the discretionary

public hearing process in accordance with the San Diego County Zoning Ordinance. Associated review with Major Use Permits such as I-15 Design Review, Resource Protection Ordinance consistency review, and project-specific environmental review will be required at the time of the Major Use Permit or Site Plan implementing the Specific Plan.

California Department of Fish and Game/U.S. Fish and Wildlife Service

Prior to grading or disturbance of any portion of the property containing Diegan Sage Scrub or riparian habitat, it is likely applicants will be required to obtain approval from the above agencies.

Army Corps of Engineers

The project may be required to obtain a 404 Permit from the Army Corps of Engineers to place structures within the floodplain. Structures may include a parking structure, amphitheater, parking lot, and three road crossings.

Annexation

It is likely that Subareas 1, 6, and 7 may annex to the Valley Center Municipal Water District. Annexation would be allowed according to Local Agency Formation Commission (LAFCO) procedures. The exact procedure is dependent upon the entity initiating the process. If a proposal includes only annexations and has the consent of 100 percent of the landowners within the territory proposed for change or reorganization, the Commission may consider it without notice or hearing. Deadlines, notice dates, and other details of the procedure are set forth in "Procedure: San Diego LAFCO Processing", available from San Diego LAFCO.

Road Vacation

When Highway 395 was created, a 200' wide right of way was obtained to accommodate the roadway. It has been proposed that portions of this extensive right of way be vacated so that they may be purchased by adjacent property owners for use in the Specific Plan design. Action on pending vacation applications has been postponed until completion and approval of the Specific Plan. Two vacations have been made to date. VAC 88-15 (Knapp) has been completed but purchase by Knapp has not been made. VAC 81-40 (Wek) has been completed.

Landscape Plans

Development of any and all of the Champagne Gardens Specific Plan uses will require preparation of Concept and Full Landscape Plans by a California-licensed landscape

architect. Approval of all landscape plans by the Department of Planning and Land Use will be required. Concept and Full Landscape Plans must be in conformance with the Water Conservation Ordinance of the County of San Diego.

Revegetation Plan

Revegetation plans and associated monitoring plans will be required prior to the grading of specific Sub-areas. The biological assessment in the Environmental Impact Report will be used as a basis for determining which Sub-areas will require revegetation. Revegetation plans will be part of the Full Landscaping Plan discussed above.

Tentative Maps and Final Maps

A tentative and final subdivision map or tentative and final parcel map may be required if a portion of an existing legal lot is to be leased or conveyed.

Sub-area 1 of the Champagne Gardens Specific Plan consists of three existing legal lots, as shown on Figure 9, Existing Legal Lots, page 100. The two northern-most legal lots are shown on Land Division Plat (Lot Split) 172-040-2 (Figure 10, page 101), and represent the remainder of lots which were created by that document in 1963, the bulk of which was taken for the construction of I-15. These lots are in conformance with Section 4222 of the County of San Diego Ordinance Zoning Ordinance, related to lot area required where portions of the lot were taken for public use. The third lot has not been fully documented for its legality. Because of the legality of the northerly two lots, the third lot need not be documented for the purposes of establishing the right of the current owner to boundary adjust as further discussed below.

These three lots have the potential of being developed separately or as a whole. They may be merged through the boundary adjustment process. These lots can be modified through the boundary adjustment process to conform to a contemplated ground lease over a portion of Sub-area 1, thus obviating the necessity of recordation of a subdivision or parcel map. Subdivisions will be applied for subsequent to issuance of the Major Use Permit. A subdivision is not required when a property can be shown to have been created from multiple ownerships. The property on Sub-Area 1 is such a property.

Condominiums/Time Share Units

Approximately 120 condominium units will be offered. Approval of the condominium units must be processed through the discretionary review procedures of the County of San Diego.

Major Use Permits

Major Use Permits (MUP) will be required, as specified in Sections 7350 through 7388 of the Zoning Ordinance, which contain procedural requirements for Major Use Permits. Section V, Land Use Regulations, specifies those uses which will require a Major Use Permit. A MUP will be required for projects implemented in Sub-areas 2, 3, and 4.

Other ministerial review of grading plans, improvement plans, and building permits would follow discretionary permit reviews pursuant to County regulatory ordinances.

Site Plans

Site Plans (SP) will be required, as specified in Sections 7150 through 7174 of the Zoning Ordinance. The reader is referred to Land Use Regulations, Section V to determine when a Site Plan will be required. Site Plans will be required for projects implemented in Sub-areas 1, 5, 6, and 7.

D. Development Regulations

A summary of zoning regulations related to the proposed Sub-areas and uses is included on the Specific Plan map, Figure 3, page 17.

Height Regulations

Height Designators have been incorporated as part of the Specific Plan Map, Figure 3, page 17. The "G" Designator would generally limit structures to 35 feet and two stories, while specific buildings would be allowed the following exceptions:

Land Use Area 2B (parking structure):	Designator J, 40 feet, 3 stories
Land Use Area 3A (conservatory):	Designator M, 45 feet, multiple floors
Land Use Area 4A (hotel):	Designator R, 60 feet, requires MUP
Land Use Area 6A (motel):	Designator J, 40 feet, 3 stories

Although building height will vary, landscaping and design features will be used to mitigate visual impacts and reinforce the garden theme of the overall facility. For a discussion of this design element, see Section VII (Design Guidelines) below.

"B" Special Area Regulations

"B" Special Area regulations would apply to the projects as they are implemented. The B Special Area regulations require review by the I-15 Corridor Design Review Board of any project filing for a Major Use Permit or Site Plan pursuant to the I-15 Design Review Guidelines. If adequate design information is provided with a Major Use permit or Site

Plan, an additional I-15 Design Review will not be required prior to issuance of a building permit.

"V" Setback Designator

Setbacks for the citing of buildings will be determined at the Major Use Permit or Site Plan stage of development.

E. Description of the Sub-Areas

The following is a description of each of the seven Sub-areas within the Champagne Gardens project boundaries, along with required development regulations that apply to each Sub-area. It is intended that development of each of the Sub-areas conform to and comply with its specific regulations, which may vary from standard regulations set out in the County Zoning Ordinance. All development shall be reviewed for compliance using the standards and guidelines reviewed with each of the following Sub-area discussion.

1. Sub-Area 1

Sub-Area Description. Sub-Area 1 consists of three legal parcels containing a total of approximately 10.29 gross acres situated west of Champagne Boulevard at the northern end of the project site. The site is presently undeveloped.

Land Use Guidelines. Sub-Area 1 shall be developed with visitor-serving commercial uses, with all site slopes exceeding a 25 percent slope gradient to be dedicated to the County of San Diego in permanent natural open space.

Uses Permitted By Major Use Permit

None

Uses Permitted By Site Plan

Gas Station
Mini-Mart
Motel

Proposed Uses

Gas Station
Mini-Mart
Motel

Maximum Building Area

36,800 sq. ft.

Environmental Requirements

This section describes additional environmental mitigation that is required:

Landscaping Plan for all Proposed Uses, refer to EIR mitigation #1 and #2, page 121

Grading Plan for each Proposed Use, refer to EIR mitigation #3, page 121

Lighting Plan for the proposed gas station/mini-mart and motel, covering outdoor, security, and signage lighting, refer to EIR discussion beginning on page 120

Biological Analysis to map sensitive habitats, refer to EIR mitigation #7, page 73
Specific biological mitigation requirements, refer to EIR mitigation for Sub-Area 1, #1, page 74.

Directed Study for California Gnatcatchers within 1 year of development, refer to EIR mitigation #5, page 74

Noise Analysis for the proposed gas station/mini-mart, refer to EIR mitigation #1, page 213

Slope Analysis for development areas, refer to EIR mitigation #4, page 232

I-15 Design Review, refer to EIR mitigation #5, page 122

Habitat Los Permit 4(d) Application, refer to EIR analysis beginning on page 64 and refer to EIR mitigation #3, page 71

Visual Aesthetics Analysis, refer to EIR mitigation #9, page 71

Traffic Analysis and Improvements, refer to EIR mitigation measures 1-6, page 174.

2. Sub-Area 2

Because of their close physical affiliation, development of Sub-Areas 2 and 3 will require a cooperative, or joint, effort. Therefore, the proposed uses discussed below pertain to a combination of Sub-Area 2 and Sub-Area 3; in other words any of the uses may be located on either, but not both, of the Sub-areas.

Sub-Area Description. Sub-Area 2 consists of one legal parcel containing approximately 10.04 gross acres situated east of Champagne Boulevard at the northern end of the planning area. The site is presently undeveloped.

Land Use Guidelines. Sub-Area 2 shall be developed with visitor-serving commercial uses, with all site slopes exceeding a 25 percent slope gradient to be dedicated to the County of San Diego in permanent natural open space. Structures

allowed in the floodplain are: parking structure, amphitheater, road crossings, roads, gardens, sidewalks, trails, and paths.

Uses Permitted By Major Use Permit

Amphitheater
Retail
Parking Structure
Administration

Uses Permitted By Site Plan

None.

Proposed Uses

Amphitheater
Retail
Parking Structure
Administration

Maximum Area

303,000 sq. ft.

Environmental Requirements

This section describes additional environmental mitigation that is required:

Landscaping Plan for Proposed Uses, refer to EIR mitigation #1 and #2, page 121
Grading Plan for development areas, refer to EIR mitigation #3, page 121
Lighting Plan for Proposed Uses, including outdoor, security, and signage lighting, refer to EIR discussion beginning on page 120
Hydrology/Flooding Analysis, refer to EIR discussion beginning on page 236
Revegetation of Floodplain for areas of floodplain impacted by implementation, refer to EIR mitigation #4, page 237
Visual Analysis for Parking Structure, refer to EIR mitigation #9, page 123
Noise Analysis for Amphitheater, refer to EIR mitigation #2a, page 214
Shared Parking requirement with Sub-areas 3 and 4, refer to EIR mitigation #6b, page 176
Biological Study to map sensitive habitats, refer to EIR mitigation #7, page 73

Specific biological mitigation requirements, refer to EIR mitigation for Sub-Area 2, #2, page 74
Directed Study for Least Bell's Vireo, Willow Fly Catcher, refer to EIR mitigation #8, page 75
Army Corps of Engineers Clean Water Act Section 404 Permit, refer to EIR mitigation #2, page 71
Streambed Alteration Agreement, refer to EIR mitigation #4, page 70
I-15 Design Review, refer to EIR mitigation #5, page 122
Traffic Analysis and Improvements, refer to EIR mitigation measures 1-6, page 174.

3. Sub-Area 3

Sub-Area Description. Sub-Area 3 consists of one legal parcel containing approximately 10.07 gross acres situated east of Champagne Boulevard at the northern end of the planning area. The site presently contains one single-family residence.

Land Use Guidelines. Sub-Area 3 shall be developed with visitor-serving commercial uses, with all site slopes exceeding a 25 percent slope gradient to be dedicated to the County of San Diego in permanent natural open space. Structures allowed in the floodplain are: gardens, roads, sidewalks, trails, and paths.

Uses Permitted By Major Use Permit

Food/Restaurant
Theaters/Entertainment
Conservatory/Gardens
Specialty Retail

Uses Permitted By Site Plan

None

Proposed Uses

Food/Restaurant
Theaters/Entertainment
Conservatory/Gardens
Specialty Retail

Maximum Area

62,000 sq. ft.

Environmental Requirements

This section describes additional environmental mitigation that is required.

Landscaping Plan for Proposed Uses, refer to EIR mitigation #1 and #2, page 121

Grading Plan for development area, refer to EIR mitigation #3, page 121

Specific biological requirements, refer to EIR mitigation for Sub-Area 3, page 74

Lighting Plan for proposed uses, including outdoor, security, and signage, refer to EIR discussion beginning on page 120

Revegetation of Floodplain for areas of floodplain impacted by implementation, refer to EIR mitigation #4, page 237

Visual Analysis for Conservatory, refer to EIR mitigation #7, page 123

Shared Parking requirement with Sub-areas 2 and 4, refer to EIR mitigation #6b, page 176

Biological Study to map sensitive habitats, refer to EIR mitigation #7, page 73

Directed Study for California Gnatcatchers within 1 year of development, refer to EIR mitigation #7, page 75

Directed Study for Least Bell's Vireo, Willow Fly Catcher, refer to EIR mitigation #8, page 75

Habitat Los Permit 4(d) Application, refer to EIR analysis beginning on page 64 and EIR mitigation #3, page 71

Army Corps of Engineers Clean Water Act Section 404 Permit, refer to EIR mitigation #4, page 70

Streambed Alteration Agreement, refer to EIR mitigation #4, page 70

I-15 Design Review, refer to EIR mitigation #5, page 122

Traffic Analysis and Improvements, refer to EIR mitigation measures 1-6, page 174.

4. Sub-Area 4

Sub-Area Description. Sub-Area 4 consists of one legal parcel containing approximately 26.85 gross acres situated east of Champagne Boulevard in the central portion of the planning area. The site presently contains one unoccupied single-family residence, and a defunct horse ranch.

Land Use Guidelines. Sub-Area 4 shall be developed with visitor-serving commercial uses, with all site slopes exceeding a 25 percent slope gradient to be dedicated to the County of San Diego in permanent natural open space. Allowable visitor-serving commercial uses associated with Sub-Area 4 would consist of the following:

Design Guidelines. Development of Sub-Area 4 shall be in conformance with the Champagne Gardens Design Guidelines, the I-15 Corridor Design Guidelines, and the Valley Center Design Guidelines. All slopes exceeding a 25 percent gradient shall be dedicated to the County of San Diego in permanent open space. Structures allowed in the floodplain are: parking areas, road crossings, roads, gardens, sidewalks, trails, and paths.

Uses Permitted By Major Use Permit

Suite Hotel/Time Share (Up to 250-suites, with underground parking)
Hotel Administration
Conference Center (Part of Hotel)
Health Spa (Part of Hotel)
Surface Parking Lot (Not phased, to serve Sub-Areas 2, 3, 4, and 5)

Uses Permitted By Site Plan

None.

Proposed Uses

Suite Hotel/Time Share
Hotel Administration
Conference Center (Part of Hotel)
Health Spa (Part of Hotel)
Parking Lot (Not phased)

Maximum Area

251,000 sq. ft.

Environmental Requirements

This section describes additional environmental mitigation that is required:

Landscaping Plan for Proposed Uses, refer to EIR mitigation #1 and #2, page 121
Grading Plan for development area, refer to EIR mitigation #3, page 121
Lighting Plan for Proposed Uses, including outdoor, security, and signage, refer to EIR discussion beginning on page 120
Revegetation of Floodplain for areas of floodplain impacted by implementation, refer to EIR mitigation #4, page 237

Slope Analysis for hotel/time share portion of development area, refer to EIR mitigation #4, page 232
 Visual Analysis for development area, refer to EIR mitigation #8, page 124
 Shared Parking requirement with Sub-areas 2 and 3, refer to EIR mitigation #6b, page 176
 Hydrology/Flooding Analysis, refer to EIR discussion beginning on page 236
 Biological Study to map sensitive habitats, refer to EIR mitigation #7, page 73
 Directed Study for California Gnatcatchers within 1 year of development, refer to EIR mitigation #7, page 76
 Specific biological mitigation requirements, refer to EIR mitigation #4, page 75
 Directed Study for Least Bell's Vireo, Willow Fly Catcher, refer to EIR mitigation #8, page 76
 Habitat Loss Permit 4(d) Application, refer to EIR analysis beginning on page 64 and EIR mitigation #3, page 71
 Army Corps of Engineers Clean Water Act Section 404 Permit, refer to EIR mitigation #4, page 70
 I-15 Design Review, refer to EIR mitigation #5, page 122
 Traffic Analysis and Improvements, refer to EIR mitigation measures 1-6, page 174

5. Sub-Area 5

Sub-Area Description. Sub-Area 5 consists of one legal parcel containing approximately 12.45 gross acres situated east of Champagne Boulevard in the southern portion of the planning area. The site presently contains a winery, with limited agricultural production of grapes, and a car museum and picnic area.

Land Use Guidelines. Sub-Area 5 shall be developed with visitor-serving commercial uses, with all site slopes exceeding a 25 percent slope gradient to be dedicated to the County of San Diego in permanent natural open space. Allowable visitor-serving commercial uses associated with Sub-Area 5 would consist of the following:

Design Guidelines. Development of Sub-Area 5 shall be in conformance with the Champagne Gardens Design Guidelines and the I-15 Corridor Design Guidelines. All slopes exceeding a 25 percent gradient shall be dedicated to the County of San Diego in permanent open space. Structures allowed in the floodplain are: road crossings, roads, gardens/picnic area, sidewalks, trails, and paths.

Uses Permitted By Major Use Permit

None.

Uses Permitted By Site Plan

Bed and Breakfast Facility

Cafe

Wine Cellar

Specialty Retail Sales at Winery

Future Warehouse Expansion (Warehouse for car museum-related storage only)

Parking Structure (45 car capacity)

Proposed Uses

All existing uses (which consist of a car museum, deli, reception hall and winery, and warehouse) plus:

Bed and Breakfast Facility

Cafe

Wine Cellar

Specialty Retail Sales at Winery

Warehouse Expansion (Warehouse for storage only)

Parking Structure (45 car capacity)

Maximum Area

76,400 sq. ft.

Environmental Requirements

This section describes additional environmental mitigation that is required:

Landscaping Plan for Proposed Uses, refer to EIR mitigation #1 and #2, page 121

Grading Plan for Proposed Uses, refer to EIR mitigation #3, page 121

Lighting Plan for Proposed Uses, covering outside, security, and signage, refer to EIR discussion beginning on page 120

Revegetation of Floodplain, for all areas impacted by implementation, refer to EIR mitigation #4, page 237

Slope Analysis for wine cellar (Sub-area 5D), refer to EIR mitigation #8, page 232

Biological Study to map sensitive habitats, refer to EIR mitigation #7, page 73

Army Corps of Engineers Clean Water Act Section 404 Permit, refer to EIR mitigation #4, page 70

I-15 Design Review, refer to EIR mitigation #5, page 122

Specific biological mitigation requirements, refer to EIR mitigation for Sub-Area #5, page 77
Traffic Analysis and Improvements, refer to EIR mitigation measures 1-6, page 174.

6. Sub-Area 6

Because of their close physical affiliation, development of Sub-Areas 6 and 7 may require a cooperative, or joint, effort. Therefore, the proposed uses discussed below pertains to a combination of Sub-Area 6 and Sub-Area 7; in other words any of the uses may be located on either, but not both, of the Sub-areas.

Sub-Area Description. Sub-Area 6 consists of one legal parcel containing approximately 13.63 gross acres situated west of Champagne Boulevard in the southern portion of the planning area. The site is currently vacant.

Land Use Guidelines. Sub-Area 6 shall be developed with visitor-serving commercial uses, with all site slopes exceeding a 25 percent slope gradient to be dedicated to the County of San Diego in permanent natural open space.

Design Guidelines. Development of Sub-Area 6 shall be in conformance with the Champagne Gardens Design Guidelines, the I-15 Corridor Design Guidelines, and the Bonsall Design Guidelines. All slopes exceeding a 25 percent gradient shall be dedicated to the County of San Diego in permanent open space.

Uses Permitted By Major Use Permit

None

Uses Permitted By Site Plan

All proposed uses.

Proposed Uses

Motel with underground parking
Specialty Retail
Restaurant Row

Maximum Area

59,250 sq. ft.

Environmental Requirements

This section describes additional environmental mitigation that is required:

Landscaping Plan for Proposed Uses, refer to EIR mitigation #1 and #2, page 121

Grading Plan for Proposed Uses, refer to EIR mitigation #3, page 121

Lighting Plan for Proposed Uses, covering outside, security, and signage, refer to EIR discussion beginning on page 120

Slope Analysis for all development areas, refer to EIR discussion beginning on page 230

Biological Study to map sensitive habitats, refer to EIR mitigation #7, page 73

Directed Study for California Gnatcatchers within 1 year of development, refer to EIR mitigation #7, page 78

Specific biological mitigation requirements, refer to EIR mitigation for Sub-Area 6, page 77

Habitat Los Permit 4(d) Application, refer to EIR analysis beginning on page 64 and mitigation #3, page 71

Army Corps of Engineers Clean Water Act Section 404 Permit may be required related to small drainages onsite, refer to EIR mitigation #4, page 70

Noise Analysis, refer to EIR mitigation #1, page 213

I-15 Design Review, refer to EIR mitigation #5, page 122

Traffic Analysis and Improvements, refer to EIR mitigation measures 1-6, page 174.

7. Sub-Area 7

Sub-Area Description. Sub-Area 7 consists of one legal parcel containing approximately 1.5 gross acres situated west of Champagne Boulevard in the southern portion of the planning area. The site presently contains a mini-storage structure.

Land Use Guidelines. Sub-Area 7 shall be developed with visitor-serving commercial uses, with all site slopes exceeding a 25 percent slope gradient to be dedicated to the County of San Diego in permanent natural open space.

Design Guidelines. Development of Sub-Area 7 shall be in conformance with the Champagne Gardens Design Guidelines, the I-15 Corridor Design Guidelines, and the Bonsall Design Guidelines. All slopes exceeding a 25 percent gradient shall be dedicated to the County of San Diego in open space.

Uses Permitted By Major Use Permit

None

Uses Permitted By Site Plan

Restaurant

Proposed Uses

Restaurant

Maximum Area

3,000 sq. ft.

Environmental Requirements

This section describes additional environmental mitigation that is required:

Landscaping Plan for Proposed Uses, refer to EIR mitigation #1 and #2, page 121

Grading Plan for Proposed Uses, refer to EIR mitigation #3, page 121

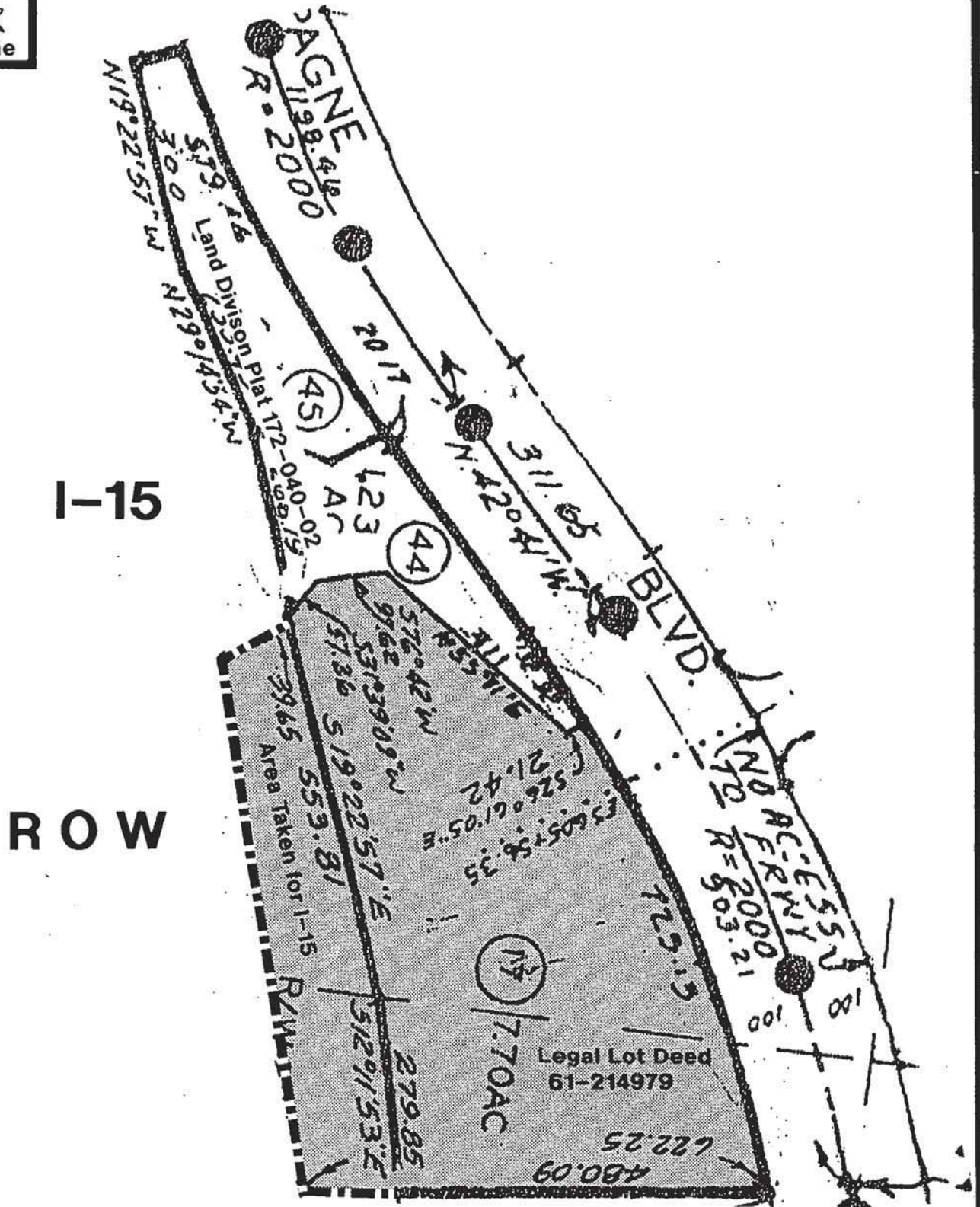
Lighting Plan for Proposed Uses, covering outside, security, and signage, refer to EIR discussion beginning on page 120

Noise Analysis, refer to EIR mitigation #1, page 213

I-15 Design Review, refer to EIR mitigation #5, page 122

Specific biological mitigation requirements, refer to EIR mitigation for Sub-Area 7, page 78

Traffic Analysis and Improvements, refer to EIR mitigation measures 1-6, page 174.



Existing Legal Lots for
Sub-Area 1

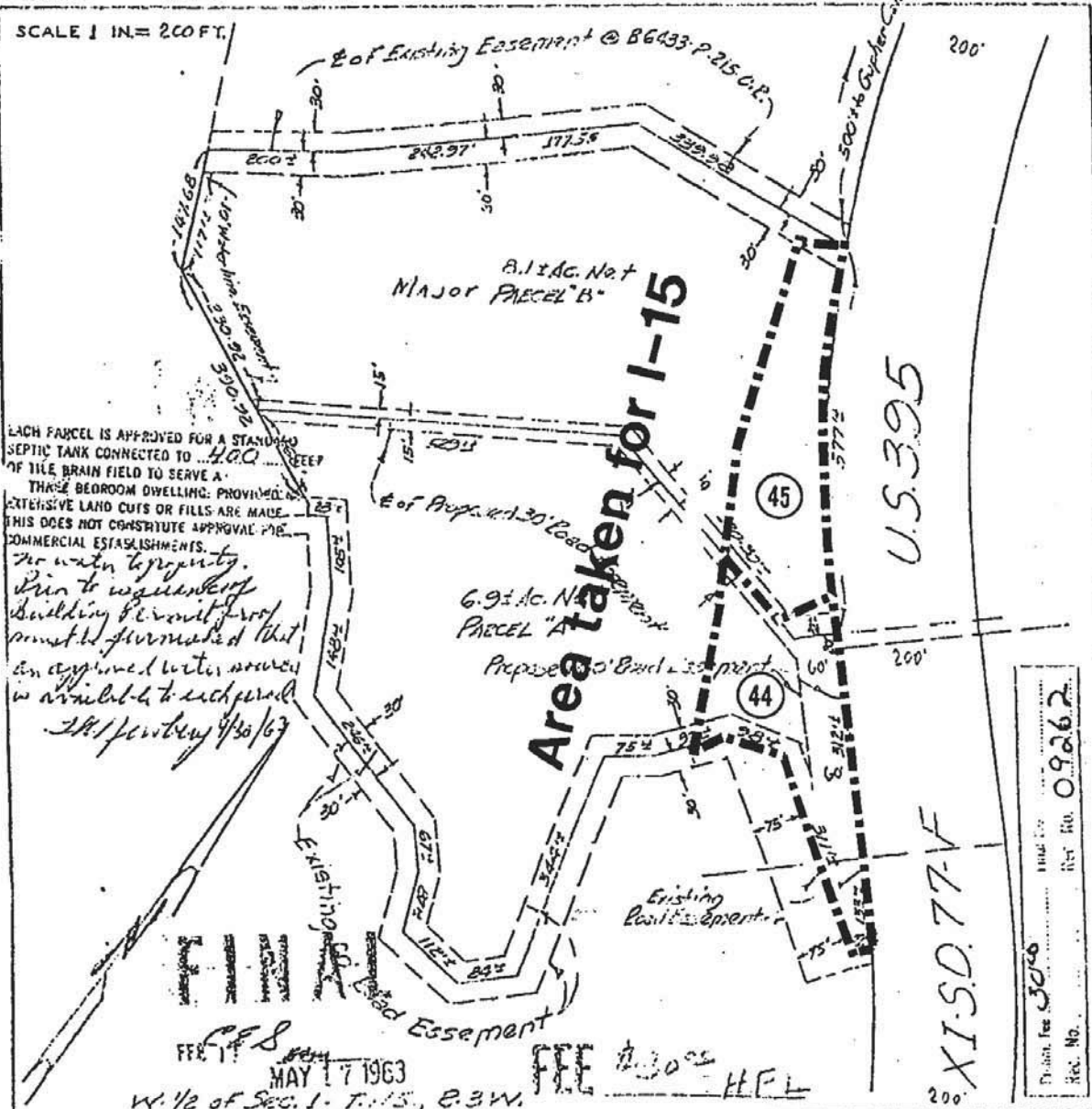
Figure 9



PROPOSED DIVISION OF LAND E21/6

FILED WITH SAN DIEGO COUNTY PLANNING DEPARTMENT

SCALE 1 IN. = 200 FT.

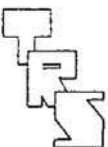


FILED MAY 2 1963 ACTION

DATE MAY 17 1963

PLAT NO. 172-040-2

OWNER	
NAME <u>Louis E. Blank</u>	ADDRESS <u>412 East Fallbrook Street</u>
PHONE NO. <u>728-1485</u>	CITY <u>Fallbrook Calif</u>
THIS PLAT WAS PREPARED WITH MY KNOWLEDGE AND CONSENT	
SIGNATURE _____	
APPLICANT	
NAME <u>Serve</u>	MAP PREPARED BY
ADDRESS _____	NAME <u>Bravura & Vaght Inc.</u>
PHONE NO. _____	ADDRESS <u>552 S. Santa Fe Ave. Vista, Calif 92081</u>
	PHONE NO. <u>728-4852</u> R.E. OR L.S. NO. <u>1122</u>



Division of Land Plat
172-040-2

Figure 10

VII. DESIGN GUIDELINES

A. Goals and Objectives

The locational, topographic, and vegetative circumstances afforded by the Champagne Gardens project area make sensitive and cohesive design an exciting opportunity for the project proponents and the County of San Diego. The confluence of three community planning areas, each with a distinctive identity, with the scenic corridor of a regionally-significant highway, mandate an individualized approach utilizing specific planning criteria tailored to the project site. The design challenge of this approach is to locate project features to enhance the physical characteristics of the site, provide an aesthetic visual panorama to commuters on I-15, and reinforce the resort-orientation and ambience of the project vicinity.

Overall Goal

It is the overall goal of design standards for the Champagne Gardens Specific Planning Area to create a sense of distinctive self-identity associated with this visitor-serving commercial center, while encouraging project features which harmonize with, and complement, the neighboring resort uses.

B. Design Elements

Generalized site planning considerations for design within the Champagne Gardens Specific Planning Area should include the following:

Overall Theme

As the name Champagne Gardens implies, the overall design will represent the sites as a resort community steeped in the beauty of its gardens, natural landscaping, and rocky hillsides. The lines and thrust of the building designs proposed will seek to compliment the natural assets of the valley. Thematic elements will draw upon Spanish-Mediterranean architecture that is enhanced to accommodate modern solutions to design and structural problems, while at the same time accommodating features that embrace the natural beauty of this unique California landscape. An additional element focusing the overall theme is the requirement that the SPA provide visitor serving commercial facilities.

Design features will be consonant with the neighboring Lawrence Welk Village and Castle Creek Resorts, where a rural ambience has been preserved in conjunction with the visitor-serving uses that have been established there.

Site Design

The focus of site design will feature the building or buildings within a landscaped setting.

The site design will avoid a strip-commercial appearance. This will be achieved through the use of access drives that allow for a broad natural buffer between use areas and Champagne Boulevard, the retention to the greatest extent possible of natural features such as oaks that can serve to screen buildings from the road, and through the use of building designs that create thematic unity within Sub-areas and avoid generic siting and structural solutions that might lead to a strip commercial character.

Adjacent Sub-Areas with potentially conflicting land uses will use a combination of site walls, landscaped to provide visual interest, and landscaping along interior and rear property lines to provide screening and separation.

The site's topographic features, such as steep slopes, woodlands, and riparian habitat, will be incorporated as visual elements of site design.

Natural site features will be emphasized and utilized as opportunities for passive enjoyment by patrons of Champagne Gardens, including provisions for foot trails and cart paths to scenic vista points of the site.

Grading will be minimized to the extent possible, and discouraged during the wet season (November to March).

Project design and construction operations will employ best management practices (BMP) relative to water quality, erosion, and sedimentation, including proper permitting, use of desilting basins, sand bags, or other measures, as needed.

Height limitations , as outlined on the Specific Plan Map (Figure 3, page 17), shall be implemented.

Specific Site Design Features

Wine Cellar (Sub-area 5D)

Wine cellar shall be largely an underground facility, with a small building extending from the edge of the hillside. Construction will employ a boring or excavation technique. Earth may be pulled back to allow for construction of the facility. Earth will be replaced over underground portion and contoured to match existing slope. All areas on the hillside berm will be revegetated in a native planting palette consistent with surrounding undisturbed areas. The construction area may minimally encroach into a steep slope area, but the

slope will be revegetated in native vegetation. A qualified soils engineer must certify that the wine cellar can be built as planned.

Motel (Sub-area 6A)

Motel shall avoid steep slopes and shall be designed so as to avoid impacts to oaks near the northern end of the building imprint. In addition, several stands of oak between the proposed site and Champagne Boulevard will be retained to mitigate visual impacts.

Structural Design

A common architectural theme shall be encouraged throughout the Specific Planning Area, manifested by structural utilization of common architectural elements and features, harmonious exterior coloration, and compatible architectural character.

Building materials used shall convey a sense of permanence and quality.

Roof-mounted equipment such as satellite dishes, solar systems, ventilation ducts and other mechanical equipment shall be screened from I-15 and Champagne Boulevard and integrated into the building's architectural design.

Structures shall be encouraged which harmonize in bulk, scale, lot coverage, and character with adjacent uses while preserving the individual character of Sub-areas and respecting the overall thematic concept.

Flat roofs visible from I-15 will be prohibited. In the case of parking structures, the roofs, which will be used for parking, must be screened along upper floor, as per the Parking Structure section, below.

The rear facades of any building that is visible from either public roads of I-15 will be finished in a manner similar to the principal sides of the buildings.

Landscaping shall be utilized to screen and/or soften views of structures and provide visual integration of the buildings into the natural surroundings and with each other.

Materials and colors shall be limited in range but complimentary to existing material and color on adjacent buildings in the area. Inappropriate materials and colors not indicative of architectural themes of the area shall be prohibited.

Specific Structural Design Features

Parking Structure (Sub-area 2B)

The parking structure design shall include planter boxes, landscaping, or other design elements along each level on its west- and south-facing sides. The desired effect is to break up the rigid horizontal lines of the structure's floors, reducing the bulk and scale of the building, and mitigate the visual impact of the structure on surrounding areas. A Major Use Permit will be required before the project can be implemented.

Conservatory (Sub-area 3A)

The Conservatory shall be a single story glass and steel structure featuring horticultural selections from around the world. The tall roof design will accommodate trees and large bushes, which will be visible from outside of the building. Glass shall be non-glare, and the roof design will minimize roof area. A Major Use Permit will be required before the project can be implemented.

Hotel/Time Share (Sub-area 4A)

The hotel will consist of four floors and roof above grade and one underground parking area. An atrium in the central area of the structure will break horizontals and add interest. External planting on the west-facing facade of the building will soften lines, reduce building bulk and mass, and enhance a blending of the building with its surroundings. A Major Use Permit will be required before the project can be implemented.

Landscape Design

A common landscaping theme shall be utilized throughout the Specific Planning Area and shall emphasize use of native, drought-tolerant vegetative species where practicable.

Where possible, mature trees shall be retained and integrated into the site landscaping theme.

A commonly-designed and landscaped "Road Frontage Zone" shall be included along the east and west frontage of Champagne Boulevard to provide visual continuity to local commuters.

Landscaping shall be utilized to provide visual screening for potentially unsightly project features such as satellite dishes, and parking or services areas.

A Concept Landscape Plan will be required for every Major Use Permit and Site Plan.

All Landscape Plans will include a Brush Management Plan which provides gradual transitions between natural vegetation and fully landscaped areas. The Brush Management Plan shall be to the satisfaction of the Deer Springs Fire Protection District.

Foot Paths

A system of foot/cart paths shall be constructed to serve areas of the Champagne Gardens project. Paths on the Specific Plan Map are conceptual and could be adjusted with the implementing permits.

Provisions for pedestrian foot paths will be incorporated into the overall site design, ensuring adequate access from selected vehicle parking facilities to surrounding areas, open space, and areas of passive recreation.

The pathways shall be improved to a minimum width necessary to safely accommodate pedestrian traffic.

Pedestrian trails and foot paths shall be appropriately marked.

Foot path alignments on the Specific Plan Map are conceptual and could be adjusted with the implementing permits.

No horse trails will be constructed or provided in the Specific Plan area.

Cart Paths

Provisions for golf cart circulation shall be incorporated into the overall site design, ensuring adequate access from motorized vehicle parking facilities to structures and areas of passive recreation.

The pathways shall be improved with concrete, decomposed granite or equivalent materials, to a minimum width necessary to safely accommodate such traffic.

Golf cart paths shall be appropriately marked.

No bicycles shall be permitted on the cart and foot paths.

Parking and Service Areas

Parking and service areas shall be situated so as to minimize views from roads and neighboring properties.

Parking areas shall provide well-defined pedestrian connections from roadway to building.

Service type facilities within parking areas shall be screened by site walls, landscape, or a combination of both.

Trash bins will be screened from view from all public streets.

For all parking lots greater than 6000 square feet in size, an internal area equivalent to 5 percent of the total parking area shall be planted with a combination of trees and shrubs.

A minimum of 5 feet shall separate parking areas or driveways from the face of a building, with this area planted with a combination of trees and shrubs, unless improved as a pedestrian walkway.

Roof top parking that would be visible from I-15 or Champagne Boulevard will be prohibited unless screened from view. The top floor of the parking structure in Sub-area 2B will be lined with landscaped planter boxes or other design features on its west- and south-facing perimeter. The top floor of the parking structure in Sub-area 5F will be lined with landscaped planter boxes on its south-facing perimeter.

Lighting

Lighting shall conform to County Zoning Ordinance Sections 6322 through 6326, and County Ordinance 7155 (Light Pollution Ordinance).

Site lighting shall be used to define pedestrian circulation, feature building entries, illuminate signage monuments, and highlight landscaping. Lighting shall focus on pedestrian and vehicle safety and enhancement of aesthetic quality. Security lighting will be limited so that it is contained within the area of need.

All exterior lighting, including lighting for the amphitheater, shall be adequately controlled and shielded to prevent glare to adjacent properties and streets.

Walkway and landscape feature lighting shall be encouraged for safety and aesthetic purposes.

Lighting shall be in character with the architectural or general theme of the development.

Lighting plans will be required with each Major Use Permit and Site Plan.

Signage

Monument signs will be allowed at all entrances to the Sub-areas, and on the northern hilltop of Subarea 1 and the southern hilltop of Subarea 6. Monument signs will be limited to the minimum size and height necessary to adequately present the entrance, and shall conform to onsite requirements of the County of San Diego Zoning Ordinance No. 6250-6283, On-Premise Sign Regulations.

Pylon signs shall be prohibited.

Wall signs visible from I-15 will be limited to one sign per building and wall signs visible from Champagne Boulevard shall be limited to one sign per building. Signage shall be integrated into the overall design concept of the building and will be limited in size to the minimum dimensions necessary to adequately identify the location from the desired distance. All wall signs shall conform to County of San Diego Zoning Ordinance No. 6265, Wall Signs.

All rooftop signs will be prohibited.

All signs visible only from the interior of the project shall be consistent in design, color, materials, and size with the overall theme of the Sub-area and will generally conform to the overall Champagne Gardens theme.

A single elevated sign up to 30 feet in height shall be permitted. Elevation shall be the minimum necessary to appropriately indicate project or use, shall not be internally lit, and shall not be a moving sign.

Signs in the project area shall be uniform in appearance and shall conform to the architectural character or general theme of the Champagne Gardens Specific Plan.

Signs shall be non-moving and externally illuminated, and generally comprised of natural materials.

Walls

Site walls required for screening and sound attenuation shall include a minimum 5-foot landscape buffer in front of the wall, with landscaping to include a combination of shrubs, trees, and groundcover to provide variety in height, texture and coverage.

ATTACHMENT A

Approval Documents:

Resolution of the San Diego County Board of Supervisors Approving Specific Plan 94-002,
Champagne Gardens

AND

Ordinance No. 8995, An Ordinance Changing the Zoning Classification of Champagne
Boulevard Specific Plan Area - Ref: SP 94-002, R94-007

RESOLUTION OF THE SAN DIEGO COUNTY)
BOARD OF SUPERVISORS APPROVING)
SPECIFIC PLAN 94-002)
CHAMPAGNE GARDENS)

ON MOTION of Supervisor Horn, seconded by Supervisor Roberts,
the following Resolution is adopted:

WHEREAS, the Champagne Gardens Property Owners Association (hereinafter referred to as the "applicant") submitted an application for the Champagne Gardens Specific Plan (SP 94-002) on November 4, 1994 for consideration by the Planning Commission and Board of Supervisors, pursuant to Board of Supervisors' Policy I-59 (Large Scale Project Review); and

WHEREAS, a Specific Plan known as Champagne Gardens (SP 94-002) has been prepared for an area comprising 84.91 acres located along Champagne Boulevard, east of Interstate 15, approximately 6 miles north of Escondido between the Lawrence Welk Resort and Old Castle Road/Gopher Canyon Road; and

WHEREAS, said Specific Plan is based upon the Bonsall Community Plan, as adopted by the Board of Supervisors, which designates the site as (21) Specific Plan Area (to accommodate visitor-serving commercial uses with no residential uses allowed) and (17) Estate, and upon the Valley Center Community Plan and North County Metropolitan Subregional Plan, as adopted by the Board of Supervisors, which designate the site as (21) Specific Plan Area (to accommodate visitor-serving commercial uses with no residential uses allowed), all of which provide guidelines for developing the Specific Plan Area; and

WHEREAS, said Specific Plan provides for the systematic execution of the General Plan as adopted by the Board of Supervisors; and

WHEREAS, partial implementation of this Specific Plan will occur with the concurrent application for a Zone Reclassification (R94-007); and

WHEREAS, said Specific Plan complies with the provisions of Board of Supervisors' Policy 1-59; and

WHEREAS, the applicant has stated the intent to:

1. Prepare 84.91 acres of land for the development of a resort-oriented visitor-serving commercial complex to include a 250 room 4-story hotel, a wellness center, a 35,000 square foot botanical conservatory, a 1,200 seat amphitheater, 2 motels, retail shops, restaurants, a convenience mart/gas station, a bed and breakfast facility, and associated parking for 1,559 cars and 20 buses.

2. Ensure that such preparation be done in accordance with all applicable adopted plans, programs, ordinances, and policies.
3. Phase the development over a five to ten year timeframe in accordance with market conditions, and the availability of public services and facilities.
4. Dedicate land and provide required improvements to Circulation Element roads affecting the external boundaries of the property in accordance with County standards and the recommendations of the County Department of Public Works.
5. Preserve the natural topography and characteristics of the property by means of open space easements and maintenance of natural slopes.

WHEREAS, pursuant to Section 65453 of the Government Code, the Planning Commission on September 11, 1998, conducted a duly advertised public hearing on the proposed Champagne Gardens Specific Plan (SP 94-002); and

WHEREAS, pursuant to Section 65453 of the Government Code, the Planning Commission, on September 11, 1998, by a vote of 4-0-3, reported to the Board of Supervisors with a recommendation to approve the Champagne Gardens Specific Plan (SP 94-002) because the project is consistent with the General Plan and with the Bonsall Community Plan, with the Valley Center Community Plan, and with the North County Metropolitan Subregional Plan; and

WHEREAS, pursuant to Section 65453 of the Government Code, the Board of Supervisors on January 13, 1999, conducted a duly advertised public hearing on the proposed Champagne Gardens Specific Plan (SP 94-002); and

WHEREAS, the Board of Supervisors finds that the Specific Plan does provide for the reasonable use and development of the area of the County included within said Specific Plan; and

WHEREAS, the Board of Supervisors has considered said Specific Plan (SP 94-002) and the recommendations of the Planning Commission, the Department of Planning and Land Use, the Department of Public Works, the Department of Environmental Health, the Bonsall Sponsor Group, the Hidden Meadows Sponsor Group, the Valley Center Community Planning Group, the Valley Center Municipal Water District, the Vallecitos Water District, the Rainbow Municipal Water District, and the Deer Springs Fire Protection District, and with respect thereto, has determined that the requirements hereinafter enumerated are necessary to ensure that the Specific Plan, and the implementation thereof, will conform to all ordinances, policies, rules, standards, and improvement and design requirements of the County of San Diego except as specifically waived; and

NOW, THEREFORE, BE IT RESOLVED AND FOUND that the Board of Supervisors hereby certifies the Champagne Gardens Specific Plan Environmental Impact Report (EIR) (Log No. 94-8-30) dated August 14, 1998 as being complete and in compliance with the provisions of the California Environmental Quality Act (CEQA), that the decision-making body has reviewed and considered the information contained therein prior to approving the project, that the EIR reflects the independent judgment and analysis of the Board of Supervisors, and that the project would have significant effects on the environment but changes have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects as identified in the final EIR.

BE IT FURTHER RESOLVED that the Board of Supervisors finds that the Champagne Gardens Specific Plan (SP 94-002) is consistent with the General Plan and with the Bonsall Community Plan, Valley Center Community Plan, and North County Metropolitan Subregional Plan in that the goals, objectives, and policies of all the elements of the plans have been or will be met.

BE IT FURTHER RESOLVED that the Board of Supervisors hereby adopts the Champagne Gardens Specific Plan (SP 94-002), consisting of the text entitled Champagne Gardens Specific Plan (SP 94-002), a map entitled Champagne Gardens Specific Plan Map, and this Resolution.

BE IT FURTHER RESOLVED that the Specific Plan be approved subject to the following conditions in order to implement the Specific Plan:

1. The applicant shall submit within 30 days of the approval of this Specific Plan revised copies of the Specific Plan text and map that include any additions, deletions, or modifications approved by the Board of Supervisors to the Department of Planning and Land Use.
2. The Specific Plan area shall be developed pursuant to Part C, "Development Review Procedures", and Part D, "Land Use Regulations", of Section VI, "Implementation", as stated in the Specific Plan text. All implementing projects and proposed uses (Tentative Map, Major Use Permit, and Site Plan) shall be reviewed for conformance to the development review procedures and land use regulations.
3. Site Plans and Major Use Permits shall be submitted for review and approval prior to issuance of a grading or building permit. Development plans for these sites shall be reviewed for conformance with the Valley Center Design Guidelines, Bonsall Design Guidelines, Interstate 15 Design Guidelines, and the Champagne Gardens Specific Plan Design Guidelines as set forth in Section VII of the Champagne Gardens Specific Plan text.

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4. The project shall construct Champagne Boulevard (SA 15) along the project frontage to its master-planned half-width (County Circulation Element Commercial Collector Road Standards [plus bike lanes] with appropriate transitions/tapers). Each subarea shall improve its frontage in conjunction with its on-site improvements.
5. Access rights onto Champagne Boulevard, except for the project access roads, shall be relinquished at the time of implementation.
6. Left-turn pockets on Champagne Boulevard shall be provided for left-turning movements into the project entrances at the time of implementation, subject to the approval of the Director of Public Works.
7. Road access to the project shall be designed to provide intersectional sight distance of 450 feet along Champagne Boulevard.
8. The project shall construct traffic signals at the following intersections:
 - Champagne Boulevard at the Main Project Access to Subareas 2, 3, and 4.
 - Champagne Boulevard at Deer Springs Road.
 - Champagne Boulevard at Gopher Canyon Road.
 - Champagne Boulevard at Old Castle Road.

The signal at the Champagne Boulevard/main project access intersection shall be constructed in conjunction with on-site development in Subareas 2, 3, and 4.

The signals at the Champagne Boulevard/Deer Springs Road and Champagne Boulevard/Gopher Canyon Road intersections shall be constructed in conjunction with the first on-site development.

The signal at the Champagne Boulevard/Old Castle Road intersection shall be constructed prior to issuance of building permits within the project area which will generate additional traffic above a cumulative total of 4,180 Average Daily Trips (ADT). Trip generation rates for development within the project's subareas are provided in Table 9 of the EIR. NOTE: The total ADT generated by the project at buildout is 8,360 ADT.

9. The project shall provide fair share traffic signal contributions in accordance with the percentage of traffic generation for each subarea (1-7) per Table 21A of the EIR for the following intersections:
 - Interstate 15 northbound ramps at Gopher Canyon Road.

- Interstate 15 southbound ramps at Gopher Canyon Road.
 - Champagne Boulevard/Lawrence Welk Drive.
 - Interstate 15 northbound ramps/Deer Springs Road.
 - Interstate 15 southbound ramps/Deer Springs Road.
10. Prior to the issuance of the first building permit, the applicant shall execute a secured agreement to construct off-site a 500 foot long right-turn lane on the northbound Interstate 15 freeway off-ramp at Deer Springs Road. This right-turn lane shall be constructed according to CalTrans design standards/specifications and to the satisfaction of CalTrans and the Director of Public Works.
 11. With each implementing permit within a subarea, the applicant shall comply with the environmental mitigation requirements specified in Attachment E.
 12. The proposed parking structure shall be designed to be in harmony with the structures in the project, utilizing tools such as landscaping.
 13. The project shall utilize EIR Alternative 4 for the main entrance/Moosa Creek crossing.
 14. The proposed mini-mart/gas station site shall be designed with non-reflective surfaces, a limitation in the height of the canopy to 18 feet, sufficient landscaping to effectively screen the project's visual impacts to the east and northeast, lighting that conforms with the lighting used in other buildings in the project and that no neon lights be allowed.
 15. The proposed amphitheater shall be a "seasonal" use with the hours of operation limited to no later than 10:30 p.m. between May 1 and September 30, and no later than 9:00 p.m. between October 1 and April 30.
 16. Any roof-top parking shall be obscured from view with architectural features and/or plants and no mechanical equipment shall be mounted on any rooftops; and
 17. Monument signs shall be required wherever appropriate.

BE IT FURTHER RESOLVED that this Resolution and all plan amendments and other actions effective hereby shall take effect on February 12, 1999.

000018 JAN 13 1999

BE IT FURTHER RESOLVED that this Specific Plan (SP 94-002) shall be of no force and effect on January 13, 2007, unless construction or use in reliance on a Major Use Permit or Site Plan has commenced prior to said expiration date.

BE IT FURTHER RESOLVED that all references within this Resolution to "applicant" shall be equally applicable to the current property owner and to any successors-in-interest or assigns, whether such successors or assigns own, control, or otherwise have development authority for all, a portion, or portions of that property included within this Specific Plan.

BE IT FURTHER RESOLVED that the following evidence is incorporated herein by this reference and serves as further evidence to support the findings, requirements, and conclusions included herein:

The maps, exhibits, written documents, and material contained in the files regarding applications SP 94-002 and R94-007, on record at the County of San Diego, the written documents referred to and the oral presentations made at the public hearings.

NOTICE - The subject property is known to contain Coastal sage scrub plant community. Such plant community is habitat for the coastal California gnatcatcher. The Federal government recently listed the gnatcatcher as a threatened species under the Federal Endangered Species Act of 1973 (16 U.S.C. Section 1531 et seq.). THE LISTING MAY RESULT IN AN APPLICANT'S INABILITY TO PROCEED WITH HIS/HER PROJECT WITHOUT A PERMIT FROM THE FEDERAL GOVERNMENT IF THE SPECIES OR ITS HABITAT ARE PRESENT ON THE PROJECT SITE. It is advisable to contact the United States Fish and Wildlife Service to determine the applicability of the prohibitions under the Act to each applicant's property.

THE ISSUANCE OF THIS PERMIT BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.

NOTICE: The applicant has complied with Fish and Game Code Section 711.4 which requires that certain projects pay fees for purposes of funding the California Department of Fish and Game. A payment in the amount of \$850 was made on October 17, 1997, Receipt Number 63478, prior to the public review of the Environmental Impact Report pursuant to San Diego County Administrative Code Section 362, Schedule C.

DEFENSE OF LAWSUITS AND INDEMNITY: The applicant shall: (1) defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County, its agents, officers, or employees to

January 13, 1999

attack, set aside, void, or annul this approval or any of the proceedings, actions of determination taken, done, or made prior to this approval, if the action is brought within the time period specified in Government Code Section 66499.37; and (2) reimburse the County, its agents, officers, and employees for any court costs and attorney's fees which the County, its agents, or officers, or employees may be required to pay as a result of this approval. At its sole discretion, the County may participate at its own expense in the defense of any such action, but such participation shall not relieve the applicant of any obligation imposed by this condition. The County shall notify the applicant promptly of any claim or action and cooperate fully in the defense.

The 90 day period in which the applicant may file a protest of the fees, dedications or exactions required in Conditions 4., 6., 7., 8., 9., and 10. begins on the date of adoption of the Champagne Gardens Specific Plan by the Board of Supervisors.

APPROVED AS TO FORM AND LEGALITY
COUNTY COUNSEL

BY Wanda S. Reed
DEPUTY

000020 JAN1399

Passed and adopted by the Board of Supervisors, County of San Diego, State of California, on the 13th day of January, 1999, by the following vote, to wit:

AYES: Cox, Jacob, Slater, Roberts, Horn

STATE OF CALIFORNIA)
County of San Diego)^{ss}

I hereby certify that the foregoing is a full, true and correct copy of the Original entered in the Minutes of the Board of Supervisors.

THOMAS J. PASTUSZKA
Clerk of the Board of Supervisors

By *Beverly Ruth*
Beverly Ruth, Deputy



Resolution No. 99-19
1/13/99 (2)

ORDINANCE NO. 8995 (NEW SERIES)

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION
OF CHAMPAGNE BOULEVARD SPECIFIC PLAN AREA
REF: SP 94-002, R94-007

The Board of Supervisors of the County of San Diego ordains as follows:

Section 1. The zoning classification of certain property is hereby changed as set forth herein, and more precisely delineated on Assessor Parcel Maps identified as Document No. N/A, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego:

The existing zoning classification is as follows:

SUB- AREA NO.	STATUS	ZONING											
		DEVELOPMENT REGULATIONS											
		USE REGS	ANIMAL REGS	DEN- SITY	LOT SIZE	BLDG TYPE	MAX FLOOR AREA	FLOOR AREA RATIO	HT	COVER	SET- BACK	OPEN SPACE	SPEC AREA REGS
1	OLD	S90	L	-	-	T	-	-	G	-	O	-	B
	NEW	S88	-	-	-	W	-	-	G	-	V	-	D,B
2	OLD	S90	L	-	-	T	-	-	G	-	O	-	B
	NEW	S88	-	-	-	W	-	-	G	-	V	-	P,B,F
3	OLD	S90	L	-	-	T	-	-	G	-	O	-	B
	NEW	S88	-	-	-	W	-	-	G	-	V	-	P,B
4	OLD	S90	L	-	-	T	-	-	G	-	O	-	B
	NEW	S88	-	-	-	W	-	-	R	-	V	-	P,B,F
5	OLD	S90	L	-	-	T	-	-	G	-	O	-	B
	NEW	S88	-	-	-	W	-	-	G	-	V	-	D,B
6A	OLD	S90	L	-	-	T	-	-	G	-	O	-	B
	NEW	S88	-	-	-	W	-	-	J	-	V	-	D,B
6B	OLD	S90	L	-	-	T	-	-	G	-	O	-	B
	NEW	S88	-	-	-	W	-	-	G	-	V	-	D,B
7	OLD	RR.5	L	.5	2 AC	C	-	-	G	-	W	-	B
	NEW	S88	-	-	-	W	-	-	G	-	V	-	D,B

"D" Special Area Regulation Designator**Objective:**

To provide comprehensive design review for commercial development to assure conformance with the planning and environmental objectives identified in the Champagne Gardens Specific Plan text.

Standards:

A Site Plan shall be submitted for review and approval that demonstrates compliance with the planning and environmental objectives identified in Section VI, Implementation, and VII, Design Guidelines.

Section 2. Effective Date. This Ordinance shall take effect and be in force thirty (30) days after the date of its passage, and before the expiration of fifteen (15) days after its passage, a summary shall be published once with the names of the members voting for and against the same in the San Diego Daily Transcript, a newspaper of general circulation published in the County of San Diego.

BY W. A. S. W. S.
DEPUTY

000024 JAN 13 1999

PASSED, APPROVED and ADOPTED this 13th day of January, 1999.

Pam Slater

Chairwoman of the Board of Supervisors of the
County of San Diego, State of California

The above Ordinance was adopted by the following vote:

AYES: Cox, Jacob, Slater, Roberts, Horn

ATTEST my hand and the seal of the Board of Supervisors this 13th day of January, 1999

THOMAS J. PASTUSZKA

Clerk of the Board of Supervisors

By *Beverly Ruth*
Beverly Ruth, Deputy



Ordinance No. 8995 (New Series)
1/13/99 (2)

**COUNTY OF SAN DIEGO
BOARD OF SUPERVISORS
WEDNESDAY, JANUARY 13, 1999**

MINUTE ORDER NO. 2

SUBJECT: Noticed Public Hearing:
 Champagne Gardens; Specific Plan, SP 94-002, and Zone Reclassification
 (Rezone), R94-007, Bonsall Community Plan Area, Valley Center
 Community Plan Area, and North County Metropolitan Subregional Plan
 Area
 (Supv. Dist: 5)

OVERVIEW:

This is a request for approval of a Specific Plan and Rezone proposal for a resort-oriented visitor-serving commercial complex which would include a 250 room, 4-story hotel, a wellness center, a 35,000 square-foot botanical conservatory, a 1,200 seat amphitheater, 2 motels, retail shops, restaurants, a convenience mart/gas station, a bed and breakfast facility, and associated parking for 1,559 cars and 20 buses. The subject site is an 85 acre area along Champagne Boulevard, east of Interstate 15, approximately 6 miles north of Escondido between the Lawrence Welk Resort and Old Castle Road/Gopher Canyon Road. The applicants are requesting a rezoning of the site from S90 (Holding Area) Use Regulations and RR.5 (Rural Residential) Use Regulations to S88 (Specific Planning Area) Use Regulations. It is designated (21) Specific Plan Area and (17) Estate on the Bonsall Community Plan, (21) Specific Plan Area on the Valley Center Community Plan, and (21) Specific Plan Area on the North County Metropolitan Subregional Plan.

BUSINESS IMPACT STATEMENT:

This proposal would have a positive impact on the business community. A themed commercial facility, such as Champagne Gardens, would generate basic employment and produce spinoff benefits.

RECOMMENDATION:

PLANNING COMMISSION:

1. Certify that an Environmental Impact Report dated August 14, 1998 has been completed in compliance with the California Environmental Quality Act, review and consider the information contained therein, find that the Environmental Impact Report reflects the independent judgment and analysis of the Board of Supervisors and make the findings stated in the Final Environmental Impact Report as shown in Attachment F.
2. Adopt the submitted Resolution approving SP 94-002 (Attachment B) for the Champagne Gardens Specific Plan which makes the appropriate findings and includes those requirements and conditions necessary to ensure that the project is implemented in a manner consistent with State law and the County General Plan.

3. Adopt the Ordinance (Attachment D) approving a change from the S90 (Holding Area) Use Regulations and the RR.5 (Rural Residential) Use Regulations to S88 (Specific Planning Area) Use Regulations with other designators as shown in the Ordinance.

RECOMMENDATION:

DEPARTMENT OF PLANNING AND LAND USE:

1. Concur with the recommendation of the Planning Commission.
2. Adopt the Mitigation Monitoring Reporting Program (submitted Attachment G).

ACTION:

ON MOTION of Supervisor Horn, seconded by Supervisor Roberts, the Board of Supervisors closed the hearing and took action as recommended, adopting Resolution No. 99-19, entitled: RESOLUTION OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS APPROVING SPECIFIC PLAN 94-002 CHAMPAGNE GARDENS; and adopting Ordinance No. 8995 (New Series), entitled: AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CHAMPAGNE BOULEVARD SPECIFIC PLAN AREA REF: SP -94-002, R94-007.

AYES: Cox, Jacob, Slater, Roberts, Horn

State of California)
County of San Diego)^{ss}

I hereby certify that the foregoing is a full, true and correct copy of the Original entered in the Minutes of the Board of Supervisors.

THOMAS J. PASTUSZKA
Clerk of the Board of Supervisors

By Frank Galang
FRANK GALANG, Deputy



APPENDIX A

MARKET ANALYSIS
FOR CHAMPAGNE GARDENS



WORKING PAPERS

**LAND USE CANDIDATES FOR
CHAMPAGNE BOULEVARD SPA**

**PREPARED FOR
CHAMPAGNE BOULEVARD PROPERTY OWNERS**

**PREPARED BY
ECONOMICS RESEARCH ASSOCIATES**

JANUARY 1990

PROJECT NO. 9730

INTRODUCTION

Economics Research Associates (ERA) has been retained by the Champagne Boulevard Property Owners group to conduct the economic analysis portion of a multidisciplinary planning team study in preparation of a specific land use plan for a land parcel of over 100 acres in North San Diego County. This specific plan is being developed in response to the County of San Diego's requirements for land use planning in this area.

The consultant study team is in the initial stages of developing a comprehensive land use plan for the acreage, which includes areas owned separately by a number of property owners. Due to the need for a comprehensive and cooperative plan for the entire specific plan area, the study team is developing a balanced and integrated plan for various land uses, which both supply the commercial development needs of the client group and also meet the planning criteria of the County of San Diego. Also, the plan is to be responsive to the concerns of a number of public review groups which are concerned with the quality and style of development in this area of North San Diego County and with the view corridor along I-15 through the site area.

The following working papers present the initial analysis of ERA as economic consultant to the team in the area of general demographic review and evaluation of the land use opportunities and constraints. A number of tables describing growth in development and demographic characteristics of the North County/Greater Escondido market area have been attached.

Candidate Land Uses

The essential product at this stage of the planning process from ERA as economic team member is a candidate list of high likelihood land uses which will be discussed by the property owners and the remainder of the planning team. We have conducted initial analysis of general levels of demand for various uses, as well as compatibility with the concepts now forwarded by the ownership group for development of their various parcels. Also including ERA's evaluation of the available markets in the local area, a list of candidate land uses has therefore been developed.

This is presented in these working papers, to be analyzed further in later phases of this assignment. Further analysis will likely include a land use opportunities evaluation by the land use planners of the study team, to

clearly show where on the site opportunities for the candidate land uses are available for development. Also, further more detailed analysis of specific uses which meet with both the physical planning constraints of the site areas and other criteria established by the County and the property ownership group will be completed, once an initial qualification phase of the candidate land uses is completed.

SITE OPPORTUNITIES AND CONSTRAINTS

ERA has approached the process of developing candidate land uses for the SPA from the perspective of including a wide variety of uses which have commercial development merit. We have attempted to avoid excluding uses due to the constraints of physical land form difficulties, zoning regulatory constraints, or strict concern with the viewpoints of the public overview process. At this early stage in the consideration of land use planning, we believe it is important to try to include as many uses as possible, and to eliminate those which are not compatible with the concerns of the above nature as the planning process proceeds.

At the same time, we realize it is important that the land uses we bring forward as likely candidates be in general be in conformance with the zoning intent for developing visitor serving commercial uses in the SPA. Within this use area, a broad range of recreational and visitor serving uses are permitted, while other uses are very limited. The applicable "C42 Use Regulations" apply for this SPA, and are intended for "areas where tourist oriented recreational opportunity exist and associated facilities and services are desired."

Market Exposure

Clearly, the transportation network which provides visitor exposure to the site area, as well as the existing surrounding land uses imply that such uses are appropriate from a market standpoint. The site has excellent exposure to traffic along I-15, although site line visibility from southbound I-15 traffic in particular is quite limited.

Also, the nature of the adjoining Welk development, one of the more successful time share developments in the United States, will expose the site area to an active year-round, recycling market of visitors to the area, who will provide an available market for uses directed toward them at the appropriate scale. Finally, the general nature of surrounding developments in the area, including recreation oriented residential developments and their amenities, tends to encourage an active visitor market into the site area.

Residential Uses

One land use which is promising from an economic perspective but which has been excluded from ERA's consideration is a residential development. Although the surrounding area in general has clearly been shown as appropriate for a variety of types of residential projects, concerns for the extent of such development in the local area relative to its supporting infrastructure have caused this use to be excluded from consideration within this specific plan area.

Physical Land Form

A concern as the process of planning the land uses for this SPA proceeds will be the ability for the land configuration to accommodate the land uses which could be theoretically developed within the SPA. There are several areas of concern:

1. Topography and Parcel Configuration. The actual shapes of the parcels included within the SPA in some cases are quite confining, and too narrow to develop in their entirety. Also, the changing elevations within site parcels are our major concern, as some areas are quite hilly and the natural grades exceed that which is safe for development.
2. Flood Plains. There is a large flood plain area running through the center of the SPA, which, in addition to the Champagne Boulevard roadway, tends to divide the SPA into distinct parts this also greatly reduces the number of land uses which can be developed on the available site area.
3. Natural Vegetation. We also understand that the substantial areas of large natural trees, especially the Oaks and Sycamores, provide significant constraints to developable areas. In most cases, careful placement of developed improvements on the site can mitigate this concern, but the overall effect is to significantly lessen the total area of developable land within the SPA.

AVAILABLE MARKETS

The site's commercial development potential clearly benefits by its exposure to a number of growing and active market segments. These are described below.

Site Area Visitors

The year-round population of visitors to the existing Welk development, as well as residential developments in the surrounding area of North San Diego County, present an active support base for visitor serving uses which can be considered at the site. Generally, the Welk development itself provides some support commercial uses for these markets, but there are a number of opportunities for extending the support functions and services for this group.

Generally, this group is characterized by a short but regular stay in the site area (for example, on a time share basis at the Welk development), so that an on-going familiarity over time is paired with a regular recycling of the market. For visitor support uses such as restaurant, specialty retail, and participant recreation, this market support group is especially strong.

Highway Travelers

In recent years, the I-15 corridor has become a major travel route for regional visitors as well as tourists moving between the Inland Empire and San Diego County. As the North County area has developed in both residential and commercial uses, the number of travelers along that route commuting to work places from residences has also expanded greatly. The zoning regulation calling for such uses as convenience, sales, and services, eating and drinking establishments, retail sales, and transient habitation (resort, visitor lodging, campground or RV), are particularly applicable to this market segment.

Regional Market Residents

There is a large and expanding market available in a 15-mile radius area near the site characterized by increasingly upscale permanent housing, much of which is occupied by retired persons, seasonal homes for non-temperate climate residents of other areas, and residents of RV campgrounds and other

residential forms. Although this market has historically been dominated by older age groups, there is an increasing diversity of demographic segments in this market.

MARKET DEMOGRAPHIC CHARACTERISTICS

As background for the consideration of various land uses in the area, ERA analyzed general demographic and population characteristics throughout the region.

A number of data tables describing demographic changes and growth and development throughout the greater Escondido and North San Diego County areas has been attached to this document. These are presented for general discussion purposes and are not described in detail in this text.

PRELIMINARY CANDIDATE USES

The analysis completed by ERA to this date, working with the other members of the study team, has indicated the following land uses deserve serious consideration for inclusion in the SPA land use plan. They are detailed in the following paragraphs.

Existing Museum and Winery

An expansion building is now being developed which will more adequately display the antique auto collection on the Knapp property. In association with the existing winery and food facility on that property, this development will provide a focus for visitation by travelers to the site area, and will provide some support services for those visitors.

These two land uses will represent most of the development potential for the Knapp property, and these uses provide an excellent base for further development on thematic lines of the concept of unique visitor services in the project area. There is also potential for a bed and breakfast style inn on this property, especially given its wine country theme.

Multi-Use Recreation/Entertainment Center

The central thematic core development of the SPA should provide a cohesive identity for the entire project area, which will be reflected in the thematic development of each of the land use parcels. There appears to be sufficient land area in the central area of the SPA to develop a fairly extensive core center of recreation and entertainment to provide these thematic base.

Given the SPA's proximity to the Welk development, which has established a successful thematic orientation for senior adults in particular in the area of entertainment in dance and music, a natural and complementary theme for this center would be an adult entertainment village emphasizing traditional music and dance. This concept would be responsive to the available markets as described above, in particular the visitors at the Welk development and the senior oriented residents of the region.

A likely program of land uses in this concept would include a flexible multipurpose recreation activity and performance hall, appropriate for meetings, ballroom dancing, and music concerts. An "Avalon on the Mainland" concept, including a music-dance pavilion, a themed Hall of Fame, and other elements such as a vintage film theater, themed restaurants, dance club, themed specialty retail, and other support facilities are appropriate.

The other logical thematic base for the SPA would be adult recreation, most likely centering on golf. The SPA is surrounded by several public golf courses, and there are additional courses in the region within easy driving distance. Although the land area is probably insufficient even for a small scale executive course, there are some new concepts now being developed which could likely fit on the available site areas and even utilize the flood plain sectors.

The family golf center concept, including target range golf, possibly across a foreground water element, provide an interesting and repetitive play opportunity for golf oriented visitors to the area. This would include several target landing areas and would be quite visually attractive, adding a complementary recreational theme to the land uses of the surrounding area. This concept could include pitching range and putting course elements as well as some support golf retail.

The details of usable site area, both buildable and appropriate for landscape development, must be addressed by the physical planners of the study team. However, it does appear at this time that there should be sufficient buildable site area for enough scale of development of these two thematic potentials to provide a unique identity for the SPA.

In the case of the dance and music themed adult entertainment village, this development would be a pioneering venture. Great care must be taken in planning both the development scale and operating format for such a concept.

Resort Inn

Working in complement with the major thematic identity element for the SPA, an adult oriented resort has considerable merit. This lodging concept would be in keeping with the development goals for the SPA at a fairly low density, highly landscaped level of development, and the supportable scale of units for such a resort inn must be carefully analyzed. One concern of the

market support for such a lodging concept is the seasonality of demand for lodging in the area, which appears to be oriented toward winter month demand, based on the experience at the Welk development.

A resort inn would likely be complemented by spa services, support retail and restaurant, and possibly a meeting\conference center. It may be important to phase a conference center in this development, once the market acceptance for the entertainment village and resort inn is established. The experience of the Welk development conference center has been one of quite limited market demand. Further, the general level of amenity development in the SPA is important for the success of a resort inn concept. At present, the site area has no spectacular landscaping or visual amenities which would necessarily draw visitors to lodging at this concept. Therefore, we would expect that a large portion of the demand for rooms at such a facility would be dependent upon the activities developed elsewhere on the site. Also, any potential for recreation and water element development of the site would be highly beneficial.

Quarter Share Lodging Units

A logical extension of the successful Welk development time share program is a high quality quarter share lodging element. Such lodging units would capitalize on the directly established successful record of the Welk time share units, and provide a somewhat more upscale complementary extension of the available product in the SPA area. We would expect that these units would be operated on a cooperative basis with the time share program at the Welk development, and could even be connected with activities by shuttle bus both within the SPA and with the Welk development. Special access rights for recreational developments on site could also be attached to these units.

RV Campground

A high quality recreational vehicle campground meeting excellent design standards with full landscaping and hookups is a very promising land use for the SPA. This land use is particularly responsive to the visitor serving nature of the zoning requirement for the area, and would benefit from the site's exposure to highway travelers as well as on-site visitor markets.

The campground use could be appropriate for the areas west of Champagne Boulevard within the SPA, given those areas' exposure to the I-15 corridor and the configuration of developable site areas along those parcels. Also, the thematic development of the remainder of the SPA as discussed above, as well as the Welk development in general, give an RV campground in this site area a particular market appeal.

Highway Serving Lodging

A moderate-priced motor lodge at a limited development scale is a moderately strong candidate land use. Especially once the thematic development of the proposed entertainment village concept is established, it would be expected that a visitor market requiring a moderate priced lodging alternative would be available at the site. This relates again to both the on-site activity market demand and to travelers on I-15, who could be exposed at this location to a moderate priced lodging alternative somewhat removed from the increasing development level of the greater Escondido/North County area.

Family Dinner House/Themed Restaurant

The multiple available markets in the area, offering a relatively high turnover of entertainment oriented visitors to the area, suggests that a moderate scale family dinner house and/or themed restaurant in several units could be a high priority land use. There also seems to be an available demand from the growing base of regional residents in the immediate area, who now have relatively few interesting dining opportunities available.

Besides a fairly standard 6,000- to 8,000-square-foot family dinner house concept, the site area's thematic potential offers the possibility of a specialty themed restaurant. This could take the form of an outdoor patio oriented informal dining house, offering exposure to outdoor California living along a Lawry's "California Center Concept." The existing stands of Oak and Sycamore trees will also offer a particularly pleasant outdoor environment for such a dining concept.

Themed Retail

An upscale specialty retail center at a limited scale, probably developed in proximity to the themed dinner house discussed above, is also promising. One concern would be the supportable scale of such a development, which tends to be limited to a fairly small scale development unless a sufficient critical mass is established to provide for a true specialty themed retail experience. The sizing and placement of such a specialty retail center would be the subject of careful evaluation once the general layout and thematic identity of the SPA is established.

Highway Serving Commercial

The northern most parcel of land within the SPA, west of Champagne Boulevard and near the I-15 interchange, is quite narrow in shape. Access to this area by regional travelers, with appropriate signage, suggests that the only likely land use for this parcel would be a visitor serving commercial use at a very small scale. Likely candidate land uses would be a service station or convenience retail outlet.

**POPULATION ESTIMATES
NORTH COUNTY EAST
SAN DIEGO
January 1, 1988**

<u>Subregional Areas</u>	<u>Total</u>	<u>Household</u>	<u>Non-Household</u>	<u>Percent of County</u>
Escondido	114,718	113,080	1,638	4.9%
San Marcos	35,321	34,842	479	1.5
Vista	68,879	67,613	1,266	3.0
Valley Center	12,720	12,558	162	0.5
Pauma	3,902	3,647	255	0.2
Fallbrook	<u>32,041</u>	<u>30,610</u>	<u>1,431</u>	<u>1.4</u>
Total	267,581	262,350	5,231	11.5%

Source: San Diego Association of Governments and Economics Research Associates.

**HOUSING UNIT ESTIMATES
NORTH COUNTY EAST
SAN DIEGO
January 1, 1988**

<u>Subregional Areas</u>	<u>Total</u>	<u>Single- Family</u>	<u>Multi- Family</u>	<u>Other</u>
Escondido	46,125	25,204	16,528	4,393
San Marcos	14,993	7,799	4,146	3,048
Vista	26,744	16,582	8,493	1,669
Valley Center	4,888	3,484	343	1,061
Pauma	1,163	1,020	117	26
Fallbrook	<u>11,831</u>	<u>8,003</u>	<u>2,696</u>	<u>1,132</u>
Total	105,744	62,092	32,323	11,329

Source: San Diego Association of Governments and Economics Research Associates.

**POPULATION PER HOUSEHOLD
NORTH COUNTY EAST
SAN DIEGO
January 1, 1988**

<u>Subregional Area</u>	<u>Estimate</u>
Escondido	2.58
San Marcos	2.64
Vista	2.70
Valley Center	2.83
Pauma	3.33
Fallbrook	2.75
Average	2.60

**Source: San Diego Association of Governments
and Economics Research Associates.**

**1988 HOUSEHOLD INCOME
NORTH COUNTY EAST
SAN DIEGO
(Percent)**

<u>Subregional Areas</u>	<u>Under \$10,000</u>	<u>\$10,000- \$14,999</u>	<u>\$15,000- \$24,999</u>	<u>\$25,000- \$34,999</u>	<u>\$35,000- \$49,999</u>	<u>\$50,000 and Over</u>	<u>Total</u>
Escondido	10%	10%	22%	18%	19%	21%	100%
San Marcos	8	9	21	20	21	21	100
Vista	11	10	22	19	18	20	100
Valley Center	10	9	19	16	17	30	100
Pauma	21	12	20	14	13	19	100
Fallbrook	10	9	19	17	18	28	100
North County East	10%	10%	21%	18%	19%	22%	100%

Source: San Diego Association of Governments and Economics Research Associates.

**MEDIAN HOUSEHOLD INCOME
NORTH COUNTY EAST
SAN DIEGO**

<u>Subregional Areas</u>	<u>1980 ('79\$)</u>	<u>1988 ('79\$)</u>	<u>1988 ('87\$)</u>
Escondido	\$16,974	\$17,151	\$29,428
San Marcos	18,299	18,021	30,920
Vista	16,705	16,757	28,752
Valley Center	19,976	19,368	33,231
Pauma	14,224	13,385	22,966
Fallbrook	18,983	18,851	32,344

Source: San Diego Association of Governments and Economics
Research Associates.

**HISTORICAL AND PROJECTED TOTAL POPULATION
NORTH COUNTY EAST VS. REGIONAL TOTAL
1986-2010**

	<u>North County East</u>	<u>Regional Total</u>
1986	232,958	2,165,689
1995	338,317	2,585,134
2000	372,422	2,784,195
2010	448,314	3,154,490
 Growth Rate (1986-2010)	 2.77%	 1.58%

Source: San Diego Association of Governments and Economics
Research Associates.

**HISTORICAL AND PROJECTED OCCUPIED HOUSING UNITS
NORTH COUNTY EAST VS. REGIONAL TOTAL
1986-2010**

	<u>North County East</u>	<u>Regional Total</u>
1986	84,470	771,082
1995	129,910	964,764
2000	145,886	1,058,179
2010	177,642	1,212,773
 Growth Rate (1986-2010)	 3.15%	 1.90%

Source: San Diego Association of Governments and Economics
Research Associates.

**HISTORICAL AND PROJECTED CIVILIAN EMPLOYMENT
NORTH COUNTY EAST VS. REGIONAL TOTAL
1986-2010**

	<u>North County East</u>	<u>Regional Total</u>
1986	84,462	907,616
1995	121,230	1,137,354
2000	134,838	1,240,360
2010	165,533	1,464,094
 Growth Rate (1986-2010)	 2.84%	 2.01%

Source: San Diego Association of Governments and Economics
Research Associates.

**AGE DISTRIBUTION
NORTH COUNTY EAST
SAN DIEGO
1988**

<u>Subregional Areas</u>	<u>Median Years</u>	<u>Under 20</u>	<u>20-24</u>	<u>25-34</u>	<u>35-54</u>	<u>Over 55</u>	<u>Total</u>
Escondido	34.0	27.7%	7.5%	17.2%	23.3%	24.2%	100%
San Marcos	34.0	29.9	5.6	18.1	25.6	20.7	100
Vista	32.0	29.9	7.9	18.1	22.5	21.6	100
Valley Center	38.0	27.7	4.1	13.6	26.0	28.7	100
Pauma	28.4	38.8	5.5	16.3	21.2	18.2	100
Fallbrook	35.8	27.3	7.7	15.8	22.0	27.3	100
North County East	33.8	28.9%	7.0%	17.3%	23.6%	23.2%	100%

Source: National Decision Systems and Economics Research Associates.

SELECTED SHOPPING CENTERS NORTH SAN DIEGO COUNTY

	<u>Opening Date</u>	<u>Number of Stores</u>	<u>1989 Retail Sq.Ft.</u>	<u>Major Retailers</u>
<u>Regional Shopping Centers¹</u>				
North County Fair	1986	186	1,294,000	May Co., Sears, Nordstrom, Robinson's, The Broadway, J.C. Penney
<u>Community Shopping Centers²</u>				
Vallecitos Town Center	1988	20	557,000	Price Club, Levitz, Edward's Cinema, Home Club, Krause's Sofa Factory
Escondido Village Mall	1964	50	525,000	Walker Scott, Warehouse Entertainment
Escondido Promenade	1987	25	417,000	Kids 'R Us, Mervyn's, T.J. Max, Target, Toys 'R Us
Plaza Las Palmas	1985	32	125,000	Marshall's, Federated
<u>Theme/Specialty³</u>				
The Vineyard	1974	65	160,000	Sport Chalet, Second Sole, Acapulco Restaurant
The New Mercado	1987	40	65,000	Pier One Imports, Thrifty Drug

¹Built around 3 or more major department stores and usually have a minimum gross leasable area of 750,000 square feet.

²Provides shopping goods, general merchandise, apparel, furniture and home furnishings. It has a minimum gross leasable area of 100,000 square feet.

³Uses a unifying theme in architectural design and tenant mix. The anchors are restaurants and entertainment facilities.

Source: Shopping Center Directory, NRB, 1989-29th Edition; and Economics Research Associates.

APPENDIX B

PUBLIC FACILITIES FINANCING PLAN

CHAMPAGNE GARDENS SPECIFIC PLAN

PUBLIC FACILITIES FINANCING PLAN

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PURPOSE

The purpose of the Public Facilities Financing Plan is to identify the major public facilities needed to support the Champagne Gardens project, and to recommend the specific means by which these facilities can be financed, consistent with the objectives of the San Diego County General Plan Public Facilities Element.

A general description of alternative financing mechanisms is found in the Appendix to this report.

DESCRIPTION AND PROPOSED FINANCING OF FACILITIES WHICH ARE DIRECTLY IMPACTED BY THE PROPOSED CHAMPAGNE GARDENS PROJECT

Roads:

The Champagne Gardens project is located on Champagne Boulevard approximately .7 miles south of the Gopher Canyon/Interstate 15 interchange. Champagne Boulevard is designated a Collector Road on the County Circulation Element, which calls for a maximum 64-foot roadbed within a 94-foot right of way (includes a 10-foot bike path).

A traffic study for the Champagne Gardens project was prepared by Endo Engineering, a consulting traffic engineering firm, which identified the need for 1) improvements to the project's frontage along Champagne Boulevard, 2) on-site road improvements, 3) traffic signalization at several locations, and 4) possible off-site improvements to Champagne Boulevard between the project and the Gopher Canyon interchange.

Regarding this last matter, the Endo study identified specific project trip generation levels which, if exceeded, would trigger the need for off-site improvements along Champagne Boulevard between the project and the Gopher Canyon interchange.

Objective 1 of the Public Facilities Element calls for a minimum level of traffic service "C" on Circulation Element roads. The Element also states that "equitable sharing of funding for transportation facilities shall occur" (Objective 2) and that "...new development shall be required to contribute its fair share toward financing transportation facilities..." (Policy 2.1). Accordingly, the appropriate mechanisms for financing the above-identified road facility improvements are:

- 1) Frontage Improvements: Developer funding and construction.
- 2) Off-site Road Improvements: Developer funding if criteria are met.

3) Traffic Signalization: Developer funding of signals fronting the project on Champagne Boulevard, and payment of development impact fees toward traffic signals to be located at the Gopher Canyon Interchange and the Mountain Meadow/Deer Springs interchange (there are funds in existing County impound accounts to finance these locations).

4) On-site Road Improvements: Developer funding and construction.

The County is authorized by Government Code, Section 66484 to institute a fee for new development "in an identified area of benefit to offset the construction or expansion costs of planned Circulation Element roads, bridges, and bikeways needed to serve the development." Currently, this fee is not collected by the County with respect to new development. However, if the Board of Supervisors adopts the fee prior to the issuance of building permits, Champagne Gardens will conform to its fair share to the extent necessary.

Water:

The Champagne Gardens project is located within three water districts. Properties on the west side of Champagne Boulevard are primarily within the Rainbow Municipal Water District (RMWD) and properties on the east side of Champagne Boulevard are within the Valley Center Municipal Water District (VCMWD). A small portion of the southwesterly corner of the Champagne Gardens project is located within the Vallecitos Municipal Water District (VMWD).

A water study was prepared by Hewlett Zollars, Inc., a consulting engineer to the Champagne Gardens project, which concluded that VCMWD is best suited to provide water service to the project. VCMWD has water distribution facilities which can be expanded throughout the project area, including 12" and 14" mains traversing the Champagne Gardens properties. There have been preliminary discussions among the districts to either support the appropriate annexation-detachment proceedings or, as an alternative, come to an agreement allowing "out-of-district" service by VCMWD.

Water facilities to support the Champagne Boulevard development include the on-site distribution facilities as well as possible off-site improvements to the existing off-site mains which run north-south along the east side of Champagne Boulevard. The on-site distribution system will be financed and constructed by the developer (exaction), as will the off-site improvements, if necessary. This approach is consistent with the appropriate VCMWD policies and standards, as well as the County Public Facilities Element, Objective 1, which states that "Land use planning which is the responsibility of the County, will be coordinated with water system planning, which is the

responsibility of the facility providers."

In addition to the developer funding the connection to the existing VCMWD distribution system, a connection fee is paid to the district at the time water connection is established. This fee is used by the District to provide district-wide supply and storage facilities which benefit all development within the District. The current fee is \$2700 per connection.

Sewer:

The three districts serving Champagne Gardens with water, also provide wastewater treatment and collection. Again, as with water, VCMWD is the logical agency to provide sewer service to Champagne Gardens because the district has sewerage within the project boundary, and because the district is presently working on the expansion of the Moosa Canyon Sewage Treatment Plant, which is planned to offer ample capacity to the proposed project. The demand for sewage treatment capacity generated by Champagne Gardens has been taken into account by the district in their design of the expanded plant.

To provide for financing of the Moosa expansion, VCMWD recently established a 1911 Act facilities Improvement District, which includes all of the properties within Champagne Gardens. To date, the new district has established lien authority over the encumbered properties to the extent of \$740 per Equivalent Dwelling Unit (EDU), which represents the amount necessary to fund completion of the engineering cost of designing the new plant. The Improvement District also has the authority to proceed into the next phase of the project, which entails establishing the final lien assessment for actual construction of the expanded plant, estimated as an additional \$6600 per EDU.

Regarding the necessary collection system, Champagne Gardens has access to an existing 8" sewer line located along the east side of Champagne Boulevard, running north-south along the full length of the project. Sewage is gravity-fed along this line directly to the Moosa Plant, located about one-fourth mile to the north.

VCMWD has proposed to RMWD that the two districts work together to accomplish the objectives of the Improvement District, which spans both sewer district boundaries. As an alternative, the same purpose can be accomplished by detaching the Champagne Gardens properties from the Rainbow district, and annexing them to the VCMWD, if this approach is approved by the Local Agency Formation Commission (LAFCO).

In addition to the developer funding the connection to the existing collection system, construction of the Champagne Gardens project will involve a connection fee to the District. This fee is used by the District to provide district-wide supply and storage facilities which benefit all development within the

District. For Champagne Gardens, as for all properties dependant upon the expansion of the Moosa sewage treatment plant expansion, the amount of this fee has not been determined precisely, although current projections are in the range of \$6000 to \$10000 per equivalent dwelling unit (EDU). In addition, prior to the installation of water facilities, the district charges a plan check fee of \$1000 per connection plus 5% of the engineer's estimated cost, to be paid to the district for inspection and administration.

Flood Control and Drainage:

The Public Facilities Element states that "The costs of constructing needed flood control facilities shall be shared by property owners who create the need for, and benefit from, the facilities." (Policy 4.1) Some channelization is proposed for the Champagne Gardens development as it affects Moosa Creek, and accordingly, the developer will be responsible for improvements to the creek to assure that there are no adverse drainage impacts to neighboring properties. Construction and financing of these improvements is to be the responsibility of the developer.

The County's Flood Control Fee Ordinance does not apply in this case because Champagne Gardens is not located within one of the existing designated drainage impact areas.

The County may - on a case by case basis - charge applicants requesting a rezone, or a major use permit, an impact fee for flood control and drainage improvements. Major use permits will be required of the Champagne Gardens project; accordingly, fees may be levied in the future if a nexus can be established between the proposed project and the need for off-site drainage improvements.

Fire Protection and Emergency Services:

The Champagne Gardens development is located within the Deer Springs Fire Protection District (DSFPD) which provides structural fire protection and basic life support services. Effective July 1, 1994, the district will operate two stations. The headquarters station is located less than a mile to the north of the proposed project, within a five minute response time. The district also operates a station at Deer Springs Road, located 3.8 miles south of the proposed project.

The Public Facilities Element Fire Protection and Emergency Services Objective 2 calls for "equitable and sufficient funding for fire protection and emergency services facilities." To implement this objective the policy states that "new development be required to finance its full and fair share of the facility and equipment needs that it generates." Accordingly, the

district participates in the County's fire mitigation fee program which currently collects \$0.12 per square foot for sprinkled commercial developments, collected at the time of issuance of building permits. At that rate the Champagne Gardens project would generate approximately \$90,000 to the district.

DESCRIPTION OF FACILITIES NOT DIRECTLY IMPACTED BY THE CHAMPAGNE GARDENS DEVELOPMENT

School Facilities:

The Champagne Gardens project is strictly commercial, and excludes residential development. Therefore, no impacts would occur to local schools. Nevertheless, provisions of the California Government Code, referred generally as the SB-201 provisions, enable the local jurisdiction to levy a development impact fee which, for commercial projects, is currently \$0.28 per square foot. The fee is collected upon the issuance of building permits. For Champagne Gardens, the total fee is projected to be in the range of \$200,000 to \$220,000.

Public Parks:

Implementation Measure 1.1.1 of the Park Section of the Public Facilities Element states that the Park Lands Dedication Ordinance will be utilized to meet the local park needs of new development to the extent allowable under state law. However, the Champagne Gardens project does not include residential land uses, and will not generate a demand for public parks. Accordingly, the PLDO does not require the payment of development impact fees in this case.

Solid Waste Facilities:

The Public Facilities Element Solid Waste Goals call for "safe, sanitary and environmentally acceptable collection, storage, transport, recycling and disposal of the solid waste that is generated." At present, solid waste services are being provided by Mashburn Sanitation, a private hauling company which presently disposes of its solid waste at the San Marcos landfill. There are no current County requirements for private developers to contribute toward solid waste services and facilities. Mashburn, or another private hauler, will continue to serve the Champagne Gardens properties by private contractual arrangements.

Law Enforcement:

The Public Facilities Element Law Enforcement Objective 1 establishes a "level of facilities sufficient to accommodate a service level of three patrol shifts per day per 10,000 population...as an interim step toward meeting the facility goal

{of four patrol shifts per day per 10,000 population}."

The Champagne Gardens properties are served by Sheriff's 816 beat, which is based out of the Valley Center Substation located at 28205 North Lake Wohlford Road in Valley Center.

Current County policies do not require funding contributions for Law Enforcement by new developments. If the Board of Supervisor's should adopt such a fee ordinance prior to the issuance of building permits, assuming the fee is to be collected upon issuance of building permits, Champagne Gardens will conform to the new ordinance.

Animal Control:

The Public Facilities Element Animal Control Objective 1 calls for animal control "facilities sufficient to provide 1.08 square feet of shelter space per dwelling unit." However, the Champagne Gardens project does not include any proposed residential units, and hence will not generate additional demand for animal control facilities.

There are currently no funding requirements for new developments to contribute toward financing animal control facilities. Funding for these facilities are primarily derived from the County General Fund.

Policy 4.1.1 of the Public Facilities Element calls on the County to "Develop and utilize an impact fee program that requires new development to contribute its fair share of facility costs...." If the impact fee is enacted prior to the issuance of building permits or final subdivision map approval, and if the fee pertains to commercial development, Champagne Gardens will conform to the fee requirements.

Libraries:

Objective 2 of the Public Facilities Element calls for "Equitable sharing of funding for library facilities by unincorporated communities and all cities in the County Library's service area, and by all new development that will benefit from the facilities." However, the Champagne Gardens project proposes no residential development, and would therefore not be expected to generate substantial demand for additional library facilities.

At the present time there are no impact fee requirements imposed by the County on private developers for the purpose of financing library services or facilities. Public Facility Element Implementation Measure 2.2.1 states that the County should "Examine the feasibility of a development impact fee in the unincorporated area to finance library facilities to serve new development." If the Board of Supervisors adopts such a

ordinance, and if it pertains to commercial development, Champagne Gardens will conform to the fee requirement.

Courts and Jails:

Public Facilities Element Objective 1 calls fore "An equitable method of funding for justice facilities by all jurisdictions and by all new development that will benefit from the facilities." At the present time the great majority of financing for Courts and Jails comes from the County General Fund and to a lesser extent from specific state programs such as the State Jail Bond program, the County Criminal Justice Facility Temporary Construction Fund (Government Code Section 76004), and from the County Courthouse Temporary Facility Construction Fund (Government Code 76000).

At the present time there are no County requirements of private developers to contribute toward the financing of court and jail facilities. Implementation Measure 1.1.2 of the Public Facilities Element calls for a program to "Establish the legal and technical basis for a regional development impact fee, and seek regionwide implementation." If the Board of Supervisors adopts such a fee ordinance, and if it applies to commercial developments, Champagne Gardens will conform to the requirements of the ordinance.

Public Health:

The Public Facilities Element Health Goal calls for "facilities that meet the health care needs of all eligible county residents." The financing of public health care facilities is based on a variety of specialized state and federal sources which support the health care programs directly. To a lesser extent, the County's General Fund is utilized.

There is presently no County requirement of private developers to contribute toward the financing of public health facilities and services. Implementation Measure 4.1.2 of the Public Facilities Element calls for the County to "Establish the legal and technical basis for a regionwide development impact fee, and seek regionwide implementation." If such a fee ordinance should be adopted by the Board of Supervisors prior to the issuance of building permits, assuming the fee is to be collected at that time, then Champagne Gardens will conform to the requirements of the new ordinance.

SUMMARY OF FINANCING RECOMMENDATIONS

<u>Directly Impacted Facility</u>	<u>Recommendation</u>
Roads	Developer exaction Development impact fees (traffic signals)
Water	Developer exaction and connection fees
Sewer	Assessment district and developer exaction
Flood Control/Drainage	Developer exaction
Fire Protection/Emer. Services	Fire mitigation fee

Facilities Not Directly Impacted

Schools
Public Parks
Solid Waste
Law Enforcement
Animal Control
Libraries
Courts and Jails
Public Health

A P P E N D I X

ALTERNATIVE FINANCING METHODS

The following is a general description of the most common and practical alternatives available for financing public facilities in the state of California.

Exactions

The term "exactions" refers to public facilities that are financed and constructed by developers, typically as a condition to the approval of discretionary projects, such as tentative maps and use permits.

The California Government Code, and other state statutes, authorize the use of exactions by local government as a means of financing public facilities that are directly impacted by a proposed private project. Exactions are a common and appropriate means of requiring road, drainage, flood control, and utility improvements - both on and offsite - that are deemed necessary due to the impacts of the proposed project. Exactions may be appropriate for any public facility whenever a nexus can be established between the proposed development and the need for the particular facility.

Exactions are usually imposed as conditions to a resolution, a

use permit, or to other forms of conditional discretionary entitlements. Such conditions are specifically written and usually define the level of improvement by relating it to adopted technical standards. Most exactions must be constructed concurrent with the construction of the project itself, although in some instances they are deferred by the use of security instruments such as bonds, letters of credit, covenants, and other forms of performance guarantees.

Development Impact Fees

Development impact fees are an increasingly common means of financing public facilities, particularly major off-site facilities such as parks, roads, schools, and flood control facilities. These "developer fees" include park fees under the authority of the Quimby Act and school impact fees under the authority of SB-201.

Impact fees are appropriate when an individual development adds incrementally to the need for a particular public facility, but when it is infeasible to construct the facility concurrent with the development itself. The fees typically go into a fund for a given geographic area, and the public facility is constructed later when sufficient funds have been collected.

Local jurisdictions require impact fees as conditions to subdivision maps and other discretionary entitlements. The fees

are usually payable at the time of issuance of building permits, although in some instances they are collected at the time of final map recordation.

The use of development impact fees has grown substantially over the last twenty years, primarily because this form of finance gives the local jurisdiction more flexibility with regard to the timing of public facility expenditures. From a legal perspective, most development impact fees are said to be "in lieu" of a direct exaction from the developer.

Special Assessments

California statutes establish various mechanisms for financing public facilities using "special assessment" districts. The most common assessment proceedings are based upon the Improvement Act of 1911, the Municipal Improvement Act of 1913, or the Improvement Bond Act of 1915. In effect, these acts facilitate the financing of a specified public improvement by the imposition of a tax levy on the benefiting properties within the assessment district.

There must be evidence that the proposed public improvement does in fact benefit the properties within the district, and that the amount of the assessment is reasonable with respect to anticipated benefits.

State law is expressly definitive as to the procedure for establishing these districts. In general, special assessment proceedings require a resolution of intention, the preparation of an "engineer's report" setting forth an estimate of the cost of the facilities to be constructed and estimating the amount of assessment per parcel based on the benefit to be received by the property from the proposed improvements. The Board of Supervisors holds a public hearing after it has received the engineer's report. If owners of more than fifty percent of the property included within the proposed assessment district file written protests prior to the close of the public hearing, the Board of Supervisors must abandon the assessment district proceeding unless it finds by a 4/5ths vote that there are overriding public health and safety reasons to go forward with the planned improvements.

If the assessment district goes forward, bids are received on the project and bonds are sold to finance the construction and administrative costs associated with the project. At this time a lien is placed on the property in the amount of the final assessment. The annual assessments are collected by the County Tax Collector on the regular tax bill.

Special assessments have been typically used to finance neighborhood improvements such as sidewalks, streets, curbs, gutters, drainage and sewer facilities. However, many other

improvements can be financed by this means, such as fire protection facilities, water supply, street lighting, ornamental vegetation, etc.

Improvement Districts

Municipal water districts are empowered to create improvement districts for the purpose of incurring bonded indebtedness to finance public facilities on less than a district-wide basis. The procedures for the formation of the improvement districts and the establishment of debt are contained within the Water Code. Once the improvement district has been established, the debt service may be satisfied by the levying of ad valorem property taxes if sufficient voter approval has been secured. Other sources of revenue such as connection charges may be used to provide for the debt service.

Facility Benefit Assessments

The City of San Diego pioneered the use of "facilities benefit assessments" as a means of paying for new infrastructure in developing communities. This is basically a "pay as you go" method of financing that involves a determination of the total costs of the facilities to be financed, the type and rate of development, the relative benefit derived by the various classes of development from the facilities and the establishment of a benefit assessment (development fee) that is paid at the time building permits are issued.

In practice the City of San Diego has used the FBA approach to finance road improvements, fire stations, parks, libraries and traffic signals. In theory, as long as a community-wide benefit can be shown from the facilities to be financed, this method has broad application.

The County does not presently have the authority to establish facilities benefit assessments, and may require specific state legislation that would grant such authority.

Mello-Roos Community Facilities Districts

The Mello-Roos Community Facilities Act of 1982 authorized the establishment of community facilities districts (CDFs) for the purpose of acquiring or constructing public facilities. The districts are created by the governing body (i.e., city council, board of supervisors, special district board of directors) and require a 2/3rds voter approval. The districts may issue bonds and levy special taxes, subject to the 2/3rds voter approval, to finance the construction or acquisition of any capital facility the parent agency (city, county, etc.) is otherwise authorized to construct or acquire. If there are less than twelve registered voters residing in the proposed district, the election is conducted among the property owners weighted according to acreage owned. The special tax can be levied on any basis that bears reasonable relationship to the benefit received from, or the need generated for, the community facility by the properties so taxed.

Proceedings to create a community facilities district may be initiated either by the legislative body or by a petition of 10% of the property owners or 10% of the registered voters in the area proposed for the district.

The Mello-Roos Community Facilities District Act allows the use of this financing mechanism for any public facility that the legislative body is otherwise empowered to acquire or construct. In this respect it has probably the broadest potential application of any of the financing means described. It is even possible to use the CFD mechanism to finance improvements governed by a joint powers authority, thereby expanding its use to include facilities that might otherwise be constructed by two or more public agencies.