

Lawrence

18

Welk
Village

ENJOY
A DAY
ANIGHT
A LIFETIME

SPECIFIC PLAN
AMENDMENT

86-001

LAWRENCE WELK RESORT VILLAGE

DRAFT
SPECIFIC PLAN AMENDMENT
(SP-A-86-001)

Prepared for

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San Diego County
DEPT. OF PLANNING & LAND USE

SPECIFIC PLAN AMENDMENT
SP-A-86-001

A LARGE SCALE PROJECT

Certificate of Adoption

I hereby certify that this Plan consisting of this text and maps is Specific Plan SP-A-86-001 (Lawrence Welk Resort Village) and that it was approved by the San Diego County Planning Commission.

Date 11-7-86 Richard A. Wright, Chairman

Attest: Walter C. Ludwig, Secretary

CERTIFICATE OF ADOPTION

I HEREBY CERTIFY THAT THIS PLAN, CONSISTING OF THIS MAP, A TEXT, AND APPENDICIES IS

SPECIFIC PLAN AMENDMENT (SP-A) 86-001,

AN AMENDMENT TO THE Lawrence Welk Resort Village

SPECIFIC PLAN AND THAT IT WAS ADOPTED BY THE SAN DIEGO COUNTY BOARD OF SUPERVISORS ON THE

10th DAY OF December, 1986 (1)

David P. Smith
VICE CHAIRMAN

ATTEST: La. Ruth M. Laverice
ASST. CLERK OF THE BOARD

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I Introduction

A. PROJECT BACKGROUND

Since 1964, Teleklew Productions has been involved in developing and operating it's resort property- known popularly as the Lawrence Welk Country Club Village. The "Village" is located on the east side of Champagne Boulevard at Lawrence Welk Drive about five miles north of Escondido.

The Village has evolved over the years from a small mobile home park into a major north county recreational - residential resort. The Resort now includes 457 mobilehomes, an 18-hole golf course, theatre, two restaurants, various visitor-serving commercial shops, a Scripp's Clinic, and 98 motel units. In addition, 28 interval ownership condominiums were recently completed and 36 additional units are under construction.

The Resort's success is apparent by the growing number of visitors who come to play golf, see a stage-play, or simply relax in and around the recreational facilities. The number of visitors has been growing at a 6% annual rate for more than a decade. Visitors numbered about 1/2 million in 1984, including 20% who arrive by tour bus.

At this juncture, Teleklew Productions sees a need to round out the Resort by adding facilities which are in current need. These include 1) a second theatre for stage plays, 2) a dance

pavilion, 3) a tourist orientation center, 4) additional visitor-serving retail shops, 5) and an entertainment center. A transportation center is also needed for serving tour buses and relating them to shuttle bus service to destinations within the Resort. In addition, the existing residential inventory, which includes mobilehomes and interval-ownership condominiums, is proposed to be supplemented with 209 Garden Villas (condominiums) and up to 172 estate lots.

B. PROJECT HISTORY

Teleklew Productions has been engaged in the operation, planning, and orderly development of Lawrence Welk's Country Club Village since 1964. As originally acquired by Teleklew Productions, the site encompassed 220 acres. The site was, at that time, developed with a nine-hole golf course, a fifty-six seat restaurant, and one hundred mobilehome spaces.

In 1965, Teleklew acquired 179 acres of contiguous property north of their existing facility. Expansion of the developed area began in 1966, with the addition of one hundred mobile home spaces and an additional nine-hole golf course. The golf course is now a full 18-hole par 3 course.

With the expansion of the residential and recreational facilities, the restaurant facility proved incapable of meeting the increased demand. Thus, in 1968, a new 186 seat restaurant was constructed. The existing restaurant was converted to recreational use.

As a service to residents of the mobilehome park, as well as in response to non-resident demand, in 1968, twenty-two motel units were constructed in conjunction with the new restaurant. Also, in 1968, Lawrence Welk Drive was dedicated in its present alignment as a County public road.

Aside from the completion of a golf driving range in 1969, there was no further development until 1972. In 1972, twenty-two motel units were added to the existing restaurant/motel facility. Contiguous property to the east was acquired in 1971, which added 470 acres to the existing 399 acres, for a total of 869 acres.

Given the size of the facility and the amount of undeveloped land, it became evident that the preparation of a long-range, comprehensive master plan was necessary. The planning activities led to the preparation and submittal of a Private Development Plan (PDP) for Lawrence Welk's Country Club Village in 1973. The PDP was approved by the Planning Commission, but was not processed to approval by the Board of Supervisors due to the institution of the Specific Plan procedure. However, the land uses and densities identified in the PDP did form the basis for the General Plan land use designations for the Village.

In taking its action on the General Plan Amendments, the Board of Supervisors approved the concepts embodied in the PDP. The events which subsequently took place were indicative of the Board's intent.

In 1974, Teleklew directed the preparation of a Specific Plan, Tentative Map, and Special Use Permit for a portion of its ownership (SP76-02; T.M. 3480; R-76-93; and R76-16). These applications were conditionally approved by the Board of Supervisors on December 14, 1976. The approvals permitted Teleklew to expand the Village to include an additional 253 mobilehome spaces; a recreation center, 76 additional motel units; a private swim and tennis club; a convenience shopping center, museum and theatre; and open space. The total area to be developed approximated 106 acres. Lot 8 of the approved Tentative Map, which was designated "Future Development" on the Specific Plan Map, was not a part of these expansion plans.

In 1975, Teleklew acquired property adjacent to, and southerly of, its existing ownership, bringing the total ownership to approximately 888 acres. Of this 888 acres, about 152 acres are either developed or approved for future development.

In 1978, Teleklew Productions, Inc. directed the preparation of an Application For Initial Determination for property located northerly of Lawrence Welk Drive. The Application was filed with the County on May 19, 1978. The staff response, dated May 31, 1978 determined that the proposed project provisionally conformed to the County General Plan. In the staff report to the Board of Supervisors dated June 5, 1978, the staff recommended that the Board initiate the Specific Plan known as Welk Park North, in accordance with Sections 6556.1 and 65507 of the Government Code and Board Policy I-62. The Board's action on July 5, 1978, was to refer the initiation to the Director,

Regional Growth Management.

The Director, Regional Growth Management, in his report to the Board dated July 17, 1978, stated in part that, "I can find no conflict in this case with the RGMP since it was anticipated that this portion of the Welk ownership would be developed in a similar manner as that to the south." After consideration of the matter, the Board acted to initiate the proposed specific plan on August 1, 1978.

The Welk Park North Specific Plan (SP79-08) was originally adopted on March 12, 1980. It was subsequently amended (SPA-A83-03) in October, 1983 to incorporate various design and miscellaneous changes including 1) relocation of the motel complex 2) relocation of the recreation center 3) revision of development phasing 4) addition of optional recreational centers 5) alteration of the type and configuration of residential architecture and 6) expansion of the previously approved golf course.

The most recent County action affecting the Resort Village involved Modification of existing Major Use Permit P77-129 to allow construction of a new larger golf pro shop serving both the old and new golf courses. The Planning and Environmental Review Board approved the Modification on May 30, 1985 (P77-129W).

In 1984, Teleklew Productions bought a 2.3 acre parcel of land located on the west side of Champagne Boulevard (old Highway

395) just north of Lawrence Welk Drive. The property was fully developed into 130 mini-warehouse storage units when Teleklew acquired the property. The property was purchased in order to improve its appearance since it is located at the entrance of the Resort. Some additional landscaping has already been planted and additional beautification efforts are under consideration.

Success of the existing Welk Resort activities led Teleklew Productions to purchase a 22 acre parcel known as the "Squire Ranch" located adjacent and north of the new time-share condominiums project now under construction (Welk Park North). The Squire property is ideally situated to accomodate expanded resort uses because of its proximity to the existing theatre, shops and restaurant. Further, the western third of the property is relatively level and has excellent access and visibility to the highway.

Two additional small acquisitions of 19 acres in the northeasterly and northerly portions of the project is in the process of being completed. These properties are currently owned by LaVerne Tracy and Paul Feld. These proposed acquisitions were included in a recent survey which will establish the entire Welk ownership to be 915.80 acres gross or 912.50 acres excluding Lawrence Welk Boulevard. The total acreage within the proposed Specific Plan will be approximately 915.8 acres gross.

A summary of the regulatory history of Lawrence Welk Resort village is provided on figure A.

C. PURPOSE AND SCOPE OF SPECIFIC PLAN

The purpose of this report is to satisfy the San Diego County Requirements for a Large Scale Project. It will demonstrate that the proposed Specific Plan (SP Amendment) has been prepared in accordance with Board of Supervisors Policy 1-59, adopted August 26, 1975, and is

- (1) Consistent with all existing State Laws and local ordinances,
- (2) In conformance to adopted General Plan Elements and the North County Metropolitan Planning Area Preliminary Land Use Element,
- (3) Compatible with existing developments,
- (4) Consistent with the Regional Growth Management Plan
- (5) Compatible with the requirement that there be available public services and facilities adequate to serve the development.

This text, together with the related Specific Plan Maps (SP-A-86-001), represents a Specific Plan Amendment of both the two existing Specific Plans, i.e., Welk Park North and Lawrence Welk's Country Club Village. In addition, the Specific Plan Amendment expands the area under the existing Specific Plans to include 1) the existing 2 acre mini-storage parcel and 2) the 22 acre Squire Ranch and 3) the amended Specific Plans encompasses all of the contiguous ownership of Teleklew Productions.

The main purpose of the amended Specific Plan is to incorporate specific changes and additions to the ultimate development of Lawrence Welk's Resort Village. These changes and additions are described in detail under "Description of Project". In brief they are:

- (1) Addition of 209 condominium units around the northeast portion of the new golf course.
- (2) Addition of the existing mini-warehouses.
- (3) Addition of the Squire Ranch visitor commercial area, including transportation center.
- (4) Designation of the Estate lot area in the eastern, high portion of the property.
- (5) Deletion and addition of designated open space at various locations to accomodate the changes described above.

The amended Specific Plans have a secondary purpose in simplifying regulations governing development of the property owned by Teleklew Productions. There are currently two Specific Plans governing most of the property, while ordinary general plan designations apply to the remaining Teleklew Productions property. The amended Specific Plans will eliminate confusion and help both the applicant and the County to understand the overall impact of the new proposed uses.

II Site Description

A. LOCATION

Lawrence Welk's Country Club Village is located about eight (8) miles north of the City of Escondido, in the unincorporated area of San Diego County, it lies approximately midway between Old Castle Road and Mountain Meadow Road. The Hidden Meadows community development is located to the immediate east, and the Circle R Ranch community is about one mile to the north. The property is bounded on the west by Champagne Boulevard (old Highway 395) and lies both north and south of Lawrence Welk Drive.

B. NATURAL FEATURES

Topographically, the property lies along a portion of the base and eastern side of the South Fork, Moosa Canyon, ranging in elevation from 475 to more than 1,700 feet. The western portion of the property has a relatively subdued topography which is characterized by generally flat drainage areas, interrupted by occasional rounded granitic hills. The eastern portion of the property is formed primarily by the steep escarpment which rises to a relatively level, boulder-strewn crest.

Vegetation on the subject property is composed of elements of three major floral assemblages 1) chaparral, 2) coastal sage scrub, and 3) southern oak woodland (including riparian). In

addition, ruderal areas have developed on man-disturbed portions of the site. Extensive ornamental landscaping has been installed, along with permanent irrigation systems, throughout the developed portions of the site.

Coastal sage scrub occurs throughout the site, with relatively heavy concentrations on the hilly northwestern portion, and along the eastern ridge line. The association is characterized by low semi-shrubs which are widely spread.

The southern oak woodland association occurs near the western boundry of the site, where there are major drainage areas. The most common species found in this area is the coast live oak, which varies in height from roughly 30-50 feet. Much of the understory of grasses and scattered shrubs has been cleared to permit the development of the golf course and first unit of the mobilehome park.

Riparian (streamside) vegetation is present along the western margin of the site, along the South Fork of Moosa Canyon Creek. Although not well developed onsite, the species typical of a riparian community are in evidence, including sycamore, willow, mule fat, poison oak, nettle, and fleabane.

Rock outcroppings are in striking evidence along the eastern margins of Welk Park North. The rock outcroppings derive from the Woodson Mountain grandoiorite, a generally uniform medium to coarse-grained rock body containing local fine-grained concentrations of dark-colored minerals. The granodiorite

weathers into the small to very large spheroidal boulders characteristic of the steep west-facing slopes of the Oat Hills.

C. EXISTING SITE UTILIZATION

The western third of the Teleklew Productions property is extensively developed. Existing land use in this area is generally described as medium density residential (mobilehomes, 4-7 per acre) to the south and resort-commercial to the north. The northwesterly corner of the ownership is now being developed as a time-share condominium project with a golf course and other recreation facilities. The newly-acquired Squire Ranch property is entirely vacant except for the ranch house itself.

The middle third of the Teleklew ownership is comprised of the steep slopes above the resort and below the mountain meadow plateau. This area is entirely undeveloped.

The eastern third of the Teleklew ownership is at the edge of the mountain meadow plateau. This portion of the property is topographically related to the Hidden Meadows community to the east. Legal access to this portion of the Teleklew property is available to the east via Meadow Mesa Lane and Meadow Glen Way West. Access to the west is available on Welk View Drive.

III Project Description

A. GOALS

The Goals of the Lawrence Welk's Village Resort Specific Plan SP are as follows:

- (1) To develop a residential-recreational resort project in conformance with the guidelines of the County of San Diego General Plan, the North County Metropolitan Planning Area Map, and the Regional Land Use Element Map.
- (2) To create a residential/recreational environment which will blend harmoniously with its surroundings.
- (3) To increase both short-term construction employment opportunities, and long-term maintenance employment opportunities within the community.
- (4) To provide ample recreation and open space areas for the residential density planned.
- (5) To construct the project in phases, compatible with the adequacy and availability of public facilities, services and utilities.
- (6) To preserve significant rock outcroppings, mature trees, and other natural features of scenic quality.
- (7) To regulate the design and construction of new housing so that it will be compatible in character with the existing community.
- (8) To minimize grading by designing building sites, roads, and recreation areas to be in harmony with existing topograph and land forms where possible.
- (9) To preserve the rustic environment of the community by visually and physically integrating the golf course, recreation area, and open space areas with the developed areas.
- (10) To create a pleasant environment through the sensitive use of the existing terrain and landscape.

B. DEVELOPMENT CONCEPT

The proposed project consists of three major new elements to be integrated in to the existing Resort. The first element is the new commercial-recreation center to be built on the western portion of the Squire Ranch. The second element includes 209 residential condominiums to be located around the north-eastern edge greens of the golf course. The third element is the proposed estate lot area on the mountain meadow plateau in the eastern portion of the Teleklew ownership.

All on-site roads are proposed as private roads to be built in accordance with standards established by this Specific Plan except for roads currently within and maintained by an existing County Service Area. These standards are illustrated on Figure K (page 48).

Commercial-Recreation Center

The success of the Lawrence Welk Village Resort has created a great need for additional tourist-serving retail shops as well as recreational uses. These new facilities must be located as closely as possible to the existing Resort and, in particular, to the new time-share project which has added substantially to the Resort's visitor attractions. Further, the new commercial center must have direct access onto Champagne Boulevard. As a result, the logical location is at the west end of the Squire Ranch property, between Moosa Creek and the highway.

Garden Villas

The new golf course relating to Welk Park North is planted and was ready for use early in 1986. The north-easterly portion of the course is a beautiful and advantageous location for a cluster of outdoor-oriented residential units. The project for this area includes 209 condominium patio homes on 48.59 acres, not including the golf course. This project will represent an architectural and thematic extension of the existing Resort Villas.

Estate Lot Area

There are approximately 340 relatively-level acres on the plateau of the eastern edge of the Teleklew ownership. This is referred to as the Estate Residential Area which is proposed for up to 172 single family dwellings at a maximum density of 0.5 dwellings per acre.

Proposed Project

The project is an amendment of the two existing adopted Specific Plans for the Lawrence Welk Resort Village (SP76-02 and SP78-08). This amendment would permit three new developments on the 916-acre Teleklew ownership. These developments would be accomodated by the proposed designation of the Specific Plan to indicate 1) a 10.71-acre visitor-serving commercial center; 2) a 48.59-acre residential condominium area (so-called Garden Villas); and 3) a 340-acre large lot single family residential area (Estate Lots). Figure J is a schematic drawing of project description.

If approved, the proposed project would allow for the additional expansion of existing resort facilities which are not now allowed by authority of the two existing Specific Plans. Existing Specific Plan 76-02 (Country Club Village) includes the existing 457-space mobilehome park, "pitch and put" golf course and existing commercial facilities. Specific Plan (Amended) 83-04 (Welk Park North) includes the new 18-hole golf course as well as 280 unit time share condominium project.

The reader will notice from Figure I that the proposed project includes a larger geographic area than that now

included within the existing two adopted Specific Plans. This is because the proposed new Specific Plan would encompass all contiguous property owned by Teleklew, some of which was acquired since the earlier Specific Plans were approved. In particular, the additional lands are: 1) two-acres on the west side of Champagne Boulevard which are fully-developed as mini-warehouses, and, 2) twenty-two acres, vacant, except for one single family dwelling, located along the northerly property perimeter.

No design details are available for the proposed Commercial-Recreation Center. Instead, the new Specific Plan simply states that 10.71 acres of land as shown on Figure 4 would be designated for "visitor commercial" use. Highway access would be taken from Champagne Boulevard. The Specific Plan text describes the important proposed uses to include: 1) a second theater for stage plays, 2) a visitor orientation center which will highlight tourist attractions throughout San Diego County, 3) additional motel-resort facilities, 4) a transportation center which will serve as a staging area for tour buses, and 5) additional retail shops. Most of the remaining Squire Ranch property will be set aside as open space. It is anticipated that the new commercial-recreation center will be built out within five years.

No design details are available for the proposed Residential Condominium area (Garden Villas). Proposed are 209 attached residential units at a density of 4.3 units per acre. The Specific Plan text states that this development would be an architectural and thematic extension of the existing Resort Villas (referring to the nearby time-share condominiums).

Layout, grading and other design details are given for the proposed Estate Residential area which is depicted on the new Specific Plan map for 172 lots on 340 acres at an overall density of 0.5 dwellings per acre. This development is for lot sales only, i.e., lots would be sold for custom home construction which would occur on a lot-by-lot basis over an extended period of time. Prime access will be along the existing utility access road.

IV Public Services and Utilities

(1) Sewer:

The Welk ownership has 958 paid sewer connections (equivalent dwelling units) available from the Valley Center Municipal Water District. A total of 764 connections were active in July, 1984 when the status of Welk connections were last evaluated by the District. Since then, the number of active connections has been rising as new condominium units were constructed in Welk Park North.

Additional capacity beyond 958 connections will ultimately be required to serve the new development proposed as part of the Specific Plan. According to the District this additional capacity will be available and a service availability letter has been issued.

One twelve-inch sewer line within overlapping 25' and 30' easements (approximate total width is 40') running north-south across the western margin of the property, by the Valley Center Municipal Water District.

(2) Water:

The VCMWD supplies water for domestic and fire protection purposes to the Welk Park North property. The District has confirmed that water service is available to serve the proposed development. The District has also advised the applicant that certain improvements to the distribution system will be necessary in order to serve the development. Teleklew Productions, Inc. will participate (along with other property owners who would benefit from these improvements) in financing these improvements to facilitate the delivery of adequate water for domestic and fire flow purposes.

A twelve-inch water line adjacent to, and easterly of Champagne Boulevard, and an eight-inch water line extending northeast by southwest in the easterly portion of the site, are presently maintained by VCMWD. These lines will be used to convey water to the development. A portion of the eight-inch line will be abandoned and the easement vacated to provide a looped system to serve Welk Park North.

(3) Electricity and Natural Gas:

San Diego Gas and Electric Company will provide electric service to Welk Park North. Extension of service from the existing 12KV lines adjacent to and easterly of Champagne Boulevard (old Highway 395) will be routine matter (see Encumbrance Map for overhead electrical line location). These lines emanate from

the Lilac Substation, located approximately 3.5 miles west of the proposed development.

One twelve-inch water line, and one twelve-inch sewer line within overlapping 25' and 30' easements (approximate total width is 40') running north-south across the western margin of the property, by the Valley Center Municipal Water District.

One 12 KV overhead power line within a 10' easement to San Diego Gas and Electric Company which runs north-south adjacent to, and easterly of, Champagne Boulevard (old Highway 395).

One 12 KV overhead power line within a 12' easement to San Diego Gas and Electric Company (overlaps 10' easement, above).

One 12 KV overhead power line within a 6' easement to San Diego Gas and Electric Company, which runs east-west easterly of the abandoned sewage treatment plant.

Natural gas facilities do not exist in the area of Welk Park North. Rather, propane gas is distributed through a private piping system from a central tank to the existing development.

(4) Telephone:

Telephone service is available to the existing Resort. The existing facilities may be extended and augmented to provide service to the new development areas.

(5) Police:

Law enforcement is the responsibility of the San Diego County Sheriff's Master Beat 35, covered out of the Sheriff's Pauma/Valley Center Team Police Office. Response time to Welk Park North from this office, located at 28567 Cole Grade Road, approximates 18 minutes for priority calls and 30 minutes for non-priority calls. Normal patrol coverage consists of one unit operating 8:00 am to 4:30 pm; one unit operating 3:00 pm to 11:30 pm; and one unit rotating relief for the other two units.

(6) Fire:

Structural fire protection is provided by the Deer Springs Fire Protection District, a paid District since December 15, 1981. Staff includes six firemen (professionals), twenty-five volunteers, an administrator and a contact fire chief. Equipment is located at a station at 1321 Deer Springs Road, and includes two fire trucks, one water truck, and one utility truck.

(7) Traffic and Circulation:

The Village takes access from Champagne Boulevard (old Highway 395) at Lawrence Welk Drive. Current traffic volumes on Champagne Boulevard are 3,994 A.D.T. south of Lawrence Welk Drive and 1,723 A.D.T. to the north. These volumes are well within the capacity of the highway due to opening the new I-15

freeway in 1978. The old highway has become a frontage road with freeway access at Mountain Meadow Road and Gopher Canyon Road.

Early in 1985 Caltrans completed grading for two freeway ramps at Lawrence Welk Drive. These ramps have not been paved and are not as yet open for use. There will be an on-ramp westbound and an on-ramp eastbound.

(8) Schools:

The proposed development is located within the boundaries of the Valley Center Union High School District, which services grades K through 8. The District has one school located at 28751 Cole Grade Road. The school is divided into two separate plants, with elementary grades K-4 in one plant, and middle grades 5-8 in the other.

The District has advised Telekew Productions that their present facilities are overcrowded and that the County of San Diego Board of Supervisors has approved a resolution affirming the overcrowding condition. The District has adopted a fee schedule to insure adequate school facilities.

Welk Park North is located in the Escondido Union High School District. The District currently provides educational facilities for grades 9 through 12 at Escondido High School, and Pasqual High School. Telekew Productions has entered into agreements with the Districts to ensure that no school age children will

become permanent residents, or compensation will be paid to the Districts.

(9) Recreation:

Recreation amenities in the vicinity include the existing nine-hole golf course, recreation center, and pool at Lawrence Welk's Country Club Village; and similar facilities at Circle "R" Ranch and Hidden Meadows. Public facilities include Guajome Regional Park (six miles west of the Welk Park North), and a number of neighborhood parks in Escondido, San Marcos and Oceanside. However, since the project will provide ample onsite recreational opportunities, it is not expected that residents of the project will utilize public recreation facilities significantly.

(10) Public Transportation:

Public Transportation for Northern San Diego County is provided by the North County Transit System (NCTS). Service is not provided to this portion of the county by NCTS; the nearest bus lines are in Escondido.

(11) Health Care Facilities:

Welk Park North is located in the North County Hospital District. Three hospitals will provide service to the proposed project. Palomar Hospital, 13 miles south of the project site

in Escondido, is a 300-bed facility. Tri-City Hospital, 15 miles Southwest of the site in Oceanside, is a 321-bed hospital. Fallbrook Hospital, located 17 miles north in Fallbrook, has 50 beds. Twenty-four hour emergency room service is available at all three hospitals.

Ambulance service is provided by Superior Ambulance Service in Escondido in accordance with the San Diego County Hospital District Master Plan. Normal response time for a direct call is ten minutes or less.

In addition, Scripps Clinic was recently completed, providing onsite, 24-hour medical services to Village residents.

(12) Cable Television:

Lawrence Welk's Country Club Village provides an onsite community antenna and cable system for residential and hotel users, since individual antennas are not permitted. The existing system was recently extended to provide service to Welk Park North.

V Implementation

Implementation

Subsequent to approval of the Specific Plan (SP-A86-001) the following permits will be submitted for review by the County:

1. A Rezone (in conjunction with a Site Plan) of the entire 10.71 acre visitor-serving commercial area from S-87 to C-42 (see figure 4);
2. A Modification of P83-051 to allow for additional condominium development; and rezone the area of proposed condominium development to RV15; and,
3. A Rezone of the existing 340 acre land that is now zoned A-70 to S-88. This encompasses the estate lot development area as shown on figure J.

These permits will be subject to further environmental analysis.

The proponent of the proposed project intends to phase construction of the three new developments. The residential single family lots (Estate Lot Area) would begin development immediately and proceed through 1991. The Commercial-Recreation Center would begin development in

1988 and proceed through 1993. The residential condominiums (Garden Villas) would begin construction in 1990 and be complete in 1993.

In addition, 45.3 acres of recreational open space will be vacated as part of applications for future permits and approximately 280 acres will be granted for biological open space easements.

General Plan/Zoning

The project is within the North County Metropolitan Subregional Plan of the County General Plan. There are three General Plan designations shown on Figure F including Residential #1 (1 d.u./ 1, 2, or 4 acres depending on slope). Multiple Rural Use #18 (1 d.u./ 4, 8 or 20 acres depending on slope) and Estate #17 (1 d.u./ 2 4 acres depending on slope).

The Regional Land Use category for the vicinity of the Welk project is Estate for the westerly and steeper portions of the property which are in the #17 Estate and #18 Multiple Rural Use designations. The upper portion of the property now designated #1 Residential is within the Country Town regional land use category. No General Plan

changes are proposed relative to this Specific Plan Amendment.

Zoning

As can be seen from Figure E, existing zoning varies greatly and includes A-70, C-36, RMH-5, RS-4, S-80, S-82 and S-88.

A. PHASING

1. Commercial Recreation Center:

This project is anticipated to begin construction before 1990 and be complete within five years. C-42 zoning will allow development upon County approval of a site plan to assure consistency with the Goals and other elements of the Specific Plan.

2. Garden Villas:

This project is anticipated to begin construction before 1990 and be complete within three years. Implementation will require RV15 zoning with appropriate designators to permit multi-family structures similar to those now being built as the Welk Park North shared-ownership units. In addition,

a modification of existing P83-051 will be required to allow for additional condominium development.

3. Estate Residential Area

This area is proposed for immediate subdivision. However, this is a lot sales program and it is expected that homes will be built one-by-one for many years in the future. A subsequent rezone to S-88 will be required. The following are design criteria which assume mitigation of any potential environmental impacts associated with grading, hillside development, and erodability:

Design Criteria

- a. All subdivision maps and other related permits filed pursuant to this Specific Plan Amendment (SPA86-001) shall be in substantial conformance with the lot design proposed in Exhibit A1.
- b. A Site Plan shall be submitted concurrently with each subdivision map. Grading and hillside disturbance shall be evaluated for those lots identified in Exhibit A2, in accordance with the mitigation criteria listed below:
 - 1) Each site plan shall include a detailed slope analysis.
 - 2) No grading shall occur in the building site

area in excess of 50%.

- 3) The maximum height of cut slopes shall be 10 feet and the maximum height of all slopes shall be 15 feet.
- 4) If new information comes to the attention of County staff that was not identified in the Environmental Impact Report or Specific Plan document and exhibits prepared for this Specific Plan Amendment, and such information indicates significant grading or other impacts on lots not identified in Exhibit A2, then additional environmental review for those impacts may be required.
- 5) Grading shall be performed on a lot-by-lot basis.
- 6) House pad and driveway grading is to conform to the natural terrain. The building area is to be located near existing access roads.
- 7) Existing natural features, i.e., drainage swales and rock outcroppings shall be identified on the site plan and shall be preserved where feasible.
- 8) An L grading permit shall be required for all

environmentally sensitive lots as identified in Exhibit A3 and any additional lots that may be included by Decision of the Planning Director.

- 9) All proposed structures shall be located away from the westerly rim of the estate development lots in accordance with the Building Envelope Plat.
- 10) A building envelope which meets the above criteria shall be identified for each lot.
- 11) Based on the above criteria, lots shall be merged or deleted if the design standards cannot be met unless design standards are waived by the decision-making body.

c. Site plans for individual lots may be modified through the site plan review procedure, and shall be subject to the evaluation criteria listed above.

d. Prior to issuance of any grading permits, the applicants shall prepare a detailed soils investigation of the proposed development areas, to address soil movement of any kind, and to include measures to mitigate potential erosion and sedimentation impacts resulting from the proposed

development. The report and all grading plans shall be prepared to the satisfaction of the Director, Department of Public Works.

- e. Prior to issuance of any grading permit, the applicants shall prepare a detailed landscape plan, emphasizing the use of native trees, shrubs, and groundcovers for low maintenance erosion control. This is to include plans for additional landscaping of the utility access roads as a part of the landscape and irrigation plan. These plans shall be prepared to the satisfaction of the Director, Department of Planning and Land Use.
- f. The applicants shall adopt and abide by the site design criteria addressed in the Specific Plan and the Final Environmental Impact Report as specified above.
- g. The applicants shall prepare a plan for alleviating potential erosion and siltation impacts through a system of storm drains and siltation basins, hydroseeding and additional landscaping along the utility access road, to prevent further environmental impacts from occurring.
- h. Prior to approval of any final maps or permits, the applicant shall, to the satisfaction of the

Director, Department of Planning and Land Use, dedicate open space easements to protect steep slopes and biological resources as indicated on Figure 20 of the draft EIR. No existing open space easements on the steep slopes shall be vacated except for 4.78 acres at the north end north of the northerly boundary of the proposed riparian habitat. The open space presently dedicated for golf course and recreational purposes per TM3480 shall be re-dedicated to protect biological resources in their natural state. Vegetation may be selectively removed in this area for fuel break purposes upon written permission for the appropriate fire prevention authority.

- i. All existing riparian areas shall be preserved in the biological open space easements per Figure 20 of the draft EIR. This shall include restoration of the western-most riparian area per the recommendations in the biology survey report, dated May, 1986.
- j. All existing live oak trees on site shall be retained in an undisturbed condition.
- k. Prior to issuance of any grading permits, the applicants shall to the satisfaction of the Director, Department of Planning and Land Use,

revegetate the existing utility access road utilizing native drought resistant vegetation per an approved landscape plan.

1. Prior to approval of any final maps or permits the applicants shall, to the satisfaction of the Director, Department of Public Works, prepare hydrological analyses to describe existing and projected flood flow, and to provide mitigation measures to adequately address potential hydrological impacts as a result of this project. This could include Zoning Ordinance restrictions or additional open space easements to mitigate potential impacts.



ESTATE LOT DESIGN

Fig. A-

ENVIRONMENTALLY SENSITIVE LOTS

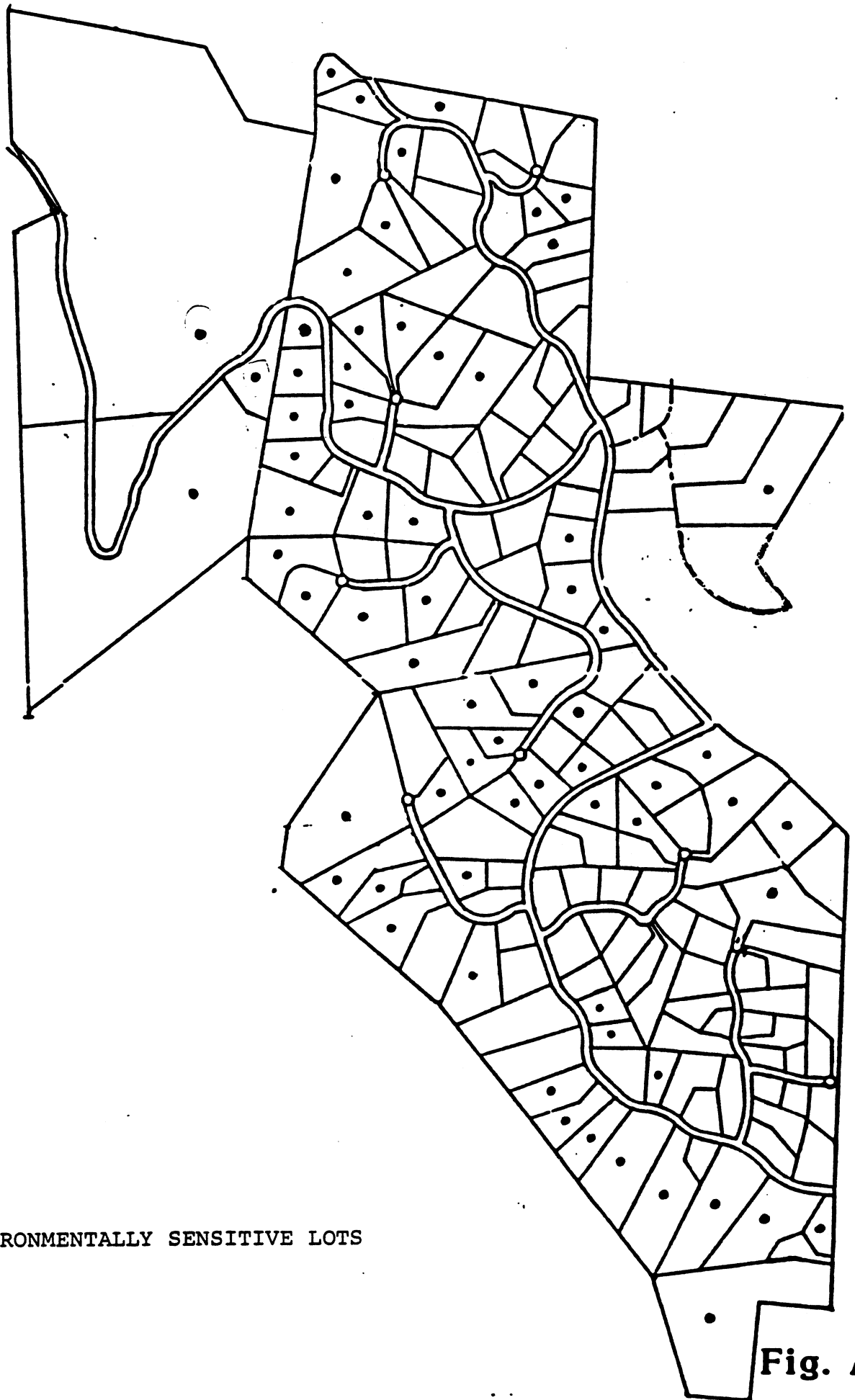


Fig. A-



LOTS SUBJECT TO L-GRADING PERMIT

Fig. A-3

B SPECIFIC PLAN

There are two existing Specific Plans which overlay the general plan designations. The specific plan boundaries are shown on Figure I. The Country Club Village S.P. 76-02 was approved on December 14, 1976. The Welk Park North Specific Plan SP 79-08 was first approved on March 12, 1980 and amended on August 3, 1983 (SPA 83-03).

C MAJOR USE PERMITS

Numerous major use permits and other related approvals have been approved over the years to accomodate the existing Resort. These approvals are summarized on Figure A of this document.

VI Graphics

APPLICATION DATE	SPECIAL USE PERMIT	TENTATIVE MAP	TENTATIVE PARCEL MAP	STREET VACATION	REZONE	SPECIFIC PLAN	LARGE SCALE PLAN	SPECIFIC PLAN AMMENDMENT	GENERAL PLAN AMMENDMENT
6/22/70	P 70-202								
4/6/71	P 71-209								
3/15/76	P 76-16 ^A				R 76-03 ^A	SP 76-02 ^A			
4/29/76		TM 3480 ^A							
10/7/77	P 77-129 ND 1/19/78								
4/10/79	P 79-35 ^B P 79-36	TM 3948 ^B			R 79-033 ^B	SP 79-08 ^B	LSP 79-03 ^B		
3/10/81									GPA 81-02
3/16/81	P 81-024 ND 4/9/81								
10/9/81					R 81-064 B/S 12/81				
11/16/81			TPM 17468 ND 7/7/83						
12/31/81				VAC 81-40					
3/26/82			TPM 17622 ND 7/11/83						
8/8/83					R 83-053 ^C			SPA 83-03 ^C	
8/9/83		TM 4417 ^C							
9/9/83	P 83-051 ^C								
9/13/83	P 83-060 ^D								
10/21/83				VAC 83-30					

A: ALSO KNOWN AS PDP74-05 (LAWRENCE WELK'S COUNTRY CLUB VILLAGE); WITH ASSOCIATED PERMITS EIR;CERT. BY B/S 8/26/75

B: SP79-08 IS ALSO KNOWN AS LSP79-03 (WELK PARK NORTH); WITH ASSOCIATED PERMITS; EIR CERT. BY B/S 3/12/80

C: B/S (11/1/83) FOUND THAT EIR CERTIFIED FOR WELK PARK NORTH ADEQUATELY ADDRESSES ENVIRONMENTAL IMPACTS

D: PERB (9/1/83) RECOMMENDED THAT EIR FOR SP7-08 ADEQUATELY COVERS ENVIRONMENTAL IMPACTS

VAC: VACATION OF A PORTION OF CHAMPAGNE BLVD; NO ENVIRONMENTAL REVIEW REQUIRED

ND: NEGATIVE DECLARATION

PROJECT HISTORY

TELEKLEW PRODUCTIONS INC.
piro engineering
san marcos, california

fig.A

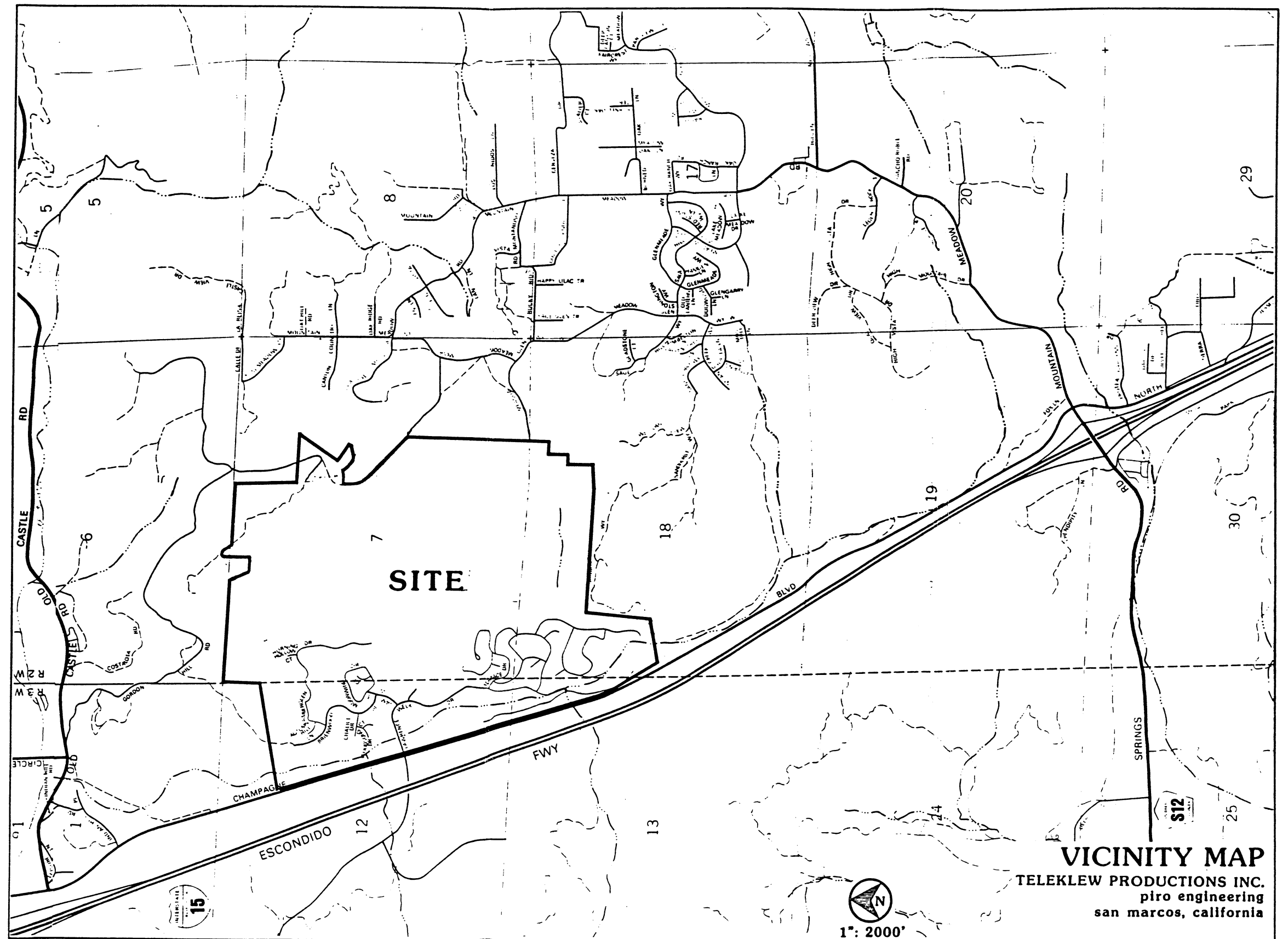


fig. B

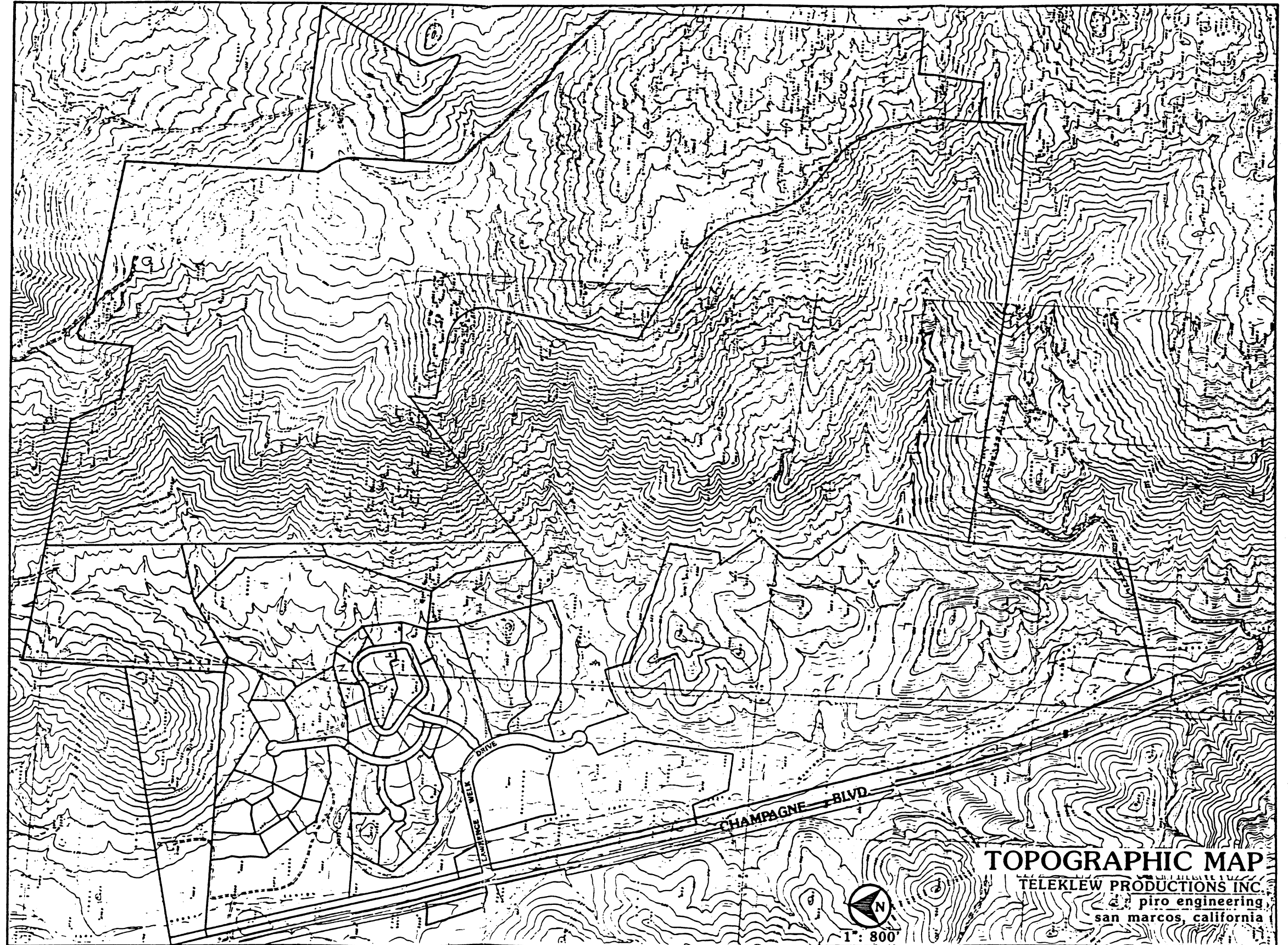


fig.C

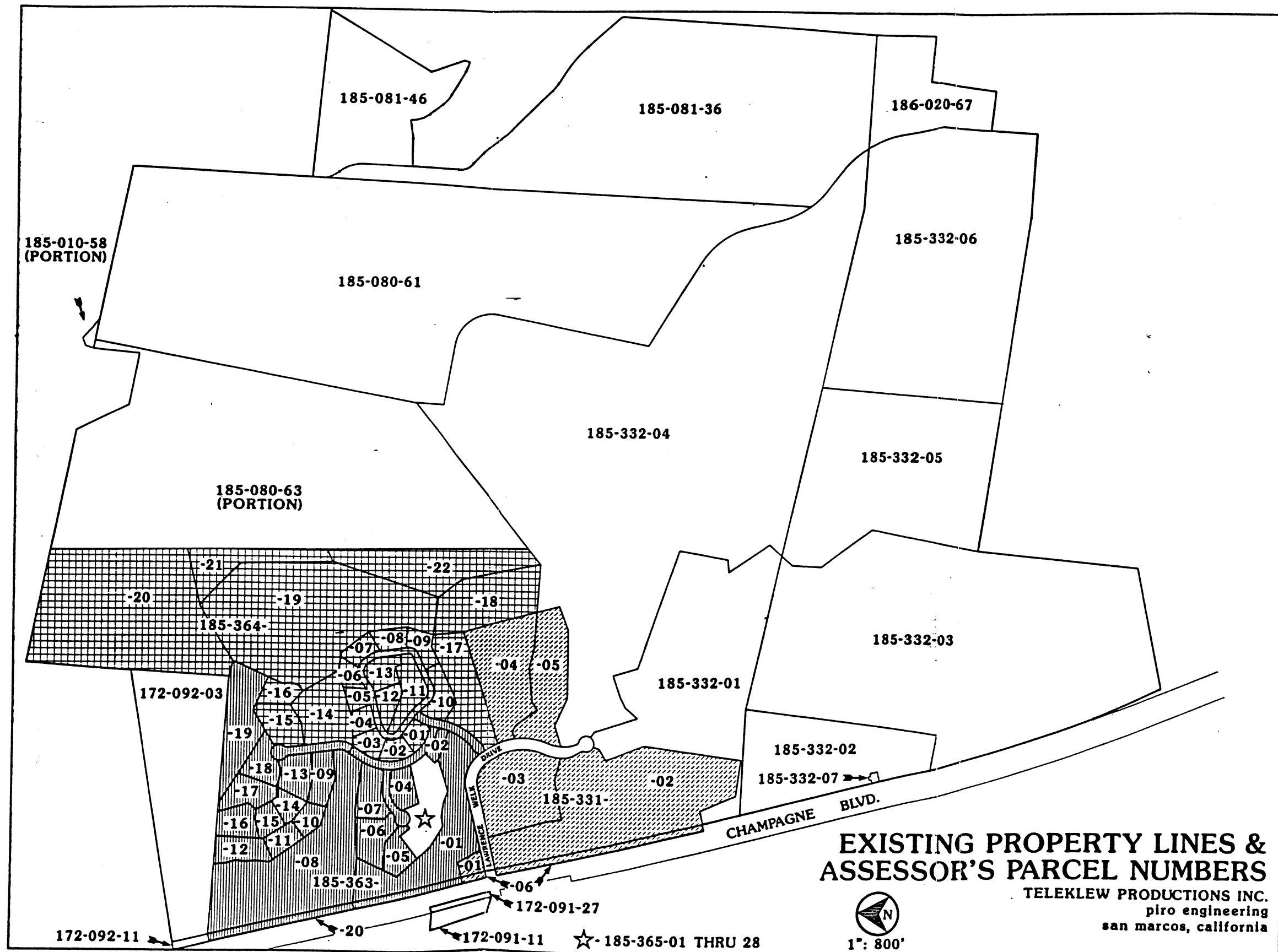


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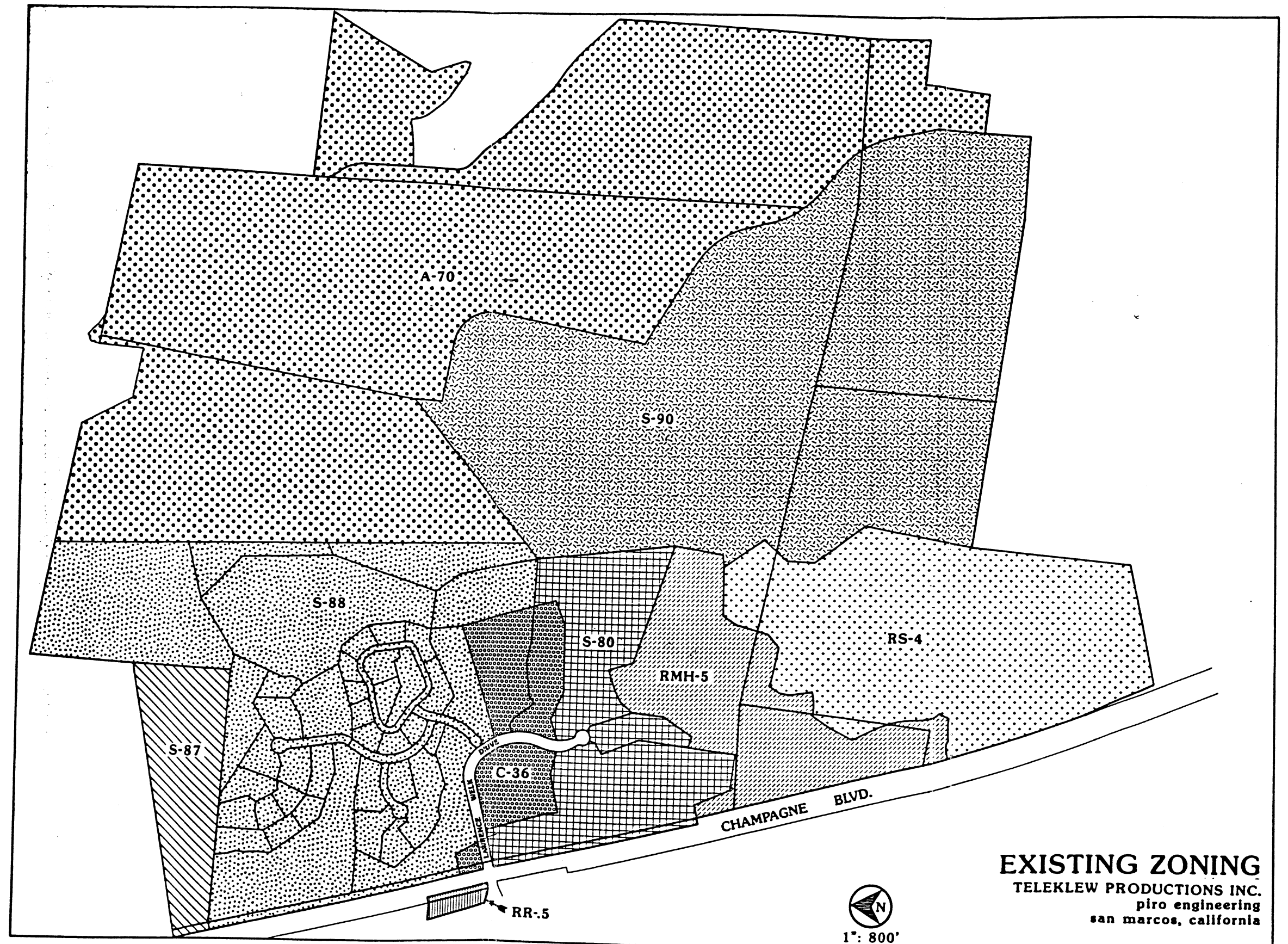


fig.E

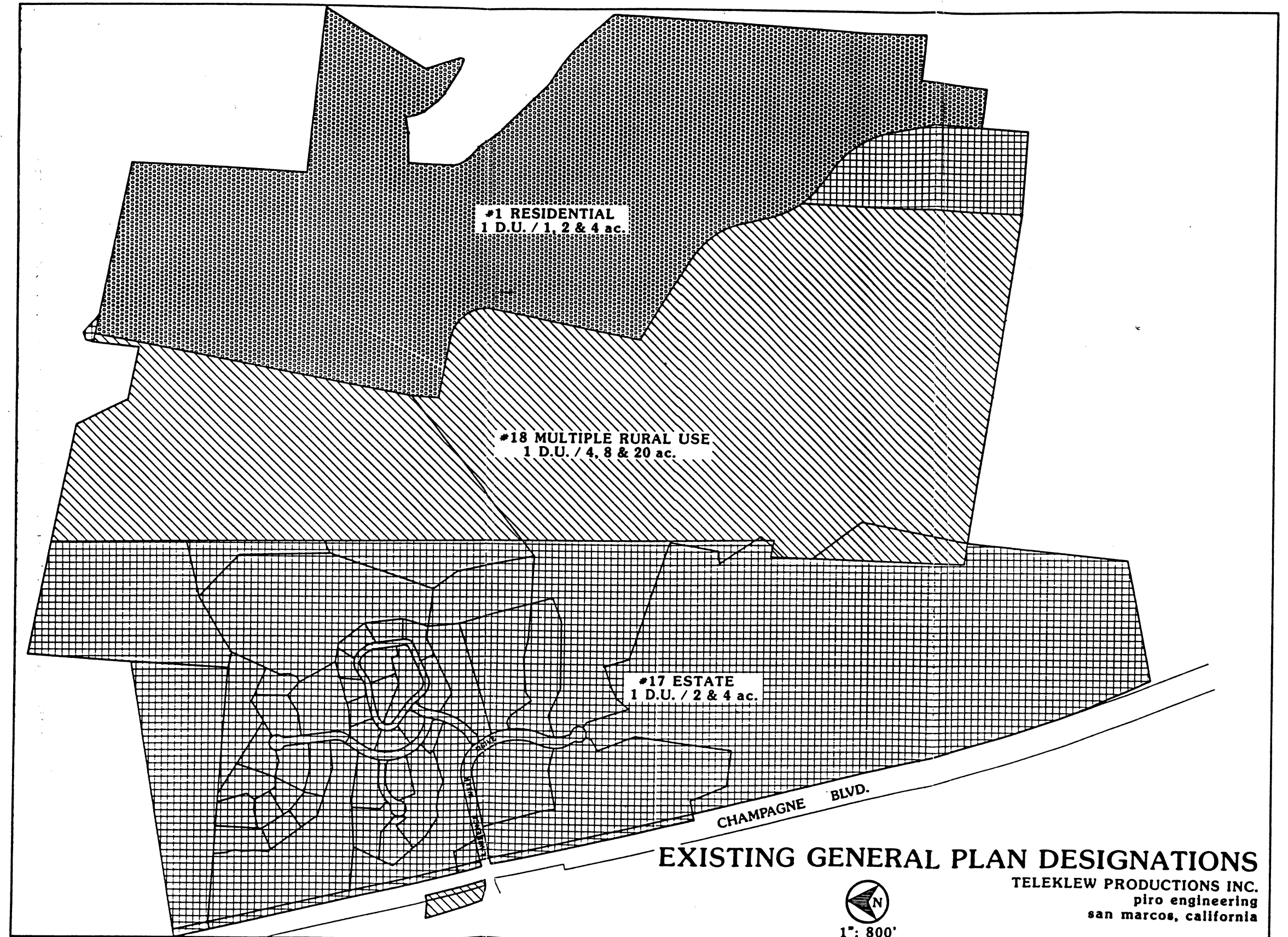
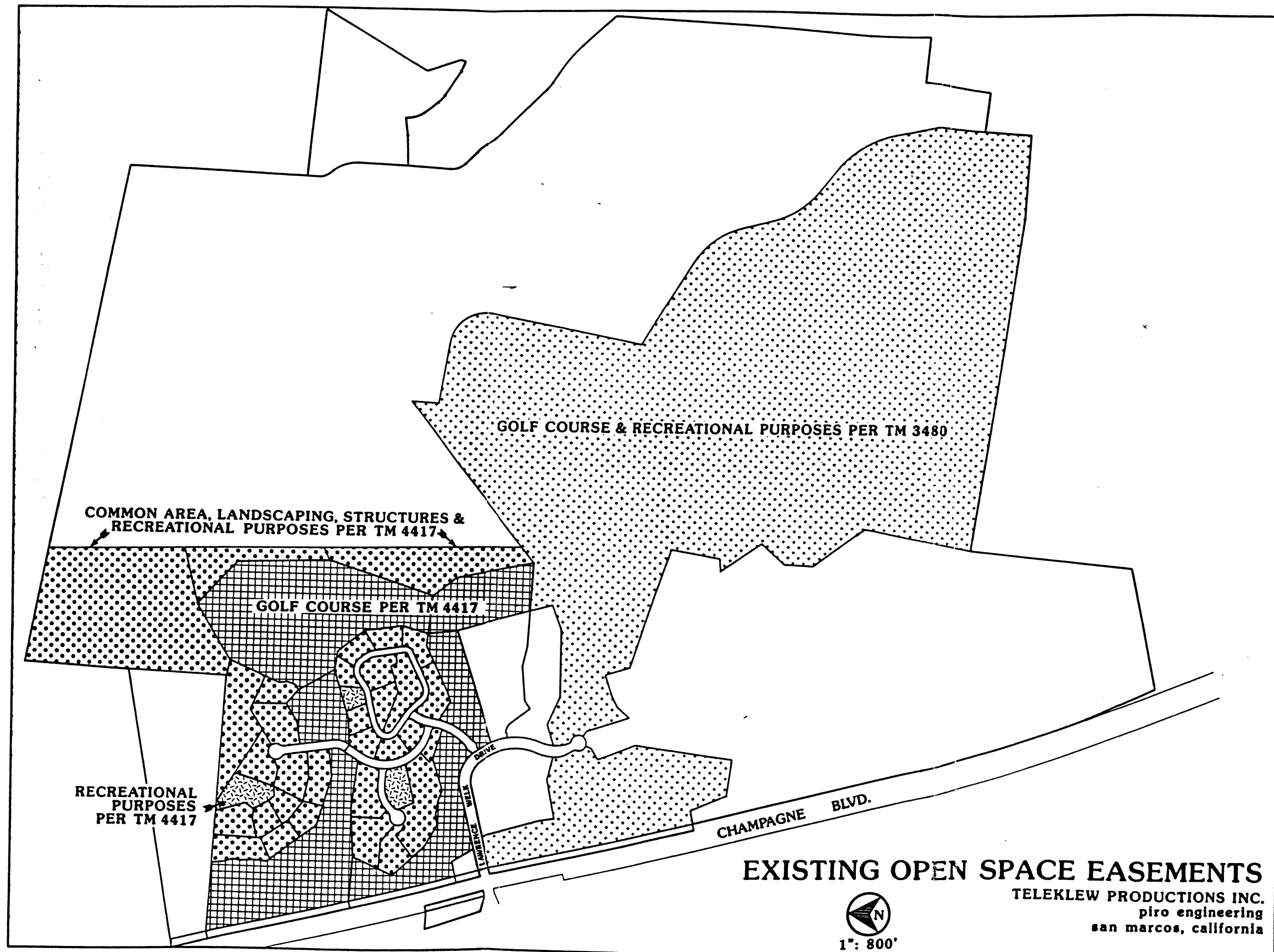


fig.F



EXISTING OPEN SPACE EASEMENTS

TELEKLEW PRODUCTIONS INC.
piro engineering
san marcos, california

fig.G

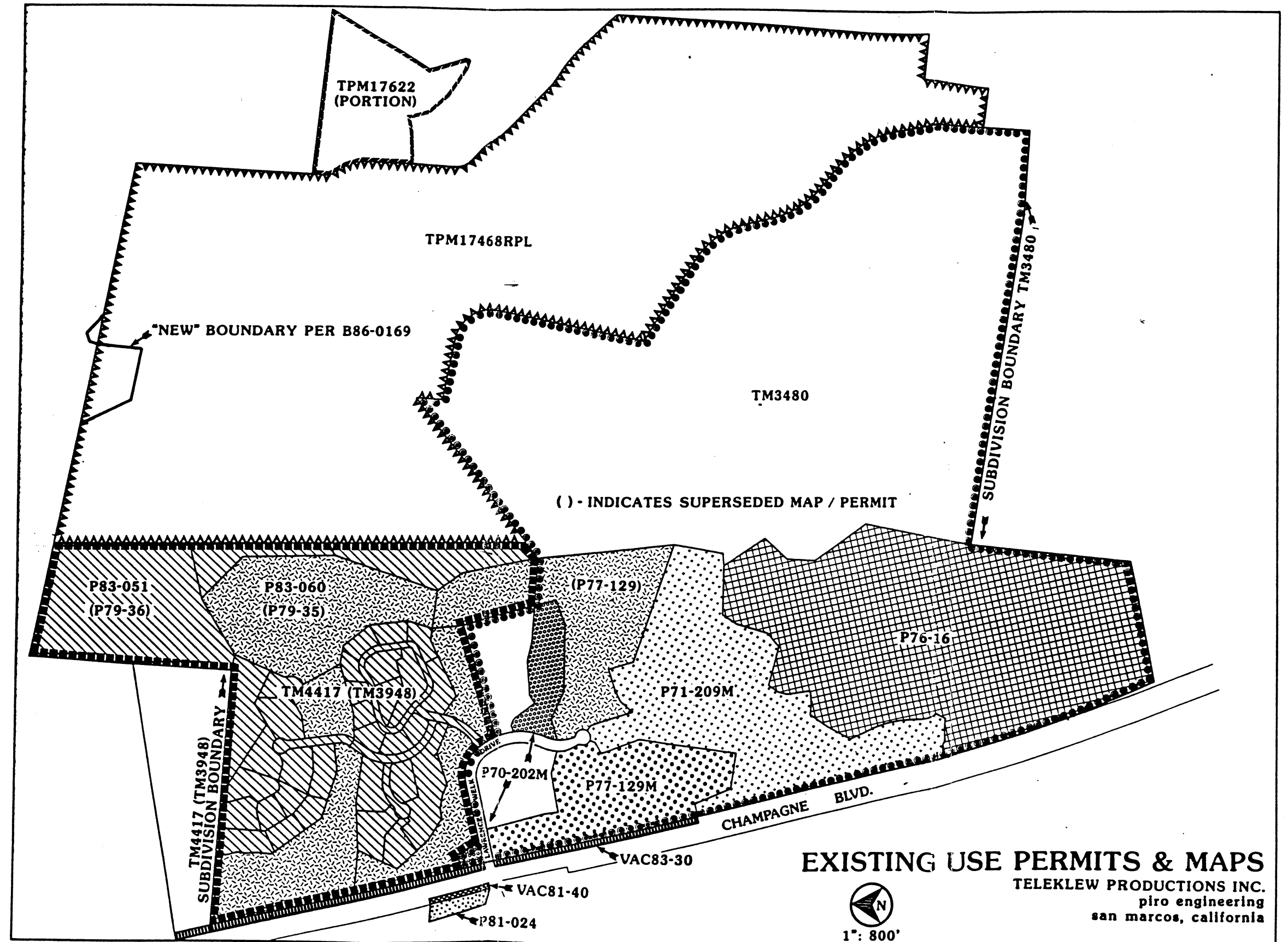
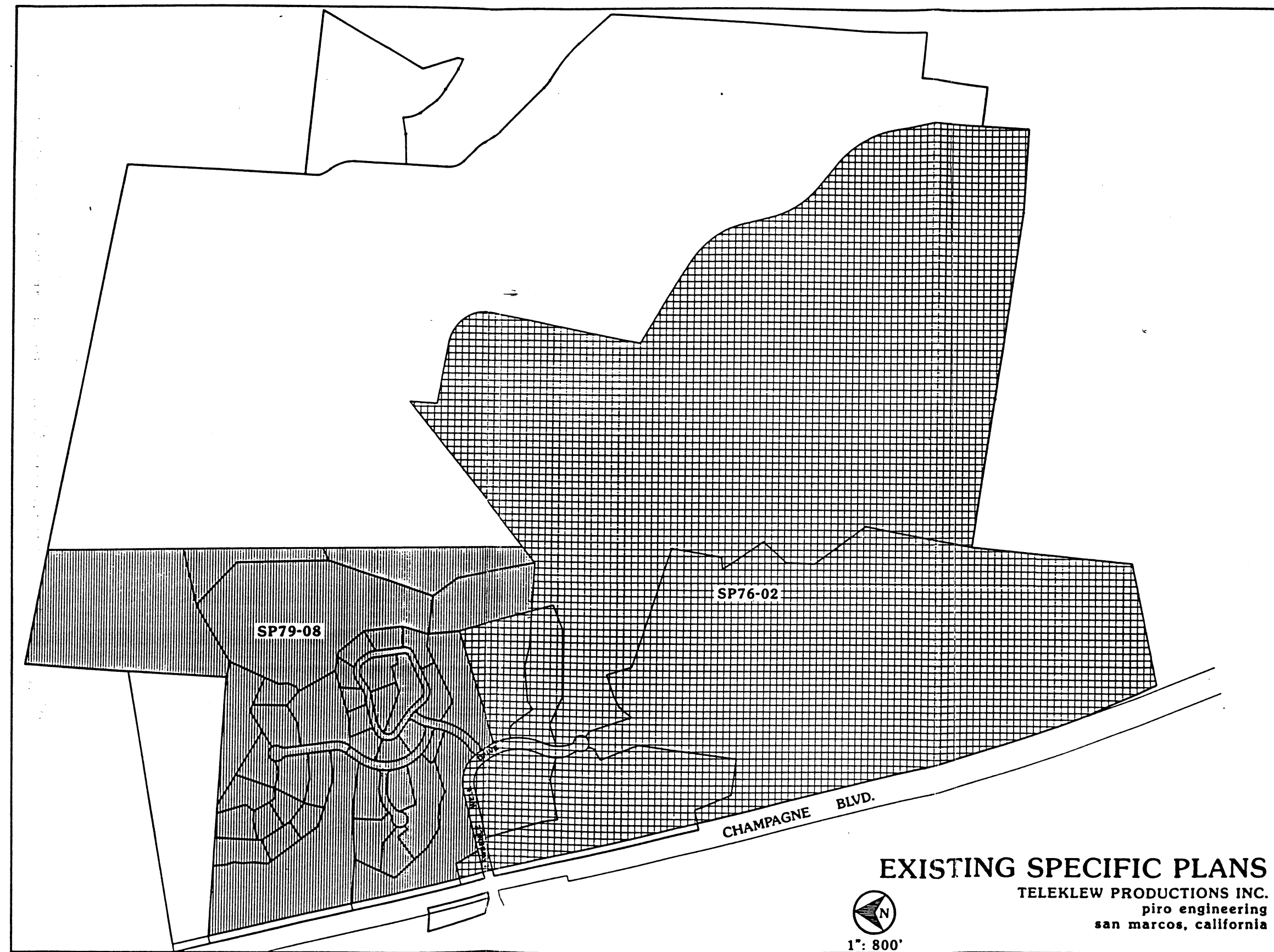


fig.H



EXISTING SPECIFIC PLANS
TELEKLEW PRODUCTIONS INC.
piro engineering
san marcos, california

fig.1

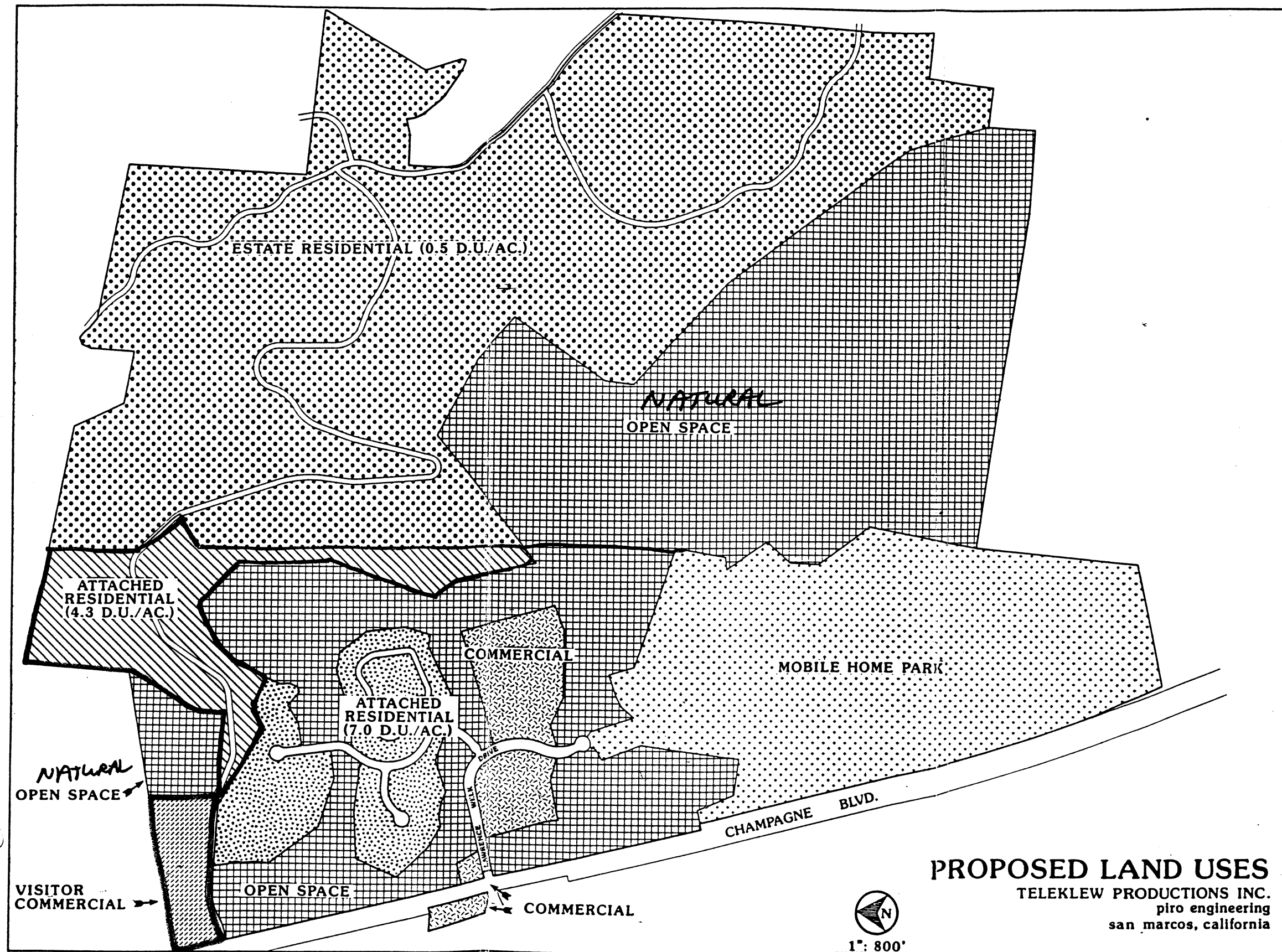


fig.J