

APPENDIX A PROPOSED AMENDMENTS TO MOUNTAIN EMPIRE SUBREGIONAL PLAN

The following language is proposed to be added to the Mountain Empire Subregional Plan in the Section titled: SPECIFIC PLAN AREAS.

STAR RANCH SPECIFIC PLAN AREA (0.23 DWELLING UNITS PER ACRE)

I. DESCRIPTION OF THE SITE

The Star Ranch Specific Plan area consists of approximately 2,160 acres of land located within the Campo/Lake Morena subarea of the Mountain Empire Subregional Plan (MESP). The Project area is located near the junction of State Highway 94 and Buckman Springs Road (County Highway S-1) approximately 12 miles south of I-8.

A portion of the property is located adjacent to the Country Town (CT) of Cameron Corners. Campo Creek runs through the east side of the property located between SR-94 and the railroad tracks. The year-round stream feeds a picturesque meadow that joins the Country Town areas of Cameron Corners and Campo in the heart of the Campo Valley. Star Ranch, which includes over 2,000 acres of leased BLM land to the west, is a working cattle ranch. Grazing is the primary agricultural activity in the area. Residential development in the vicinity consists of both large lot and small lot single-family homes along Buckman Springs Road to the north, along Dewey Lane in Cameron Corners, and in the Country Town of Campo and the adjacent hillsides to the north. Campo Hills, a 90-acre development of 222 single family homes, built on small (5,000) SF lots (Campo Hills) is located east of the railroad tracks.

Much of the land surrounding the Star Ranch site is vacant BLM land and Kumeyaay Tribal land. Commercial development in the Cameron Corners area consists of strip commercial with a bank office, beauty shop, chiropractor, convenience store with gas, ice cream shop, a feed store, video rental store, gift shop, restaurant, CDF fire station, telephone switching station and a real estate office. Other uses in the commercial district include vehicle storage and a batch plant. Although most of Star Ranch is relatively flat, elevations vary from approximately 2,550 to 3,375 feet above mean sea level. Approximately 16% of the site is comprised of slopes in excess of 25 percent. Existing structures on the site include a ranch house, barn, three small rental units and associated outbuildings. A number of archaeological sites are located on the property as well.

II. DESCRIPTION OF THE PROJECT

The Project is planned as a rural residential community and country town offering a range of residential densities and housing types built around a working cattle ranch. The intent is to create an authentic rural village inspired by the history of Star Ranch and Campo Valley and respectful of the unique natural beauty and rugged character of the Campo/Lake Morena area. The Specific Plan allows for the construction of up to

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460 residential units. 423 of these units will be sited within the Village Center at Cameron Corners with multi-family development closest to the center and single-family development just beyond. Multi-family development will include 60 senior housing units and 66 condominium units. Single-family development in the Cameron Village area will include 125 6,600 SF lots and 172 half-acre lots. The remaining units consist of 12 estate lots located on Buckman Springs Road just to the north of Cameron Village and 25 equestrian ranch estate lots located on the east slopes of the central valley. All estate lots will be a minimum of two-acres in size.

Development of the rural village will require an amendment to the General Plan Regional Category to extend the Cameron Corners Country Town Boundary into the Star Ranch property. This amendment is necessary to permit multi-family development and smaller lots of less than two acres in size.

The ongoing ranch operations will preserve and maintain an extensive interconnected open space system, which includes the Campo Creek Meadow cited in the Draft Community Character Plan for Campo/Lake Morena Village. The Ranch open space areas will be augmented by additional open space areas located adjacent to the residential areas. The open space system will include an extensive network of multi-use trails.

The Specific Plan includes an approximately 14.1-acres (excluding street rights-of-way) village commercial center (Cameron Village) near the junction of Buckman Springs Road and SR-94. The village center will be designed with pedestrian-oriented streets and envisions a post office, grocery store, retail shops, restaurants, and personal services in a central location for residents and visitors in the area. On the south side of the village center, a 3.5 acre site has been planned for a boutique style hotel with adjoining hotel bungalows. Immediately north of the commercial village is a 14.4-acre community park. The community park will provide a local community gathering place for all area residents. Adjoining the village center on the south side of SR-94 and north of the senior housing a 4.4-acre medical center has been planned to provide a location for needed new/expanded healthcare services for local residents. The proposed village center is expected to enhance and complement existing commercial uses in the Cameron Corners commercial center.

Primary access to the site from Buckman Springs Road will be provided by a main entry road on the north side of the village boundary. This road will also provide a connection to the equestrian estate parcels to the west. All neighborhoods will be served by private local streets built to County standards. Additional entries, including the village entry street will be provided along Buckman Springs Road and SR-94. All neighborhoods will have a secondary access. Buckman Springs Road connects the Specific Plan to Lake Morena Village, I-8, and Pine Valley to the north.

Grading has been designed to balance on-site and follow the existing landform as much as possible. While mass grading will be employed for much of the Village area,

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grading for lots two acres or larger in the Village area and the equestrian estate homes in the central valley area will be limited to building pads, driveways and roadways only.

Water will be provided by onsite wells and treated at a central water treatment facility near the village center. The water and wastewater system are part of a water balance system that will allow the Specific Plan area to be self sufficient in the long term with respect to its water needs.

Wastewater generated by residential and commercial development within the expanded Country Town Boundary will be conveyed to either a new onsite or improved offsite sewage treatment plant. It is anticipated that the sewage treatment plant will be operated by the Campo Water and Sewer Maintenance District. The new wastewater treatment plant would supplement or replace the existing County wastewater treatment plant that has long served the Campo/Campo Hills area. All residential lots outside the expanded Country Town boundary will be served by septic systems. When the General Plan Update is adopted, the expanded Country Town Boundary will serve as the Village Area Boundary for Cameron Corners.

III. OBJECTIVES

The objective of the Specific Plan is to create an environmentally sensitive development that preserves the rural character of the Campo/Lake Morena area while providing needed housing opportunities and rural community/commercial services. Additionally the plan seeks to preserve 80% or more of the project in open space including the Campo Creek Meadow, which will be protected through a permanent open space easement that allows for continued cattle grazing.

It is further the goal of the Specific Plan to incorporate sustainable design features to minimize development impacts on land, water, and other resources. In general, all infrastructure systems, including the roadway and trail systems, are designed as part of a “green infrastructure” system that conserves resources and protects the environmental health of the Specific Plan area. Examples of sustainable Specific Plan features include: 1) a reclaimed water system, which conserves water and avoids potential groundwater contamination and health issues associated with septic systems; 2) provision of vegetated swales along the main entry road to the project from Buckman Springs Road and private local streets to convey and naturally cleanse (biofiltrate) runoff before it percolates into the groundwater; and, 3) limiting grading and overall impervious surfaces to decrease runoff flows and allow greater rainwater infiltration.

IV. IMPLEMENTATION

In order to utilize the available project density in a manner that maximizes open space preservation, provides a range of lot sizes, and supports development of a wastewater

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treatment system, a Specific Plan is the best implementation tool. A Specific Plan permits a comprehensive analysis of the opportunities and constraints of the site and allows more flexible land uses to ensure a site design that preserves and enhances the significant physical, biological and archaeological features of the site.

In addition to the land uses, the Specific Plan will describe the infrastructure systems and public facilities that are needed to support the proposed development including drainage/flood control, potable water, wastewater, and reclaimed water. The Specific Plan shall also include a phasing plan for the project.

County discretionary approvals that must be obtained to implement this Project include a Specific Plan, General Plan Amendment, Rezone, Vesting Tentative Map and Vesting Site Plan, Use Permits and Site Plans. As part of the General Plan Amendment, it is recognized that a change in the General Plan Regional Category from RDA to CT will be required in the proposed Cameron Village area to permit multi-family development and small lots of less than two-acres in size. Additionally, in accordance with the provisions of the ECA Regional Category, a General Plan amendment may be required to define the precise boundary of the ECA within a small portion of the Project located in the central valley.

V. GENERAL POLICIES

1. Design of the project shall conform to the requirements of the Resource Protection Ordinance, (*Ordinance No. 7631, New Series*), and the brush management policies of the County of San Diego.
2. The Specific Plan shall include a phasing plan that describes the general timing, location and phasing of the proposed development.
3. Development within the Star Ranch Specific Plan Area shall be limited to residential, rural commercial, and public facility uses. Agricultural uses, including cattle grazing, are permitted prior to development and within the designated open space/agriculture areas of the Specific Plan.

VI. RESIDENTIAL DEVELOPMENT POLICIES

1. The overall residential density for the entire Specific Plan area shall not exceed 0.23 dwelling unit per gross acre.
2. Up to 423 residential units, including both single-family homes on individual lots and multi-family attached units may be permitted within the expanded Cameron Corners Country Town Boundary. Up to 37 residential lots may be permitted in the areas outside the expanded Cameron Corners Country Town Boundary. The total number of dwelling units shall not exceed 460.

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3. All lots within the expanded Cameron Corners Country Town Boundary shall be served by sewer. All lots outside the expanded Country Town Boundary shall be served by septic systems.
4. Preserve the rural character and equestrian lifestyle of the Campo/Lake Morena area by avoiding, where feasible, design elements typical of suburban developments. Curbs and sidewalks shall not be allowed in residential areas.
5. No lot shall be less than 6,600 square feet in area.
6. Residential lot clustering techniques shall be used in the Village area to conserve open space/pasture areas.
7. Minimize visual impacts, where feasible, from existing residential areas and roadways within Campo Valley. Preserve the broad expansive vista along the central valley and eastern pasture.
8. Maximum building height shall be 35 feet, and two stories.

VII. COMMERCIAL DEVELOPMENT POLICIES

1. Provide a rural village commercial center adjacent to the existing Cameron Corners village center.
2. The village commercial center should provide pedestrian/equestrian amenities and draw from the architectural vernacular of the past and present of the east County mountain region.
3. Uses in the village commercial center should be designed to support existing businesses and residents, new residents, and visitors to Campo Valley and the potential Camp Lockett State Park. Desirable uses include a visitor center, restaurants, specialty retail, boutique hotel, post office, health services and recreation.
4. The village commercial center shall provide a shared village center street that will create development opportunities for the adjacent commercial properties in the Cameron Corners area. Strip commercial development shall not be permitted.

VIII. RECREATION POLICIES

1. Provide a community park that provides recreational opportunities and a “community gathering space” for both Star Ranch residents and the

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surrounding Campo/Lake Morena community. The Community Park shall be open to the public.

2. A trail system for residents of the Specific Plan area shall be provided. A north-south multi-use trail providing a public pathway from the northern entrance to the Specific Plan Area from Buckman Springs Road to the southern border shall be provided. The trail shall be open to equestrian use and may run adjacent to the Buckman Springs Road and SR-94. The trail system should link to any contiguous and adopted trail system within the MESP or the County Regional Land Use Element.
3. All lighting of public areas will be subject to the provisions of the Dark Sky Policy as well as the provisions set forth in the San Diego County Zoning Ordinance (*Section 6300*).

VIII. OPEN SPACE POLICIES

1. Preserve 80% or more of the gross Project acreage in open space uses including parkland, agriculture, and cattle grazing.
2. Preserve the working cattle ranch on the site to protect and maintain the open space areas.
3. Preserve the Campo Creek meadow through a permanent open space easement that allows for cattle grazing.
4. Provide a planned Fire Protection Program (fuel management plan) approved by the County Fire Marshall.

IX. CONSERVATION POLICIES

1. A comprehensive groundwater study for the ground water basin shall be prepared to document the long-term availability of ground water to serve the Specific Plan area without significantly impacting the water quality and availability for the remaining properties in the groundwater basin.
2. Conserve area groundwater by utilizing reclaimed water for irrigation of pastures, agricultural uses, parks or common landscaped areas.
3. Incorporate sustainable design features where feasible to conserve natural resources and promote a healthy natural environment. Utilize “green infrastructure” such as vegetated swales, and bioretention basins to treat runoff before percolation back into the groundwater.

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4. Preserve and enhance a significant portion of the oak woodlands, steep slopes and cultural/archaeological resources that are a vital part of Star Ranch and the Campo/Cameron Corners community. Significant cultural/archaeological resources will be preserved in accordance with the Project EIR. Examples of preservation methods include data recovery and capping.
5. Harmonize development with the physical constraints of the site. Preserve important land features such as drainage swales, oak groves, hilltops, and rock outcroppings.
6. Vegetation barriers and/or fences will be installed to restrict access to biological habitat and buffer zones when adjacent to areas of high human activity or roads as required by the Project EIR.
7. The Project will comply with all mitigation measures and monitoring programs identified in the final Environmental Impact Report (EIR) for the Specific Plan and Vesting Tentative Map.

X. FACILITIES POLICIES

1. The development of Star Ranch shall be phased in a manner that ensures that the infrastructure and public facilities needed to serve each phase shall be in place prior to the occupancy of the first dwelling unit of each phase.
2. Developers of Star Ranch will pay the Mountain Empire Unified School District appropriate school fees to mitigate the impacts of new students generated by the Project.
3. Developers of Star Ranch will work with the County Parks Department to ensure adequacy of dedicated parkland. Requirements of the Parks Department shall be met by payment of required fees and/or the dedication of land for park purposes.
4. Developers of Star Ranch will work with appropriate fire officials to ensure adequate fire protection and fuel modification.
5. Developers of Star Ranch will work with County Department of Public Works and other appropriate County officials to provide an onsite wastewater treatment plant sized and designed to serve the needs of Star Ranch with the potential for modular expansion to: 1) replace the existing Del Campo Wastewater Treatment Facility and 2) service the entire Cameron Corners Country Town (CT) area (within and outside Star Ranch) or its equivalent designation under the General Plan Update.

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6. Sewer service lines from the onsite wastewater treatment plant shall not be extended beyond the expanded Cameron Corners Country Town Boundary or its equivalent under the General Plan Update.
7. The onsite sewage treatment plant shall comply with Board Policy I-135 as amended to accommodate the additional wastewater treatment capacity provided by the Star Ranch project.

XI. CIRCULATION POLICIES

1. The roadway system for Star Ranch shall conform to the existing rural character of the Campo/Lake Morena area.
2. Provide adequate circulation and access, including secondary access to improve response time during emergencies, such as brush fires.
3. Limit the number of access points from Star Ranch to Buckman Springs Road and SR-94. Private residential driveways shall not be permitted on these roadways.
4. Utilize existing Ranch roads and trails where possible to minimize grading. All roads within the Ranch area shall be surfaced with decomposed granite or a material acceptable to the County of San Diego Fire Marshall.
5. All new circulation improvements shall be constructed to rural standards as required by the County Department of Public Works.
6. A helipad shall be permitted in the Ranch area subject to a Major Use Permit.