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*Chapter***4**

General Plan Amendment Report

4.1 OVERVIEW

On September 17, 2003 the Director of the Department of Planning and Land Use authorized an amendment request, PAA 03-016, for processing a General Plan Amendment in accordance with Board Policy I-63, General Plan Amendment and Zoning Guidelines. As set forth in Project Issue Resolution Conference Memorandum of January 31, 2008, PAA 03-016 includes authorization to amend the General Plan Regional Category. The letter of authorization requires the preparation of a General Plan Amendment Report (GPAR) to be provided with the submittal of the General Plan amendment request. For convenience, the GPAR, which follows the outline recommended in PAA 03-016 has been integrated into this Specific Plan. Thus the GPAR includes the Specific Plan and other submittal documents by reference. Additionally, the GPAR will serve as the General Plan consistency analysis recommended for Specific Plans. This analysis is provided in Section 4.3.

4.2 INTRODUCTION

A. PROPOSAL:

The proposal is for a high quality, rural residential community and village center 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 respectful of the unique natural beauty and rugged character of the Campo/Lake Morena area. Most of the development will be sited within or in close proximity to the Village Center at Cameron Corners, with single-family homes along the gentle slopes above the eastern pasture west of SR-94, and multi-family homes near the major roadways. This vision requires a more flexible land use and density distribution than is currently allowed under the (18) Multiple Rural Use land use designation that permits only parcels of 4-acres or greater. The owners of Star Ranch perceive a need for equestrian estate lots of between two and four

acres in size and single-family lots of approximately 6,600 SF and one-half acre in size oriented to move-up buyers from the area and families with school age children. The creation of these parcels will occur in the context of a rural village, which is the established pattern for the majority of the properties in the Campo/Lake Morena area.

A General Plan amendment to (21) Specific Plan is needed to redistribute the existing density according to rural conservation principles, maximize the provision of open space, minimize the development footprint on the environment and revitalize the rural commercial village at Cameron Corners. In addition, the General Plan amendment includes two proposed changes to the current regional category: 1) ECA to RDA for a small portion of the property at the southern end of the central valley; and 2) RDA to CT to extend the Cameron Corners Country Town boundary into the Star Ranch property. The amendments to the regional category are needed to reflect existing environmental conditions and to allow lots smaller than two-acres within the village area. The proposed General Plan Amendments will be accompanied by an amendment to the Mountain Empire Subregional Plan which sets forth the guiding policies for the project area.

The proposed General Plan amendments ensure that the Specific Plan will meet its full potential to serve future families and the surrounding community in a manner that will preserve the rural character of the property and the Campo/Lake Morena community; permanently preserve the Campo Creek Open Space Corridor; and provide for the efficient and economic use of the land and its resources. The proposed amendments to the MESP are provided in Appendix A.

B. PHYSICAL SETTING

The Specific Plan area is located adjacent to the rural unincorporated community of Campo in the southeast of San Diego County. It is located near the junction of State Route 94 and Buckman Springs Road, which is approximately 12 miles south of I-8 and 1.5 mile north of the U.S.-Mexican Border. The rural unincorporated community of Lake Morena Village is located approximately 3.4 miles to the north. The community of Tecate, a port of entry to Baja California, is located approximately 10 miles to the west.

The entire Specific Plan area has historically been used for cattle grazing. Ranch operations will continue after all phases of the Specific Plan area have been built out. Surrounding land uses include tribal lands, ranches, a small strip commercial area and several small lot and large lot residential enclaves. A 222-unit residential subdivision (Campo Hills) is located on approximately 90 acres, east of the railroad tracks near the Star Ranch property. Dewey Lane, a small-lot subdivision of eighteen residential lots and ten commercially-zoned lots lies at the northern end of the property's easternmost pasture.

The Specific Plan area is characterized by three distinct sections: 1) the eastern pastures, 2) the central valley, and 3) the western mountains. The eastern pastures are relatively flat except for a large hill located at the southern end. SR-94 passes through the eastern pastures at a point just south of the existing Cameron Corners town center. Campo Creek flows

through the pastures east of SR-94. The second distinct section, the central valley, is surrounded by hillsides. This area contains the existing ranch house, the barn, and associated outbuildings. The third distinct section, the western mountains, is characterized by steep slopes and higher elevations and is not easily accessible. The western mountains are bordered by BLM land on its southern and western boundaries. All areas are part of the existing cattle ranch and are used for grazing.

Topographic relief within the Specific Plan area varies from approximately 2,550 feet above sea level (MSL) near the Campo Creek stream course at the southern tip of the property, to approximately 3,375 feet MSL on the hillsides at the northwest corner of the Specific Plan area. Approximately 304.8 of the 2,160 acres in the Specific Plan area are located within a 100-year floodplain. Approximately 346.3 acres (16%) of the Specific Plan area has slopes of 25% or greater.

C. MERITS OF PROPOSAL

This Specific Plan is based upon the goals and policies set forth in the San Diego County General Plan and the Mountain Empire Subregional Plan (MESP) as amended by this Project.

The merits of the proposal are set forth in *Section 1.6, Specific Plan Objectives*. These merits include preservation of over 80% of the property in open space, permanent protection for the Campo Creek Meadow, the development of a rural village center at Cameron Corners, the creation of a new community park, and the provision of needed housing options for people who currently live in the area or wish to live there in the future. The Specific Plan allows the site to be developed in a way that provides greater community benefits and has substantially less environmental impact than the same number of units built in conformance with the existing zoning.

4.3 PLAN ISSUES/GENERAL PLAN CONSISTENCY

A. GENERAL PLAN

This Section addresses the consistency of the Specific Plan with the General Plan for the unincorporated area of San Diego County. The General Plan consists of twelve elements, including: Open Space, Regional Land Use, Circulation, Recreation, Seismic Safety, Scenic Highway, Public Safety, Noise, Housing, Conservation, Energy, and Public Facility. Each element of the General Plan contains stated goals and objectives designed to shape the long-term development of San Diego County. This consistency analysis is organized to correspond with these twelve elements. Goals and policies are stated, followed by a Project Consistency statement that describes how the Specific Plan will conform to the stated goal or policy.

1. OPEN SPACE ELEMENT

The General Plan Open Space Element is divided into six categories with goals specified within each category. The category that is applicable to this Specific Plan is “Open Space Design of Private Land,” found on Page I-28.

- Goal 1.1 “Control development on steep slopes to minimize slide danger, erosion, silting and fire danger.”
- Goal 1.2 “Control development to assure a minimal adverse polluting effect on reservoirs, lakes, rivers, streams, and ground water supplies.”
- Goal 1.3 “Protect life and property by regulating use of areas subject to flooding, landslides, high fire hazard and high earthquake potential.”

Project Consistency: *The design of the Project incorporates the characteristics of a rural conservation subdivision which requires that at least 50% of the site be preserved in open space. The open space figure for Star Ranch is above 80%. The residential and commercial areas will generally be located in the more level areas of the site, below 25% slope. Encroachment into steep slopes will be minimized in accordance with the County’s Resource Protection Ordinance (RPO). Appropriate setbacks will be required for the few equestrian ranch estate units located near slopes that have higher fuel loads. Other appropriate setbacks will be required from drainages and protected habitats (such as oak trees).*

The proposed development is designed to minimize impacts to local groundwater supplies. Vegetated swales will convey and naturally cleanse runoff before it percolates into the groundwater. Impervious surfaces will be minimized to decrease runoff flows and increase rainwater infiltration.

A hydrologic study has been prepared to determine the location of the 100-year floodplain within the site. Nearly all of the floodplain will be retained as open space. None of the development will be subject to flooding.

- Goal 2.4 “Encourage the conservation of vegetation and trees needed to prevent erosion, siltation, flood, and drought, and to protect air and water quality.”
- Goal 2.5 “Encourage the conservation of habitats of rare or unique plants and wildlife.”
- Goal 2.6 “Encourage the use of minor natural watercourses as local open space.”

Project Consistency: *The existing oak trees and groves will be preserved and enhanced wherever possible. All habitats of rare or unique plants and wildlife as defined in the Project EIR will be protected as conservation open space. All watercourses on the site, including associated floodplains are also included in the Specific Plan open space.*

The Ranch Association or Homeowners Association (HOA) will maintain the conservation open space areas. Habitat conservation, maintenance, monitoring and restoration projects will be major components of the conservation open space. Within these areas, fencing will be provided to protect biological preserve areas.

- Goal 2.7 “Encourage agricultural use of lands with soils which are highly suitable for production of food.”

Project Consistency: *Agricultural activities on the Project site have focused on cattle ranching. This food-producing activity will continue on over 80% of site. Based on historic use, the site is not highly suitable for crop production. Additional information regarding soil types will be provided in the Project EIR.*

Goal 3.11 “Encourage recreation planning as a part of all major residential development.”

Project Consistency: *An approximately 14.4-acre community park is planned immediately north of the Village Center. This park will be reserved for passive and active recreation as well as community events. In addition to areas graded for open play and ball fields, the park will include picnic areas, a playground, trails, benches, tree preserve areas, and parking.*

Goal 3.12 Encourage the acquisition of historic sites (including unique archaeological sites) and their immediate environs by public agencies or private organizations interested in our historical and cultural heritage.

Project Consistency: *Mitigation for potentially significant historic or archaeological sites within the Project site will be provided in the Project EIR.*

Goal 4.14 “Encourage sound environmental planning practices in all developments.”

Goal 4.15 Encourage the use of open space to separate conflicting land uses whenever possible.

Goal 4.16 Encourage an intermingling of open space as an integral part of all major residential development so as to preserve an atmosphere of openness at the neighborhood scale.

Project Consistency: *Star Ranch is located in a rural community and one of the main goals of this specific plan is to maintain the history and culture of the area by allowing future residents to live around an operating cattle ranch. Therefore, open space will be a major component of the Project. Approximately 1,735 acres of the specific plan area consists of the Ranch Open Space. Cattle and horses will continue to graze in this area as they have for the past 137 years. Minimal cattle grazing will be permitted up to the boundary, consistent with fuel management and ranch needs. In addition to the Ranch Open Space, there will be approximately 42 acres of open space, which will be maintained by a Homeowners Association. This HOA Open Space will consist of all remaining open space areas that are not part of the Ranch. The interconnected Ranch Open Space and HOA Open Space flow throughout the Specific Plan area, defining neighborhood boundaries and creating “an atmosphere of openness at the neighborhood scale.”*

Additional intermingling of open space with residential development will be accomplished by the creation of a community park located immediately north of the Village Center. This park is intended to be a resource for all residents of the Campo/Lake Morena area. It will serve as a focal point for civic and community events and will be linked to the Village Center, residential areas, and other areas of the Ranch through a proposed trail system.

Goal 4.17 “Encourage development that is designed so as to include riding, hiking and bicycle trails.”

The Specific Plan will provide approximately 9 miles of multi-use trails for horseback riding, hiking, and bicycling. The trail system is an important component of the open space system, providing linkages to the open space from residential areas as well as providing alternative linkages between residential neighborhoods. Approximately 4.8 miles of the trail system will be open to the public. These trails will connect Star Ranch with the County’s regional trail system (via Buckman Springs Road) and allow trail users direct access to the Village Commercial Center at Cameron Corners. The Star Ranch trail system contains 4.1 miles of private trails which connect to the public trails and to the pastures and western mountains deep within the Ranch. The Pacific Crest Trail runs just to the west of Star Ranch and passes through a corner of the property for a distance of approximately 0.3 of a mile. A private trail within Star Ranch will connect with the Pacific Crest Trail in the western mountains allowing residents and guests direct access to one of the premier trails in the United States.

2. REGIONAL LAND USE ELEMENT

The San Diego County Regional Land Use Element (RLUE) is the primary policy base for guiding the physical development of the unincorporated area of the County. The goal categories that must apply to the Project Specific Plan are “Overall Goal” on Page II-2, “Land Use Goals” on Page II-2, and “Environmental Goals” on Page II-3.

Overall Goal

Goal 1.1 “Urban growth [shall] be directed to areas within or adjacent to existing urban areas, and the rural setting and lifestyle of the remaining areas of the County [shall] be retained.”

Goal 1.2 “Growth [shall] be phased with facilities.”

Project Consistency:

The overall goals are implemented by the Regional Land Use categories. The vast majority of the Project Specific Plan area is currently designated Rural Development Area (RDA) and a small portion is designated as Environmentally Constrained Area (ECA) on the RLUE Map. The ECA area is limited to the southern reaches of the site, most of which will be left in open space. While the overall density of the Project is within the 0.25 du/ac permitted by the existing (18) Multiple Rural Use Land Use designation, the Project is clustered in a way that would require a General Plan amendment to change portions of the RDA area to CT. These amendments are needed to allow lots of less than two-acres in size. By allowing smaller parcels near the Cameron Corners Village area the existing density can be realized within a much smaller footprint and in a manner that is fully compatible with the rural setting and lifestyle of the area. Lake Morena Village, a near neighbor community which has a small lot pattern, is a clear example.

The Star Ranch Project is designed to meet a significant portion of the future rural growth needs for the Mountain Empire Subregion in a planned and orderly manner, at a location which is ideally suited for such growth. Goal 1.1 “Urban growth [shall] be directed to areas within or adjacent to existing urban areas” is met by locating growth adjacent to the existing Cameron Corners Village area boundary. Expansion of the Cameron Corners Village is already provided for in the Draft General Plan Update. Most public infrastructure necessary to support village activities is already in place at Cameron Corners, including two major road systems, a new public library, fire station, an elementary school, and existing retail service area. While the village area boundaries and densities for the Star Ranch Project may not coincide exactly with the Draft General Plan Update, it must be recognized that that adjustments are appropriate when needed to accommodate the economic realities of a viable project. Star Ranch, given its size and resources, represents the only opportunity to plan for and create a viable commercial and rural residential village at Cameron Corners. For this reason, the Project proposes to extend the existing CT boundary at Cameron Corners into the Star Ranch property with the expectation that the new CT boundary will also define the Village Area boundary under the General Plan Update... It is also anticipated that the adoption of the Star Ranch Specific Plan will refine and define the land uses for the General Plan Update on the Star Ranch property. The proposed amendment to the MESP would establish a density of 0.23 du/ac for the Star Ranch Specific Plan under the (21) Specific Plan designation.

The Specific Plan allows the development to be “clustered” in the vicinity of the existing Cameron Corners town center. The provision of relatively small lots (of one acre or less) within close proximity to a country town center is a common and desirable settlement pattern in the Campo/Lake Morena area. Over half of the existing residential lots in the Campo/Lake Morena area are less than one acre in size. This compact rural settlement pattern maximizes the preservation of open space; creates service efficiencies for the provision of water, wastewater treatment, and reclaimed water; reduces the impact on the environment, and allows for the revitalization of a country town center.

The Star Ranch Specific Plan is intended to be “smart growth” on a rural scale. The residential and commercial areas will be designed to integrate with and retain the rural setting, ranching heritage, and equestrian lifestyle that characterize the Campo Valley.

Phasing plans for all Project facilities including circulation improvements, trail system, drainage facilities, domestic water and sewage disposal facilities are described in Section 3.2 of the Specific Plan. The Specific Plan requires that prior to the occupancy of the first dwelling unit of any phase, the necessary infrastructure to serve that dwelling unit shall be in place. Additionally, fire and school, service letters, and a conditional sewer service letter have been obtained from the appropriate agencies (See Appendix C). Water will be provided from wells on site and treated and distributed by a private water utility.

Land Use Goals

Goal 2.3 “Retain the rural character of non-urban lands.”

Project Consistency: *The rural character of the Project will be retained by the utilization of lot sizes varying in area from approximately 6,600 SF to 5 acres. Clustering will be utilized to group smaller lots together and maintain a larger stretch of open space/agricultural land. The two- to five-acre equestrian ranch estate lots located in the central valley will be hidden from view. The two- to three-acre country estate lots are designed to continue the existing pattern of development along Buckman Springs Road and to buffer the view from the roadway into the Star Ranch development. The smaller single-family lots ranging from 6,600 SF to approximately one-half acre will be located closer to the village center. The townhomes, multi-family apartments, and senior housing will either adjoin or be located within easy walking distance of the village center.*

Grading that respects the natural features of the land will further compliment the rural character of the community. Grading will be minimized by limiting the size of each development pad. Pad sizes will vary from 6,000 square feet for the 6,600 SF lots to 30,000 for the equestrian ranch estate lots. The pad area will define the usable area of each lot. All structures including homes, garages, accessory units, pools, decks, spas, storage areas, and residential fences will be located within the defined pad area.

Goal 2.5 Encourage continuance and expansion of agricultural uses in appropriate portions of the unincorporated area.

Project Consistency: *See response to Open Space Element Goal 2.7.*

Goal 2.6 “Ensure preservation of contiguous regionally significant open space corridors.”

Project Consistency:

The Project will provide very substantial open space corridors through the western mountains, central valley and eastern pastures shown on Figure 1-3, Existing Land Uses. The Project will not compromise any regionally significant open space corridors.

Environmental Goals

Goal 3.1 “Protect lands needed for preservation of natural resources; managed production of resources; and recreation, education, and scientific activities.”

Goal 3.2 “Promote the conservation of water and energy sources.”

Goal 3.3 Achieve and maintain mandated air and water quality standards.

Project Consistency: *Mitigation for potentially significant biological resources within the Project site will be provided in the Project EIR. The Campo Creek Meadow is an important scenic open space area, which is also a wetland and floodplain area. The Star Ranch Specific Plan will preserve the wetland/floodplain in its natural state as well as the seasonal streams and tributary drainages located on the Star Ranch property.*

The Project will conserve groundwater resources by providing reclaimed water for irrigation of common landscape areas and pasture areas. The water reclamation process will limit the amount of groundwater leaving the watershed. The proposed centralized wastewater system will produce tertiary treated reclaimed water to the standards established by the San Diego Regional Water Quality Control Board.

The use of alternative energy technologies including photovoltaic and active and passive solar systems will be encouraged in all new Star Ranch development. A variety of energy conservation features will be required of all Star Ranch project builders through the Project CC&R's. (See also Energy Element, Goal 2, 3, and 4.)

Mitigation for potentially significant air quality impacts within the Project site will be provided in the Project EIR.

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.

Project Consistency: *See response to Regional Land Use Element Goal 1.2.*

Economic and Fiscal Goals

- 7.1 Assure the fiscal viability of local government while providing services that meet approved standards.

Project Consistency: *The Project is not expected to have a significant impact on the fiscal viability of the County or other local governmental agencies. The Project will improve the County tax base by revitalizing the commercial center at Cameron Corners. The Project will improve fire service delivery through the contribution of fire equipment or facilities appropriate to the need generated by Star Ranch. Elevated water tanks planned on Star Ranch contribute to fire defense, especially when power outages associated with wildfires prevent pumping water from underground supplies. The clustering of homes around the Village Center creates more easily fire defensible areas, as compared to the same number of home sites if they were located sparsely, with an acre of more of vegetation between them. All required school fees will be paid by the developer. The steady stream of school age students anticipated by the variety of home sizes in the Specific Plan area would help to maintain enrollment levels which have been in decline, and have led to reduced eligibility for State of California school funding. A 14.4-acre community park will be made available to all residents in the area. An adequate portion of the park will be used to satisfy the County of San Diego Parkland Dedication Ordinance requirements. If the community park is not accepted for dedication by the County, it will be maintained by an HOA within Star Ranch.*

All open space areas will be maintained by either the Ranch Association or one or more HOAs.

POLICIES

Policy 1: Regional Categories

1.4 Rural Development Area (RDA)

The RDA includes much of the privately owned properties outside the service boundaries of the County Water Authority. This area is primarily made up of agricultural or unimproved lands and remote pockets of residential development. Parcel sizes will generally be dictated by the availability of groundwater and other environmental and resource constraints.

- Where authorized, parcel sizes of four to twenty acres or larger will be permitted depending on the land use designations on the applicable community or subregional plan map, and the guidelines for land development as stated in the County Groundwater Policy.
- Clustering will be permitted in any land use designation found compatible with the Rural Development Category; however, clustering may be limited by conditions stated in the community or subregional plan text and to appropriate areas designated on the community or subregional plan map. Clustering as used in this policy is a development technique in which buildings or lots are grouped or “clustered,” through an on-site transfer of density, rather than distributed evenly throughout the Project site as in a conventional subdivision. It is intended that smaller lots shall be clustered on the more level areas in compensation for larger lots on the steeper slopes. The total number of lots or dwelling units in a cluster development shall not exceed the number which is allowed by the applicable land use designation and zoning.
- Planned development, lot area averaging, and specific plan projects, which utilize the clustering technique, shall conform to the following standards, as well as to other applicable County regulations. These standards shall apply to residential, commercial and industrial development.
 - At least 40% of the Project is in a permanent open space easement.
 - No more than one dwelling unit, along with permitted accessory structures and uses, shall be permitted on any lot in a cluster development.
 - The minimum parcel size is at least two acres. However, in areas where the predominant slope exceeds 25% grade, no lot shall be smaller than eight acres, and in areas where the predominant slope exceeds 50% grade, no lot shall be smaller than 20 acres.

- The project would not have a more significant environmental effect than would an equivalent non-clustered development.
- Proof of a long term-groundwater supply is provided consistent with County Groundwater Policy I-77.
- The Project conforms to any additional criteria, standards or limitations which may be required by the applicable community or subregional plan.

Project Consistency: As discussed in the project consistency analysis for Goals 1.1 and 1.2 the Project includes a General Plan Amendment to change the regional category designation from RDA to CT. Those portions of the Project remaining in the RDA are clustered as allowed by Policy 1.3. More than 80% of the site will be preserved as open space. Only one dwelling will be permitted on each residential lot remaining in the RDA. The smaller lots are clustered on the level portions of the Project. The total number of lots does not exceed the number allowed by the (18) Multiple Rural Use Land use Designation. None of the lots in the RDA would be less than 2-acres in size. A comprehensive groundwater water study will be prepared to document the long-term groundwater supply for the project. The findings of the groundwater study will be included in the Project EIR.

1.5 Country Towns (CT)

This category applies to existing, small historically established retail/residential areas serving surrounding low density rural areas or functioning as resorts. They are designated for generally one acre lots or more intensive uses and are clearly removed geographically from existing or projected urban areas.

The Element provides for containment but at the same time allows for low density urban development within the town itself. Outside of the towns, the surrounding Estate or Rural Area development standards will apply. This simple approach establishes a minimum of planning restriction while maximizing the integrity of the rural atmosphere associated with the Country Towns.

- Uses and densities will be those permitted by the applicable community or subregional plan map, the County Zoning Ordinance, and, where applicable, the Groundwater Policy.
- Expansion of Country Town boundaries will be discouraged but will be permitted to meet emergency health and safety needs of contiguous subdivided land.

Project Consistency: The Star Ranch Project includes a General Plan Amendment to change a portion of the RDA regional category adjacent to the existing country town of Cameron Corners from RDA to CT. The expanded CT boundary is similar in concept but not identical to the expanded village footprint proposed under the Draft General Plan Update. All of the lots proposed within the village area are consistent with the CT designation as this designation is designed for maximum flexibility and does not contain a minimum lot size.

Uses and densities within the County Town boundary expansion area will be defined by the Star Ranch Specific Plan which will be concurrently approved by the County Board of Supervisors.

Although the existing General Plan policy discourages expansion of Country Town boundaries, the Star Ranch proposal occurs at a unique point in time when the General Plan Update is already proposing an expansion of the Cameron Corners Village. Star Ranch provides an opportunity to define the village boundary in a way that ensures the development of a viable village center which is supported by a sewage treatment plant. The existing Del Campo sewage treatment does not have the capacity to serve the Cameron Corners Village area and eventually the plant will need to be upgraded or replaced to prevent an emergency situation. Additionally, an expansion of the Country Town Boundary, in conjunction with the Star Ranch Specific Plan, does not set a precedent that may affect other CT areas, as the CT regional land use category will be discontinued with the adoption of the General Plan Update. The General Plan Update proposes a simplified regional land use classification system which provides for a Village Regional Category and associated village limit lines. It is intended that the proposed expansion of the Country Town boundary under the existing General Plan will effectively define the Village Area boundary under the General Plan Update.

1.6 Environmentally Constrained Areas (ECA)

Environmentally Constrained Areas include floodplains, lagoons, areas with construction quality sand deposits, rock quarries, agricultural preserves, areas containing rare and endangered plant and animal species, and all private land-holdings as defined in subsection (b) of designation (23) as amended by the Forest Conservation Initiative (FCI) within the Cleveland National Forest outside Country Towns. Development in these areas, while guided by the County General Plan, should be preceded by thorough environmental review and implementation of appropriate measures to mitigate adverse impacts.

- Uses and densities will be those permitted by the applicable community and subregional plan map; the County Zoning Ordinance; the Groundwater Policy; and, for private land-holdings in the Cleveland National Forest and outside of Country Towns designated National Forest and State Parks (23) a forty acre minimum parcel size shall apply and a one (1) unit per parcel maximum density.
- The resource responsible for the designation of an ECA shall be identified and appropriate mitigation measures included in any project approval.
- Flood prone areas which are not planned for stabilization will be retained in natural, open and other non-urban uses. Areas designated Agricultural Preserve shall be designated 'Environmentally Constrained Areas'.

Project Consistency: *The Star Ranch Project includes a General Plan Amendment to change the ECA regional category within the southern portion of the central valley to RDA. Support for the regional category change is provided in the Project EIR which clarifies the extent of*

environmentally constrained land on the Star Ranch property. The project consistency analysis for the RDA area is provided above. All the remaining ECA areas will remain in open space.

3. CIRCULATION ELEMENT

The Circulation Element depicts corridors of public mobility and access for the existing and anticipated population of San Diego County. It is the intent of the Circulation Element to preserve a corridor uninhibited by any structure for future road right-of-way for each and every road shown on the Circulation Element. The Circulation Element addresses the Road Network and a sub-element, the Bicycle Network.

Road Network

The Specific Plan Area includes two Circulation Element roads. Buckman Springs Road is an existing north-south roadway that forms the east boundary of the Project and provides access to SR-94 to the south and I-8 to the north. The Circulation Element identifies Buckman Springs Road as a four-lane collector. SR-94 is an east-west highway that passes through the eastern pastures. The Circulation Element identifies SR-94 as a major road.

Project Consistency: *No new Circulation Element roads are required within the Specific Plan area. Currently, Buckman Springs Road is a two-lane road that is in the process of being designated as a two-lane rural collector under the Draft General Plan Update.*

Primary access to the Specific Plan area will be limited to two points along Buckman Springs Road and two points along SR-94. These access points will directly serve the Village residential areas. Ranch roads within the Village residential areas will provide alternative access to the Village Center, avoiding the need to travel on Buckman Springs Road for this purpose. Private driveway access to Buckman Springs Road will not be permitted. All Streets and roads will have a minimum of 24-feet of paved travel way and elements to control drainage, provide parking as needed and offer, in some locations, trails and other accommodations for non-vehicular travel consistent with rural character. The Ranch Road alignments will follow existing Ranch service drives as much as possible to minimize impact to the environment and accommodate existing ranching operations. All Villages including the Ranch area will have at least two points of access.

Bicycle Network

The goals of the Bicycle Network sub-element are found on Page III-5. The goal that applies to the Project is:

- Goal 1. “Provide for the safe and convenient use of bicycles throughout San Diego County for recreation and as a viable alternative to the automobile as a form of local transportation.”

Project Consistency: *No new bikeways are required by the Circulation Element Bicycle Network within the Project. However, all trails within the Project will be open to bicycling.*

4. RECREATION ELEMENT

The two goals of the Recreation Element are presented on Page IV-2:

“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 Consistency: *The Specific Plan complies with these goals, as the quality of life for the residents of Campo Valley will be enhanced by the Project’s open space and recreational uses. Although the Recreation Element Map does not show any existing or planned parks within the Project, development includes an approximate 14.4-acre Community Park and an extensive network of multi-purpose trails, throughout the Project’s open space and street rights-of-way.*

The design of the Project will preserve significant natural, cultural and archaeological resources while leaving more than 80% of the total acreage for open space and recreational uses. The open space system will have a positive impact on residents and non-residents alike as it preserves the rural character of the area.

The trails will be an integral part of the open space uses within the Project. The trail system will meander through the Project in an environmentally sensitive manner. The trails will interconnect with adjacent properties where practical and where existing conditions permit. These trails will be designed to blend with the environment and not unduly burden the significant natural features of the site. The trails will be a mix of multi-use and equestrian trails as well as trails for bikes and pedestrians.

The Project will also meet the County’s parkland dedication requirements through the provision of dedicated parkland or equivalent in-lieu fees.

5. SEISMIC SAFETY ELEMENT

The goals of the Seismic Safety Element are found on Page V-2 and are stated as follows:

- “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 Consistency: *No geologic hazards, such as faults or ancient landslides, were observed or are known to be present within or near to the Project. Any potential impacts related to seismic activity will be addressed and necessary mitigation measures provided in the Project EIR.*

6. SCENIC HIGHWAY ELEMENT

The principal goal of the Scenic Highway Element is stated on Page VI-7:

“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 Consistency: *Buckman Springs Road and SR-94 are proposed as Third Priority Scenic Routes on the Scenic Highway System Priority List in the Scenic Highway Element of the General Plan. An analysis of the Project’s visual impacts to the views from Buckman Springs Road and SR-94 will be provided in the Project EIR.*

7. PUBLIC SAFETY ELEMENT

The Public Safety Element is guided by three goals found on Page VII-3:

- “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 Consistency: *The project has been designed to minimize fire hazards. A Fire Protection Plan (FPP) will be adopted and appropriate setbacks will be utilized in areas with higher fuel loads.*

8. NOISE ELEMENT

The Noise Element does not state specific goals, but for the purpose of this consistency analysis, the following goal is based on the objectives described on Page VIII-13:

“Protect and enhance the County’s acoustical environment by simultaneously controlling noise at its source, along its transmission paths, and at the site of the receiver.”

Project Consistency: *No significant noise generators are anticipated within the Star Ranch Project. All homesites will be located well away from Buckman Springs Road and SR-94. Any potential noise impacts will be addressed and necessary mitigations provided in the Project EIR.*

9. HOUSING ELEMENT

The Housing Element is a policy framework that sets forth a range of programs designed to meet the varying needs of the different communities within the unincorporated area. This element documents and discusses the housing needs of County residents. It includes an inventory of the resources and constraints relevant to meeting current and future housing needs.

Project Consistency: *The Star Ranch Project is designed to provide a wide variety of housing types to serve the existing and projected needs of people currently living in San Diego's backcountry areas. A portion of the housing is intended for people currently living in backcountry towns who are interested in larger lots than they have now but cannot afford 4-acre or larger parcels. The Village area housing is designed to accommodate a variety of needs including for sale opportunities for empty-nesters (singles or couples over 50 years old), move-up opportunities for existing residents and families with school age children. Project type includes single-family homes on 2-acre, one-half acre, and 6,600 SF lots; and 2-story condominiums; and senior housing units. The senior housing in particular, is designed to meet the needs of a growing population of seniors in the Campo/Lake Morena area who can no longer maintain large properties but would like to remain in the backcountry.*

While, most of the housing is expected to be market rate, the increased supply should have a positive effect on the availability and affordability of all types of housing in the area. Additionally, low and moderate income housing may be accommodated by the construction of second units, allowed by County Zoning Ordinance 6156(x) and State law.

Policy 8 Facilitate the retention of the existing housing supply of low cost rental housing by monitoring condominium conversions, discouraging the demolition of low cost units, and informing property owners of the potential financial opportunities/incentives that may be utilized to maintain the affordability of low-income units.

Policy 9 Promote and facilitate fair housing practices and activities throughout the unincorporated area.

Project Consistency: *The Project site has no existing inventory of low-cost rental housing. The Project will comply with all existing County fair housing practices.*

10. CONSERVATION ELEMENT

The Conservation Element identifies and describes the natural resources of San Diego County and provides policies and action programs to conserve these resources. The County has designated Resource Conservation Areas (RCA) for the most significant resources. The Resource Conservation Area overlay is described on Pages X-14 and X-15:

“This overlay identifies lands requiring special attention in order to conserve resources in a manner best satisfying public and private objectives. The appropriate implementation actions will vary depending upon the conservation objectives of each resource but may include: public acquisition, establishment of open space easements, application of special land use controls such as cluster zoning, large lot zoning, scenic or natural resource preservation overlay zones, or by incorporating special design considerations into subdivision maps or special use permits”.

Project Consistency: *No RCAs overlie the Specific Plan area.*

11. ENERGY ELEMENT

The goals of the Energy Element are found on Page XI-2. The three goals that apply to the Project are:

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”.

Project Consistency: *The Project development will meet or exceed all applicable goals by compliance with State Title 24 requirements. Building location and design will take advantage of every opportunity provided by the site to maximize energy efficiency. The energy and potable water infrastructure existing within the Project will minimize the impact of providing new service sources. Multi-use trails will be provided to promote bicycling and hiking which conserves energy through reduced use of the automobile. Clustering the Village lots in proximity to the village center will encourage walking which also reduces energy consumption.*

The use of alternative energy technologies including wind energy and active and passive solar systems will be encouraged in all new Star Ranch development. A variety of energy conservation features will be required of all Star Ranch project builders through the Project CC&R’s, including components of the LEED certification program.

12. PUBLIC FACILITY ELEMENT

The Public Facility Element ensures a strong linkage between public facility planning and land use planning. This Element also ensures that the facilities needs of each of the County’s communities are adequately considered in all County actions, and encourages a regional approach to public facility planning and funding.

The Public Facility Element is organized into twenty sections with more than 100 policies. The sections and policies relevant to the Project are identified and addressed below.

Section 2 Coordination of Facility Planning, Financing Programs, and Land Use Planning

- 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 facilities 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.

Project Consistency: *The Project provides for all necessary public facilities, including sewer, water, drainage, and roadways. The on-site and off-site infrastructure improvements will be coordinated with each development phase to ensure that adequate facilities are in place before occupancy of each residential phase. An on-site wastewater treatment plant, to be operated by the Campo Water and Sewer Maintenance District, will be built to service the Project area only. All service facility letters have been obtained from the respective agencies. Water service will be provided by a private water utility using groundwater from the site. School service is available from the Mountain Empire Unified School District. Although no schools are proposed for the site, all applicable school fees will be paid to provide expanded school capacity in the area. Fire protection will be provided by the Campo Valley Volunteer Fire District (CSA 112) and the CDF station in Cameron Corners.*

All roadway improvements will be financed by the Developer including local roads to serve the Project, and off-site improvements to existing County roads as identified in the Project EIR.

Section 3 Parks and Recreation

- Policy 2.2 The County will site, plan and develop local and regional parks that are compatible with community character, land use and the recreational, conservation, and preservation needs of the intended service population.

Project Consistency: *See response to Recreation Element Goals.*

Section 4 Transportation

- Policy 1.1 New development shall provide needed roadway expansion and improvements on-site 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 off-site 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.
- Policy 2.1 New development shall be required to contribute its fair share toward financing transportation facilities.

***Project Consistency:** A traffic study will be prepared for the Project EIR to determine how Levels of Service may be affected. Any significant traffic impacts will be addressed and necessary mitigation measures provided in the Project EIR. The proposed development will contribute its fair share toward financing transportation facilities.*

Section 5 Flood Control

- 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. .
- Policy 2.1 The use of natural channels will be required except in cases where no less environmentally damaging alternative is appropriate.
- Policy 5.1 The County will require measures to decrease the adverse impacts created by increased quantity and degradation in quality of runoff from urban areas.

***Project Consistency:** A hydrologic study has been prepared to determine the location of the 100-year floodplain within the site. Nearly all of the floodplain will be retained as open space. None of the development will be subject to flooding. The portions of the Campo Valley floodplain within the Star Ranch Specific Plan area will be preserved as permanent open space. Alteration of the floodplain and channelization will not be permitted.*

Development within the Star Ranch Specific Plan area is not expected to result in erosion or depositon of unwanted flood material. Appropriate mitigations measures to prevent erosion and siltation during construction will be identified in the Project EIR.

The proposed development is designed to minimize impacts to local ground water supplies. Vegetated swales will convey and naturally cleanse runoff before it percolates into the groundwater. Impervious surfaces will be minimized to decrease runoff flows and increase rainwater infiltration.

Section 6 Solid Waste

- Policy 1.1 The County will promote waste management techniques that are alternative to landfilling.
- Policy 1.2 Landfills shall be used primarily for wastes that cannot be recycled or processed and for the residual waste from processing facilities.

Project Consistency: *The Project will comply with the County's Integrated Waste Management Plan and participate in community recycling programs.*

Section 7 Law Enforcement

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

Policy 4.2 Sheriff facilities shall be designed and located based on appropriate criteria.

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

Project Consistency: *Sheriff facilities are expected to be adequate, however this issue will be addressed and necessary mitigations provided in the Project EIR. The potential exists to provide a sheriff's office annex in the Village Center or to co-locate such a facility if a new fire station needs to be constructed on Star Ranch.*

The Project has been designed to create defensible space where crime is less likely to occur. The fact that common areas will be maintained by a Homeowners Association will communicate that there is an alert and active presence occupying the space.

Section 8 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.

Project Consistency: *Domestic pets in residential areas will be limited to those animals allowed by the "A" designator as modified. Ranch Open Space areas will be subject to the "W" designator. All animals will be kept in accordance with existing County regulations. Horses will be restricted to the Ranch area trails. Additional requirements for protecting habitat areas from disturbance by domestic pets will be provided in the HMP and the mitigation requirements of the EIR.*

Section 10 Schools

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 affected school districts' facilities.

Project Consistency: School service is available from the Mountain Empire Unified School District. Although no schools are proposed for the site, all applicable school fees will be paid to provide expanded school capacity in the area.

Section 11 Fire Protection and Emergency Services

- Policy 1.1 The County will assist the fire agencies' efforts to achieve the levels of fire protection and emergency services facilities established in Objective 1.
- 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.
- Policy 1.3 A program will be established to address the needs of areas lacking adequate 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 Consistency: See response to the Public Safety Element.

Section 12 Wastewater

- 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 the facility providers.
- Policy 1.2 Discretionary land development projects 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.
- Policy 2.1 The County will regulate the use of private proposed wastewater treatment plants to ensure that they are properly located, meet the sewer needs of the Project, do not cause premature urbanization, and create no unmitigable environmental effects. Availability of service from a wastewater treatment facility will not be justification for increasing densities allowed by the General Plan and zoning.
- Policy 3.1 Water reclamation and conservation measures shall be included in the land development review process.

Project Consistency: *The Project will provide its own on-site wastewater treatment plant rather than relying on the existing Del Campo Sewer Treatment Facility. The wastewater treatment plant is designed to meet the sewer needs of the Project with the potential for modular expansion to supplement or replace the existing Del Campo plant and provide sewer service to the Cameron Corners Village area as defined by the General Plan Update. Modular expansion of the proposed sewer treatment facility should not cause premature urbanization or create unmitigable environmental effects as it would be part of a planned effort to replace the existing outdated plant and to support planned growth in the Cameron Corners Village area. A sewer service letter from the County Department of Public Works is provided in Appendix C. Sewer service within Star Ranch will be limited to those areas included within the proposed CT boundary. These boundaries are intended to be made permanent with the adoption of the General Plan Update, which provides for very low densities of one unit per 40 acres beyond the village boundary. These densities are far too low to support expansion of sewer lines and will ensure no “urbanization” beyond the village boundary.*

Section 13 Water Provision Systems

- 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 projects 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.
- Policy 3.2 The County will reduce water consumption in County public facilities.
- Policy 3.4 Water reclamation and conservation measures shall be included in the land development review process.

Project Consistency: *Potable water for Star Ranch will be provided by several wells within the Specific Plan area. Water service to both the Village and the Ranch will be provided by a private Water Utility. The Water Utility office and central water treatment facility will be located north of the new Campo Library and “Old Schoolhouse” site.*

The Project will include a separate reclaimed water system that will provide irrigation water for the Community Park, common landscape areas, and pastures. The reclaimed water will be treated to a tertiary level in compliance with San Diego Regional Water Quality Control Board (SDRWQCB) standards.

B. Mountain Empire Subregional Plan

1. OVERVIEW

The MESP, which was adopted on January 3, 1979 and most recently amended on January 11, 1995, implements the goals and policies of the Regional Land Use Element of the General Plan and sets forth goals, objectives and policies intended to guide development decisions within the Mountain Empire Subregion. In addition to its general goals, objectives and policies, the MESP provides specific recommendations for identified Specific Plan areas.

An amendment to the MESP is being processed concurrently with the Project Specific Plan to clarify the development potential of the site and to establish specific requirements which must be met. The proposed MESP amendment language is provided in *Appendix A*.

2. GENERAL GOALS, POLICIES & RECOMMENDATIONS

SECTION 1. COMMUNITY CHARACTER

Goal:

Encourage the development of land in a manner that reinforces the unique identity of the Mountain Empire Subregion and its communities.

Project Consistency: *The Mountain Empire Subregional Plan identifies six unique areas including Tecate, Potrero, Boulevard, Campo, Jacumba, and the rest of the plan area. Star Ranch is located within the Campo area of the Mountain Empire Subregion. Campo consists of three clusters of development: Campo, Lake Morena, and Cameron Corners. Historically, these areas have been rural in character. Star Ranch intends to maintain the rural feel of this area by creating a community that offers a range of rural and semi-rural housing types built around a working cattle ranch.*

Further the Star Ranch Project has been designed to revitalize and expand the Village of Cameron Corners. Currently, the Cameron Corner area lacks a sense of place and is trending toward strip mall construction. Star Ranch will create a well-defined rural village commercial core that would reinforce the unique character of Campo Valley. The proposed Star Ranch densities are consistent with the existing General Plan and historic settlement patterns in the area.

As part of the General Plan Update process, the Campo/Lake Morena Community Planning Group has prepared a draft Community Character Statement for the area. A comprehensive analysis of the Project's consistency with the policies in the draft Community Character Statement has been submitted to the County Department of Planning and Land Use under separate cover.

SECTION 2. LAND USE

General Goal:

Provide a land use pattern consistent with the subregional population forecast.

Project Consistency: *The Star Ranch Project density is consistent with the existing General Plan density of 1 dwelling unit per 4 acres. The majority of the Star Ranch units (423 of 460 total) will be clustered in the Village portion of the project at Cameron Corners. Under the Draft General Plan Update, Cameron Corners has been targeted as an area most suited for future growth. The buildout of the Village will occur in ten phases over an eight to ten year period with ground breaking expected to start in late 2010 or early 2011. Thus Star Ranch will absorb a substantial portion of the projected growth of the Mountain Empire Subregional Plan, particularly that portion of projected growth seeking a village environment.*

Residential Goal

Provide a land use pattern which will accommodate the forecast population increase while retaining the rural charm of the present living environment.

Project Consistency: *As the population increases, there is a demand for all housing types. The Specific Plan incorporates several different lot sizes and housing types into the development plan to accommodate these diverse needs, while at the same time maintaining the rural atmosphere that characterizes the Campo community. The Ranch area consists of 25 equestrian ranch estate lots located in the central valley. All equestrian estate lots will be a minimum of two acres in size and will provide an extremely rural atmosphere for those who desire it. Twelve additional two-acre minimum lots will be provided in the North Village Country Estate planning area along Buckman Springs Road. The Country Estates are sized to continue the existing pattern of development along Buckman Springs Road and to buffer the view from the roadway into the Star Ranch development.*

The Village area is organized into five residential planning areas. The Cameron Village Homes (PA 5) consist of 40 lots located just north of Cameron Village Center. The Cameron Village Senior Housing (PA 6) contains 60 units, located east of SR-94, just east of Cameron Village Center. The senior housing is designed to meet the needs of a growing population of seniors in the Campo/Lake Morena area who can no longer maintain large properties but would like to remain in the backcountry. The Cameron Village Condominiums (PA 7) contain 66 primarily two-story condominiums located south of the Campo branch library within walking distance of the Village Center. The West Village Homes (PA 3) consist of 172 single-family homes on half-acre lots intended to provide affordable housing opportunities for families with school age children, as well as move up opportunities for existing residents in the area. The North Village Homes (PA 2) consist of 85 single-family homes on 6,600 SF lots intended to provide the most affordable single-family homes within the Star Ranch project.

A majority of the residential units are “clustered” in the Village area of Star Ranch. The village pattern of development is well established in the Mountain Empire Subregional Area, as over 60% of existing residents live in one of the three villages. The village pattern of

development is part of the rural character and reduces the overall footprint of development on the land. Opportunities for village living reduces pressure for rural sprawl and maximizes the opportunity for open space preservation. Star Ranch will further preserve the rural charm and equestrian lifestyle of the Campo/Lake Morena area by avoiding design elements typical of suburban developments. Curbs and sidewalks will not be allowed. Visual impacts from existing residential areas and roadways within Campo Valley will be minimized. The broad and expansive vistas along the central valley and eastern pasture will be preserved. Much of the rural and equestrian character of the Star Ranch will be protected by the preservation of the working cattle ranch, which passes through the Village area.

Commercial Goal

Provide for the orderly growth of business and professional services and optimize convenience for local and highway-related shopping needs.

Project Consistency: *Approximately 14.1 acres of land dedicated to commercial uses is proposed and located adjacent to existing commercial uses at Cameron Corners including 4.4 acres of land east of State Route- 94 that is planned for commercial medical use. The intent is to guide commercial development in an orderly fashion by concentrating it in one area and creating a true center of activity or “heart” for the Campo Valley. In order to protect the viability of existing commercial areas, the Specific Plan proposes to create a shared commercial street on the southeastern property boundary with potential street extensions into the neighboring property that will create development opportunities for the adjacent commercial properties in the Cameron Corners area. This expanded commercial area will be conveniently located on SR-94, optimizing opportunities for local and highway-related shopping needs. Uses in the Village Commercial Center will be designed to support existing businesses and residents, new residents, and visitors to the future Camp Lockett State Park. Desirable uses include a visitor center, restaurants, specialty retail, inn, post office, health services and recreation.*

Agricultural Goal

Encourage the expansion and continuance of agricultural uses in the subregion.

Project Consistency: *Historically, the entire Star Ranch Specific Plan area has been used for cattle grazing, which reflects the fact that the site is not highly suited field crop production. As an agricultural use, cattle ranching and grazing activities will continue on over the vast majority of the ranch properties.*

SECTION 3. HOUSING

Ensure that adequate, affordable shelter is provided for all residents of the Mountain Empire Subregion in a way that is consistent with its rural character.

Project Consistency: *Star Ranch will increase the supply and variety of housing types within the area, providing affordable move-up opportunities for existing residents. All housing in Star Ranch is designed to be consistent with the rural character of Campo Valley. See also, response to Residential Goal.*

SECTION 4. CIRCULATION

Goal:

Improve the transportation system to provide for safe and efficiently maintained travel throughout the subregion while maintaining the rural atmosphere and natural beauty of the area.

Project Consistency: *No major transportation improvements or roadway widenings are anticipated for the Star Ranch Project. Any significant traffic impacts will be addressed and necessary mitigation measures provided in the Project EIR. Any required traffic improvements will be designed, where feasible, to preserve the rural atmosphere and natural beauty of the area.*

SECTION 5. PUBLIC FACILITIES AND SERVICES

Goal:

Provide the facilities and level of service necessary to satisfy the needs of the subregion.

Project Consistency: *See responses to General Plan Public Facility and Public Safety Elements.*

SECTION 6. CONSERVATION

Environmental Resources Goal:

Ensure that there is careful management of environmental resources in the area in order to prevent wasteful exploitation or degradation of those resources and to maintain them for future needs.

Project Consistency: *The Star Ranch Project is designed to avoid disturbance of environmental resources. Over 80% of the Star Ranch Specific Plan will be preserved in non-disturbed agricultural and open space. The open space includes nearly all steep slopes (25% or greater), all ridgelines, and nearly all floodplain and wetland areas. Existing stands of oaks will be preserved where feasible and buffer areas provided. Mature oaks will be relocated or replaced when the removal of specimen trees is unavoidable. New trees will be planted in clusters patterned after the existing oaks in the area. The Campo Creek Meadow is an important scenic open space area, which is also a wetland and floodplain area. The Star Ranch Specific Plan will preserve the wetland/floodplain in its natural state as well as the seasonal streams and tributary drainages located on the Star Ranch property. All sensitive*

habitat areas identified in the project EIR will be preserved through conservation open space easements

SECTION 7. RECREATION

Goal:

Support recreational opportunities to meet community needs and enrich the lives of all residents by establishing a balanced system of recreation facilities and services.

Project Consistency:

An approximately 14.4-acre community park is planned immediately north of the Village Center. This park will be reserved for passive and active recreation as well as community events. In addition to areas graded for open play and ball fields, the park will include picnic areas, a playground, trails, benches, tree preserve areas, and parking. The Project will also provide approximately 9-miles of multi-use trails that may be used for hiking, biking, and horseback riding. These trails will connect Star Ranch with the County's regional trail system (via SR-94 and Buckman Springs Road) and allow trail users direct access to the Village Commercial Center at Cameron Corners.

Additionally, the creation of a revitalized village commercial center at Cameron Corners will provide services needed to accommodate a growing number of visitors to the area, many of whom are attracted by recreational activities such as hiking, cycling, and horseback riding available in the area. The village commercial center will include a boutique style hotel and adjoining hotel bungalows accessible by the main Star Ranch trail. The hotel will provide an ideal location for equestrian facilities and rentals, making it possible to "ride into town" from the residential areas or other backcountry areas. The village commercial center is expected to become a logical rendezvous point and support center for hikers embarking on the Pacific Crest Trail which starts at the U.S. Mexican border approximately 3 miles to the south.

SECTION 8. ENERGY

Goal:

Ensure that the conservation of non-renewal energy resources is pursued in a way that is not detrimental to the rural lifestyle.

Project Consistency:

The use of alternative energy technologies including wind energy and active and passive solar systems will be encouraged in all new Star Ranch development. A variety of energy

conservation features will be required of all Star Ranch project builders through the Project CC&R's, including components of the LEED certification program.

SECTION 9. SCENIC HIGHWAYS

Goal:

Establish a network of scenic highway corridors within which scenic, historical and recreational resources are protected and enhanced.

***Project Consistency:** The Star Ranch Specific Plan is located along scenic highway SR-94 and County Road S-1. The Project has been designed to minimize visual intrusion and maintain the rural feel of these roads. The lots along Buckman Springs Road have been sized to continue the existing pattern of development and to buffer the view from the roadway. A 50-foot landscape buffer is proposed between the development and the roadway to soften potential visual impacts. From both roads, landscaping, trees, and natural land formations will screen much of the development from view. When fully developed, the rustic architecture of the village center and the abundance of mature trees should actually enhance the visual quality of the area--a substantial improvement over the strip-commercial development that characterizes the area today. (See also response to General Plan Scenic Highway Element, Goal 2, 3, and 4.)*

4.4 INFRASTRUCTURE

A. TRANSPORTATION:

The Circulation System for Star Ranch is described in Section 2.9 of the Specific Plan. Estimated traffic projections, impacts to Level of Service, turning movement analysis, potential on- and offsite traffic mitigations, availability of alternative forms of transportation, and parking will be addressed in the Project EIR after the traffic study has been completed.

B. PUBLIC FACILITIES, SERVICES, SAFETY:

Public facilities, services and safety are addressed in Section 2.10 of the Star Ranch Specific Plan. A discussion of public facilities funding is provided in Section 3.3 of the Specific Plan. A summary of the maintenance responsibilities is provided in Table 3-1 of the Specific Plan. See also responses to General Plan Public Facilities Element and Mountain Empire Subregional Plan Section 5 Public Facilities, and Services in Section 4.3 (Plan Issues/General Plan Consistency) of the Star Ranch Specific Plan.

4.5 PHYSICAL DEVELOPMENT

The existing land use and development potential of the surrounding area is generally described in Chapter 1 of the Star Ranch Specific Plan. The proposed General Plan amendment from (18) Multiple Rural Use to (21) Specific Plan would allow the flexibility needed to cluster the majority of the lots near the Village of Cameron Corners thereby revitalizing and expanding the existing village. Beyond the village, the land under General Plan Update will remain very low-density rural. The Specific Plan would also make it possible to preserve the existing cattle ranch while protecting more than 80% of the Specific Plan area in open space. The Star Ranch residential areas will be buffered from the scenic roadways of Buckman Springs Road and SR-94 by natural rises in the topography and landscaping.

The Specific Plan provides for the creation of a commercial street between Buckman Springs Road and SR-94 that interfaces with and extends the existing Cameron Corners commercial center, providing significant opportunities for neighboring commercial property owners. The Star Ranch commercial development will also provide needed commercial services for existing residents in the surrounding area including the Campo Hills development.

4.6 ENVIRONMENTAL DOCUMENTATION

An Application for Environmental Study has been submitted with the Project application. Due to the scale of the project it is anticipated that a full EIR will be prepared.

4.7 IMPLEMENTATION

A. CONCURRENT PROCESSING:

The Project includes concurrent processing of the Specific Plan, Vesting Tentative Map, Vesting Site Plan, General Plan Amendment, Rezoning, and Major Use Permit for the Wastewater Treatment Plant. See Specific Plan *Section 3.5, Development Approval Process* for a complete list of the permits and/or actions required to implement the Star Ranch Specific Plan.

B. PHASING:

The Project will be developed in ten phases as set forth in Specific Plan *Figure 3-1, Development Phasing Plan*. The phasing plan is outlined in *Section 3.2, Phasing Plan* and the circulation plan is provided within *Section 2.9, Circulation*. Prior to the occupancy of the first dwelling unit of any phase, the necessary infrastructure to serve that unit shall be in place.