

Property Specific Requests Index

All land information is available at the County's Department of Planning and Land Use Project Processing Center
 or <http://www.co.sandiego.ca.gov/landuse/landuse.html>.

- Property Specific Requests
- Recommended Project (October 2010) Land Use Designations^{1,2}**
 - Village Residential (VR-30)
 - Village Residential (VR-24)
 - Village Residential (VR-20)
 - Village Residential (VR-15)
 - Village Residential (VR-10.9)
 - Village Residential (VR-7.3)
 - Village Residential (VR-4.3)
 - Village Residential (VR-2.9)
 - Village Residential (VR-2)
 - Semi-Rural Residential (SR-5)
 - Semi-Rural Residential (SR-1)
 - Semi-Rural Residential (SR-2)
 - Semi-Rural Residential (SR-4)
 - Semi-Rural Residential (SR-10)
 - Rural Lands (RL-20)
 - Rural Lands (RL-40)
 - Rural Lands (RL-80)
 - Specific Plan Area (residential densities in italics)⁴
 - Office Professional³
 - Neighborhood Commercial³
 - General Commercial³
 - Rural Commercial³
 - Limited Impact Industrial³
 - Medium Impact Industrial³
 - High Impact Industrial³
 - Village Core Mixed Use
 - Public/Semi-Public Facilities³
 - Public/Semi-Public Lands (Solid Waste Facility)
 - Public Agency Lands
 - Tribal Lands
 - Open Space (Recreation)
 - Open Space (Conservation)
 - Forest Conservation Initiative Overlay
- Bonsall Community Planning Area Boundary

NOTES:

- 1: The type and intensity of development depicted on the map must be implemented in accordance with General Plan goals and policies and other County regulations which may further affect the type and intensity of use.
- 2: Land Use Element, Table LU-1 indicates the applicable Regional Category for each designation.
- 3: Maximum development intensity for non-residential designations is provided in Land Use Element, Table LU-1.
- 4: Refer to Community Plan for general land uses and intensities allowed in Specific Plan area (SPA).

Map Prepared by:

Copyright © 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 2681, 2682, 2683, 2684, 2685, 2686, 2687, 2688, 2689, 2690, 2691, 2692, 2693, 2694, 2695, 2696, 2697, 2698, 2699, 2700, 2701, 2702, 2703, 2704, 2705, 2706, 2707, 2708, 2709, 2710, 2711, 2712, 2713, 2714, 2715, 2716, 2717, 2718, 2719, 2720, 2721, 2722, 2723, 2724, 2725, 2726, 2727, 2728, 2729, 2730, 2731, 2732, 2733, 2734, 2735, 2736, 2737, 2738, 2739, 2740, 2741, 2742, 2743, 2744, 2745, 2746, 2747, 2748, 2749, 2750, 2751, 2752, 2753, 2754, 2755, 2756, 2757, 2758, 2759, 2760, 2761, 2762, 2763, 2764, 2765, 2766, 2767, 2768, 2769, 2770, 2771, 2772, 2773, 2774, 2775, 2776, 2777, 2778, 2779, 2780, 2781, 2782, 2783, 2784, 2785, 2786, 2787, 2788, 2789, 2790, 2791, 2792, 2793, 2794, 2795, 2796, 2797, 2798, 2799, 2800, 2801, 2802, 2803, 2804, 2805, 2806, 2807, 2808, 2809, 2810, 2811, 2812, 2813, 2814, 2815, 2816, 2817, 2818, 2819, 2820, 2821, 2822, 2823, 2824, 2825, 2826, 2827, 2828, 2829, 2830, 2831, 2832, 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841, 2842, 2843, 2844, 2845, 2846, 2847, 2848, 2849, 2850, 2851, 2852, 2853, 2854, 2855, 2856, 2857, 2858, 2859, 2860, 2861, 2862, 2863, 2864, 2865, 2866, 2867, 2868, 2869, 2870, 2871, 2872, 2873, 2874, 2875, 2876, 2877, 2878, 2879, 2880, 2881, 2882, 2883, 2884, 2885, 2886, 2887, 2888, 2889, 2890, 2891, 2892, 2893, 2894, 2895, 2896, 2897, 2898, 2899, 2900, 2901, 2902, 2903, 2904, 2905, 2906, 2907, 2908, 2909, 2910, 2911, 2912, 2913, 2914, 2915, 2916, 2917, 2918, 2919, 2920, 2921, 2922, 2923, 2924, 2925, 2926, 2927, 2928, 2929, 2930, 2931, 2932, 2933, 2934, 2935, 2936, 2937, 2938, 2939, 2940, 2941, 2942, 2943, 2944, 2945, 2946, 2947, 2948, 2949, 2950, 2951, 2952, 2953, 2954, 2955, 2956, 2957, 2958, 2959, 2960, 2961, 2962, 2963, 2964, 2965, 2966, 2967, 2968, 2969, 2970, 2971, 2972, 2973, 2974, 2975, 2976, 2977, 2978, 2979, 2980, 2981, 2982, 2983, 2984, 2985, 2986, 2987, 2988, 2989, 2990, 2991, 2992, 2993, 2994, 2995, 2996, 2997, 2998, 2999, 3000, 3001, 3002, 3003, 3004, 3005, 3006, 3007, 3008, 3009, 3010, 3011, 3012, 3013, 3014, 3015, 3016, 3017, 3018, 3019, 3020, 3021, 3022, 3023, 3024, 3025, 3026, 3027, 3028, 3029, 3030, 3031, 3032, 3033, 3034, 3035, 3036, 3037, 3038, 3039, 3040, 3041, 3042, 3043, 3044, 3045, 3046, 3047, 3048, 3049, 3050, 3051, 3052, 3053, 3054, 3055, 3056, 3057, 3058, 3059, 3060, 3061, 3062, 3063, 3064, 3065, 3066, 3067, 3068, 3069, 3070, 3071, 3072, 3073, 3074, 3075, 3076, 3077, 3078, 3079, 3080, 3081, 3082, 3083, 3084, 3085, 3086, 3087, 3088, 3089, 3090, 3091, 3092, 3093, 3094, 3095, 3096, 3097, 3098, 3099, 3100, 3101, 3102, 3103, 3104, 3105, 3106, 3107, 3108, 3109, 3110, 3111, 3112, 3113, 3114, 3115, 3116, 3117, 3118, 3119, 3120, 3121, 3122, 3123, 3124, 3125, 3126, 3127, 3128, 3129, 3130, 3131, 3132, 3133, 3134, 3135, 3136, 3137, 3138, 3139, 3140, 3141, 3142, 3143, 3144, 3145, 3146, 3147, 3148, 3149, 3150, 3151, 3152, 3153, 3154, 3155, 3156, 3157, 3158, 3159, 3160, 3161, 3162, 3163, 3164, 3165, 3166, 3167, 3168, 3169, 3170, 3171, 3172, 3173, 3174, 3175, 3176, 3177, 3178, 3179, 3180, 3181, 3182, 3183, 3184, 3185, 3186, 3187, 3188, 3189, 3190, 3191, 3192, 3193, 3194, 3195, 3196, 3197, 3198, 3199, 3200, 3201, 3202, 3203, 3204, 3205, 3206, 3207, 3208, 3209, 3210, 3211, 3212, 3213, 3214, 3215, 3216, 3217, 3218, 3219, 3220, 3221, 3222, 3223, 3224, 3225, 3226, 3227, 3228, 3229, 3230, 3231, 3232, 3233, 3234, 3235, 3236, 3237, 3238, 3239, 3240, 3241, 3242, 3243, 3244, 3245, 3246, 3247, 3248, 3249, 3250, 3251, 3252, 3253, 3254, 3255, 3256, 3257, 3258, 3259, 3260, 3261, 3262, 3263, 3264, 3265, 3266, 3267, 3268, 3269, 3270, 3271, 3272, 3273, 3274, 3275, 3276, 3277, 3278, 3279, 3280, 3281, 3282, 3283, 3284, 3285, 3286, 3287, 3288, 3289, 3290, 3291, 3292, 3293, 3294, 3295, 3296, 3297, 3298, 3299, 3300, 3301, 3302, 3303, 3304, 3305, 3306, 3307, 3308, 3309, 3310, 3311, 3312, 3313, 3314, 3315, 3316, 3317, 3318, 3319, 3320, 3321, 3322, 3323, 3324, 3325, 3326, 3327, 3328, 3329, 3330, 3331, 3332, 3333, 3334, 3335, 3336, 3337, 3338, 3339, 3340, 3341, 3342, 3343, 3344, 3345, 3346, 3347, 3348, 3349, 3350, 3351, 3352, 3353, 3354, 3355, 3356, 3357, 3358, 3359, 3360, 3361, 3362, 3363, 3364, 3365, 3366, 3367, 3368, 3369, 3370, 3371, 3372, 3373, 3374, 3375, 3376, 3377, 3378, 3379, 3380, 3381, 3382, 3383, 3384, 3385, 3386, 3387, 3388, 3389, 3390, 3391, 3392, 3393, 3394, 3395, 3396, 3397, 3398, 3399, 3400, 3401, 3402, 3403, 3404, 3405, 3406, 3407, 3408, 3409, 3410, 3411, 3412, 3413, 3414, 3415, 3416, 3417, 3418, 3419, 3420, 3421, 3422, 3423, 3424, 3425, 3426, 3427, 3428, 3429, 3430, 3431, 3432, 3433, 3434, 3435, 3436, 3437, 3438, 3439, 3440, 3441, 3442, 3443, 3444, 3445, 3446, 3447, 3448, 3449, 3450, 3451, 3452, 3453, 3454, 3455, 3456, 3457, 3458, 3459, 3460, 3461, 3462, 3463, 3464, 3465, 3466, 3467, 3468, 3469, 3470, 3471, 3472, 3473, 3474, 3475, 3476, 3477, 3478, 3479, 3480, 3481, 3482, 3483, 3484, 3485, 3486, 3487, 3488, 3489, 3490, 3491, 3492, 3493, 3494, 3495, 3496, 3497, 3498, 3499, 3500, 3501, 3502, 3503, 3504, 3505, 3506, 3507, 3508, 3509, 3510, 3511, 3512, 3513, 3514, 3515, 3516, 3517, 3518, 3519, 3520, 3521, 3522, 3523, 3524, 3525, 3526, 3527, 3528, 3529, 3530, 3531, 3532, 3533, 3534, 3535, 3536, 3537, 3538, 3539, 3540, 3541, 3542, 3543, 3544, 3545, 3546, 3547, 3548, 3549, 3550, 3551, 3552, 3553, 3554, 3555, 3556, 3557, 3558, 3559, 3560, 3561, 3562, 3563, 3564, 3565, 3566, 3567, 3568, 3569, 3570, 3571, 3572, 3573, 3574, 3575, 3576, 3577, 3578, 3579, 3580, 3581, 3582, 3583, 3584, 3585, 3586, 3587, 3588, 3589, 3590, 3591, 3592, 3593, 3594, 3595, 3596, 3597, 3598, 3599, 3600, 3601, 3602, 3603, 3604, 3605, 3606, 3607, 3608, 3609, 3610, 3611, 3612, 3613, 3614, 3615, 3616, 3617, 3618, 3619, 3620, 3621, 3622, 3623, 3624, 3625, 3626, 3627, 3628, 3629, 3630, 3631, 3632, 3633, 3634, 3635, 3636, 3637, 3638, 3639, 3640, 3641, 3642, 3643, 3644, 3645, 3646, 3647, 3648, 3649, 3650, 3651, 3652, 3653, 3654, 3655, 3656, 3657, 3658, 3659, 3660, 3661, 3662, 3663, 3664, 3665, 3666, 3667, 3668, 3669, 3670, 3671, 3672, 3673, 3674, 3675, 3676, 3677, 3678, 3679, 3680, 3681, 3682, 3683, 3684, 3685, 3686, 3687, 3688, 3689, 3690, 3691, 3692, 3693, 3694, 3695, 3696, 3697, 3698, 3699, 3700, 3701, 3702, 3703, 3704, 3705, 3706, 3707, 3708, 3709, 3710, 3711, 3712, 3713, 3714, 3715, 3716, 3717, 3718, 3719, 3720, 3721, 3722, 3723, 3724, 3725, 3726, 3727, 3728, 3729, 3730, 3731, 3732, 3733, 3734, 3735, 3736, 3737, 3738, 3739, 3740, 3741, 3742, 3743, 3744, 3745, 3746, 3747, 3748, 3749, 3750, 3751, 3752, 3753, 3754, 3755, 3756, 3757, 3758, 3759, 3760, 3761, 3762, 3763, 3764, 3765, 3766, 3767, 3768, 3769, 3770, 3771, 3772, 3773, 3774, 3775, 3776, 3777, 3778, 3779, 3780, 3781, 3782, 3783, 3784, 3785, 3786, 3787, 3788, 3789, 3790, 3791, 3792, 3793, 3794, 3795, 3796, 3797, 3798, 3799, 3800, 3801, 3802, 3803, 3804, 3805, 3806, 3807, 3808, 3809, 3810, 3811, 3812, 3813, 3814, 3815, 3816, 3817, 3818, 3819, 3820, 3821, 3822, 3823, 3824, 3825, 3826, 3827, 3828, 3829, 3830, 3831, 3832, 3833, 3834, 3835, 3836, 3837, 3838, 3839, 3840, 3841, 3842, 3843, 3844, 3845, 3846, 3847, 3848, 3849

PROPERTY SPECIFIC REQUEST

BO3-A

| | |
|---|------------------|
| Property Specific Request: Change land use designation from SR10 to SR2 | |
| Requested by: Jay Kawano and Dan Nibam | |
| Community Recommendation | SR10 |
| Opposition Expected | Yes ¹ |
| Spot Designation/Zone | No |
| EIR Recirculation Needed | Yes |
| Change to GPU Objectives Needed | Yes |
| Level of Change | Major |

Note:
1- Opposition is expected from Guajome Area for Responsible Development (GuARD). See attached letter.

Property Description

Property Owner:
EWM Investments LLC

Size:
294 acres
6 parcels

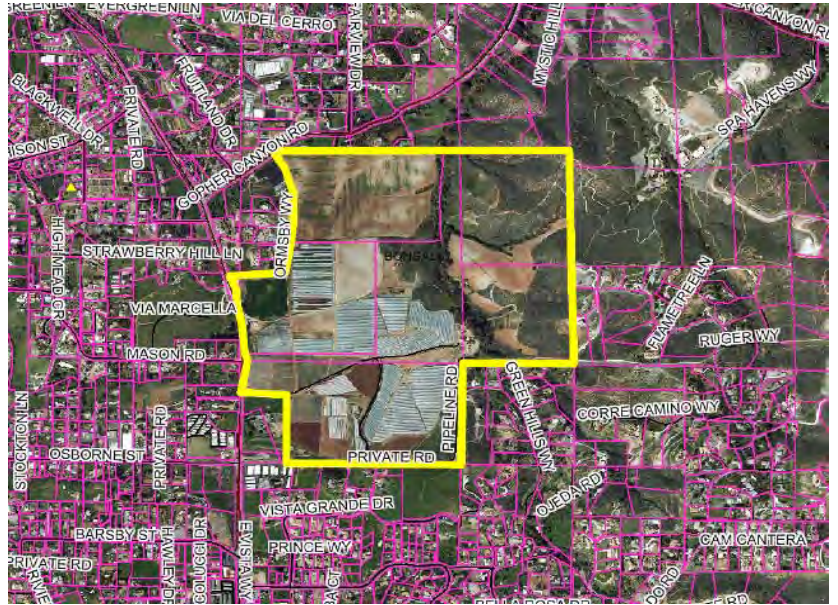
Location/Description:
Strawberry Hill -- Intersection of Gopher Canyon Road and East Vista Way;
Inside County Water Authority boundary;
Within City of Vista Sphere of Influence

Prevalence of Constraints (See following page):

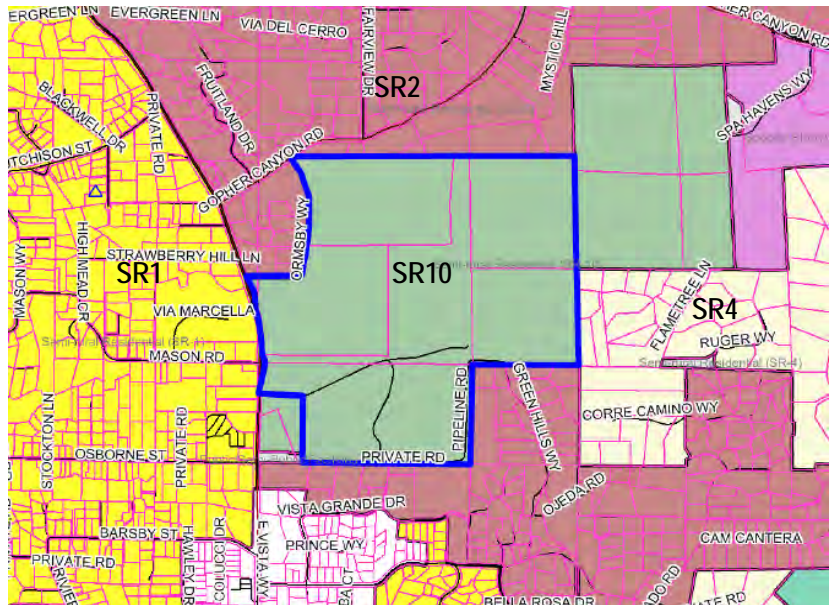
- - high; ◐ - partially; ○ - none
- ☹ Steep slope (greater than 25%)
- Floodplain
- Wetlands
- ☹ Habitat Value
- ☹ Agricultural Lands
- ☹ Fire Hazard Severity Zones

Land Use

| General Plan | |
|---|-------------------------------|
| Scenario | Designation |
| Existing General Plan | 1 du/2,4 ac 1 du/4,8,20 ac |
| PC / Staff Recommendation | SR10 |
| Referral | SR2 |
| Hybrid | SR4 |
| Draft Land Use | SR10 |
| Environmentally Superior | |
| Zoning | |
| Existing — A70, 2 acre minimum lot size | |
| Proposed — A70, 4 acre minimum lot size | |



Aerial



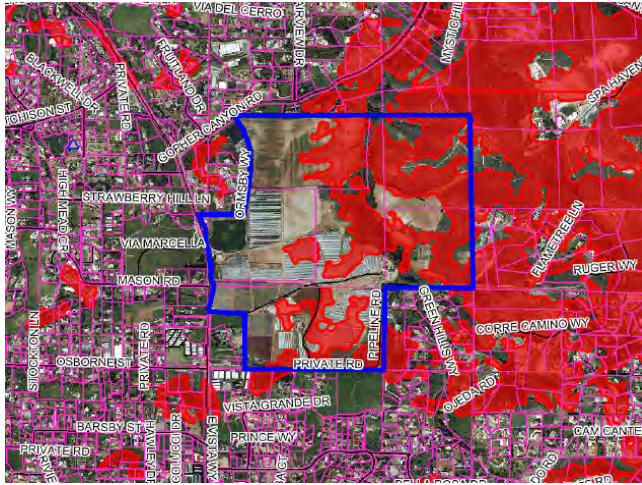
PC/Staff Recommendation

Discussion

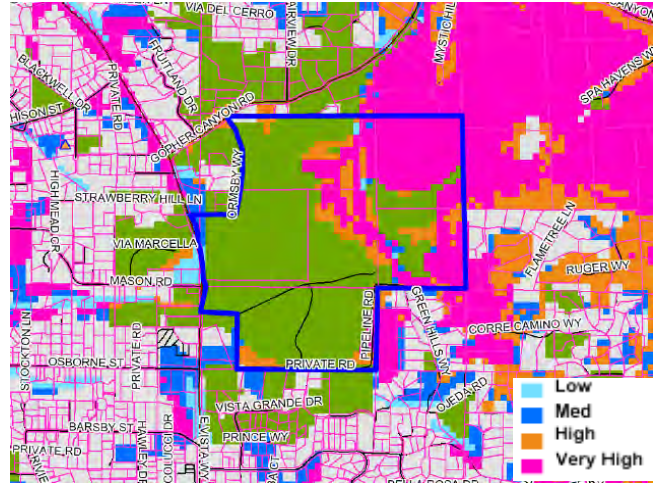
B03 is generally surrounded by subdivided lands and is located near the Vista city limits and major public roads. The key constraints associated with this area are steep slopes, critical biological resource areas, prime agricultural soils, and farmlands of state and local importance. The Community Planning Group is concerned that this land should be preserved for agricultural use. During the GP Update Planning Commission hearings, staff recommended a SR4 designation to support the continued viability of the agricultural lands; however, the Planning Commission lowered the density to SR10. An SR2 density would cause impacts to the viability of the agricultural lands.

PROPERTY SPECIFIC REQUEST

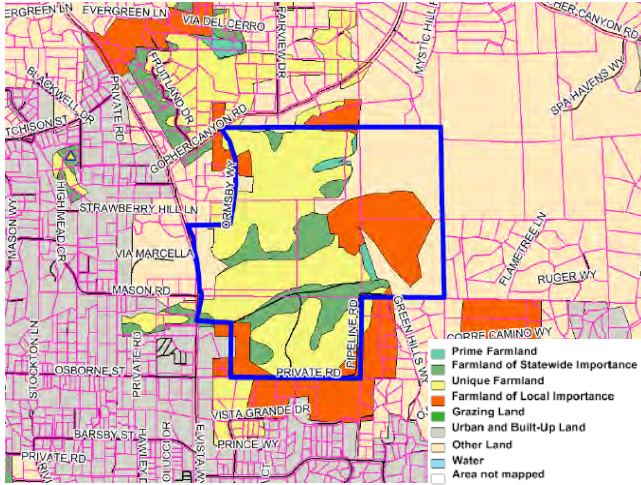
B03-A (cont.)



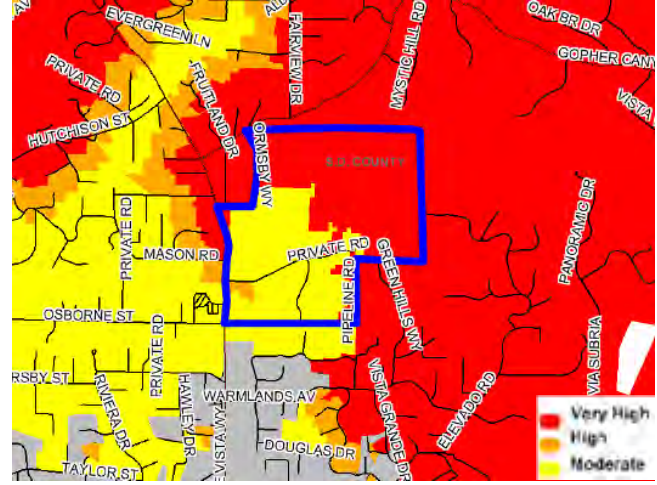
Steep Slope (Greater than 25%)



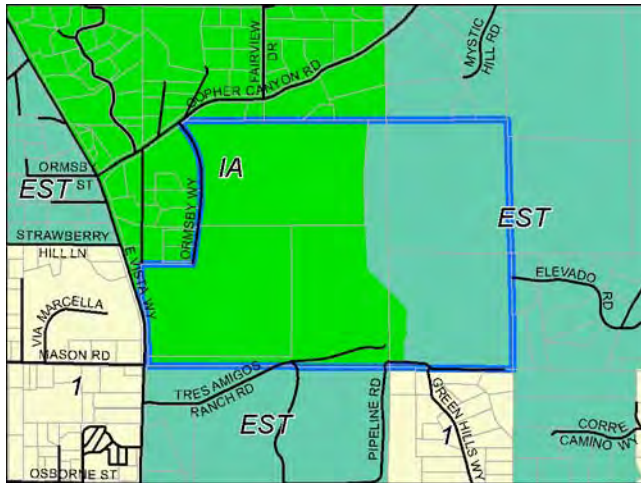
Floodplain



Agricultural Lands



Fire Hazard Severity Zones



Existing General Plan

From: [GuARD](#)
To: [Wong, Jimmy](#); [Fogg, Mindy](#)
Cc: [Gifford Mariko](#)
Subject: Strawberry Hill
Date: Tuesday, January 11, 2011 9:43:17 PM
Attachments: [Aerial View Kawano property.jpg](#)

To: Jimmy Wong and Mindy Fogg
From: Ursula Sack, Ph.D., Secretary of Guajome Area for Responsible Development (GuARD)
Re: Property-Specific Request for BO3-A (known locally as "Strawberry Hill")

The Planning Commission heard public testimony about this property on November 20, 2009, and chose to designate it as SR-10 because of its unique agricultural value. It consists of 300 acres--most of it farmed, but there is also open space that is a riparian habitat with biological resources.

Almost all of the farmland falls under one of the following categories: "Farmland of Statewide Importance," "Farmland of Local Importance," "Prime Farmland," and "Unique Farmland (from the EIR, Appendix L, page 3.13)." It is exceptional farmland because it has a unique frost-free microclimate. It is a source of excellent locally grown food which benefits all of San Diego county.

The open space/riparian habitat on the east side holds great promise for conservation, according to a local representative of a land conservation organization. Such land is needed as mitigation for other projects that have been built in the county.

The farmer, Mr. Jay Kawano, intends to take the property out of agricultural use and build a large housing development. He has retained the Lightfoot Planning Group to create a housing development plan, which they have presented to GuARD and other community groups.

Mr. Kawano is asking for SR-2 on the grounds that it would be compatible with surrounding land use designations. On paper, that may be true. However, the houses on the county lands surrounding his acres were all built individually, giving the neighborhood its semi-rural atmosphere. A huge, sprawl-type housing development on the 300 acres would be completely incompatible with the neighborhood. The extensive grading needed for the proposed development would destroy the natural contours of the land. This semi-rural area has no suburban housing developments of such a large scale.

We ask that the Board of Supervisors confirm the Planning Commission's decision and retain the SR-10 designation.

Thank you,

Ursula Sack
2392 Vista Grande Terrace
Vista, CA 92084

(760) 525-7466

DRAFT

PROPERTY SPECIFIC REQUEST

BO9 [2004 Referral #4]

Property Specific Request:

Change land use designation from SR10 to SR4

Requested by: Gary Piro & Mark Thompson

| | |
|----------------------------------|-------|
| Community Recommendation | SR10 |
| Opposition Expected ¹ | Yes |
| Spot Designation/Zone | Yes |
| EIR Recirculation Needed | No |
| Change to GPU Objectives Needed | No |
| Level of Change | Minor |

Note:

1 - Based on staff's experience

Property Description

Property Owner:

Donald and Debra Dabbs

Size:

38.4 acres

1 parcel

Location/Description:

Intersection of Valle Del Sol and Via De Los Cepillos

Inside County Water Authority boundary

Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

- Steep slope (greater than 25%)
- Floodplain
- Wetlands
- Habitat Value
- ◐ Agricultural Lands
- ◐ Fire Hazard Severity Zones

Land Use

General Plan

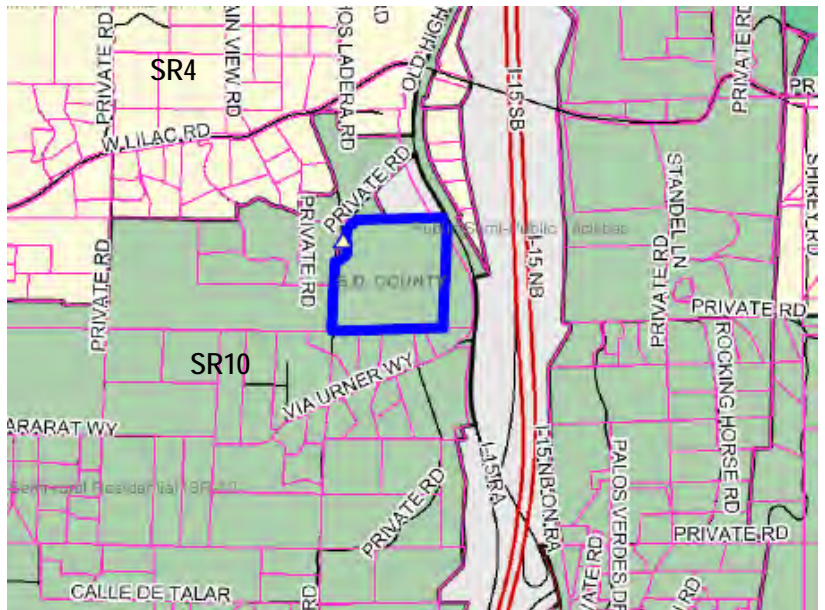
| Scenario | Designation |
|---------------------------|---------------|
| Existing General Plan | 1 du/2,4,8 ac |
| PC / Staff Recommendation | SR10 |
| Referral | SR4 |
| Hybrid | SR10 |
| Draft Land Use | |
| Environmentally Superior | RL20 |

Zoning

| |
|---|
| Existing — A70, 2-acre minimum lot size |
| Proposed — Same as existing |



Aerial



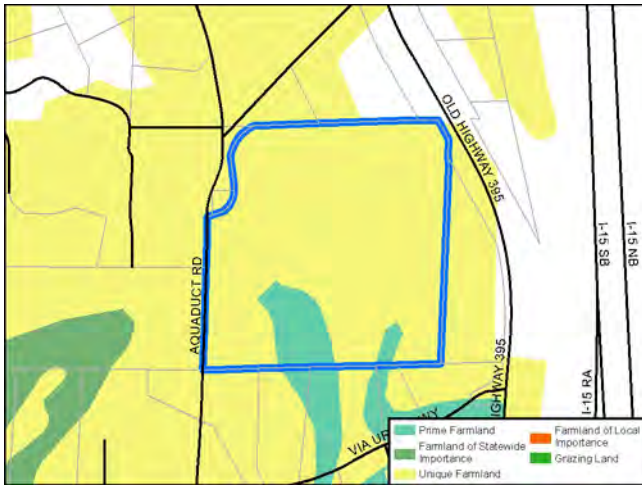
PC/Staff Recommendation

Discussion

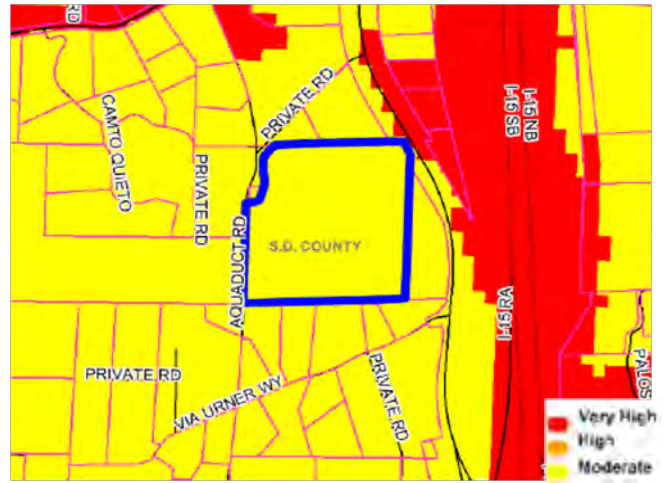
This property was a 2004 Residential Property Referral where the property owner requested a SR4 designation and the Board of Supervisors directed staff to apply that designation to the Referral Map. The property is now under different ownership and the current property owner is also requesting a SR4 designation. This request will increase subdivision potential from three to nine lots. To avoid a spot designation, the designation of an additional 55 acres to the north would also need to be changed; however, this is consistent with the Referral Map. Therefore, recirculation of the EIR is not anticipated to be necessary. (Adjacent to BO10)

PROPERTY SPECIFIC REQUEST

B09 (cont.)



Agricultural Lands



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

BO10 [2004 Referral #T)

Property Specific Request:

Change land use designation from SR10 to SR4

Requested by: None (2004 Referral #T)

| | |
|----------------------------------|-------|
| Community Recommendation | SR10 |
| Opposition Expected ¹ | Yes |
| Spot Designation/Zone | Yes |
| EIR Recirculation Needed | No |
| Change to GPU Objectives Needed | No |
| Level of Change | Minor |

Note:

1 - Based on staff's experience

Property Description

Property Owner:

West Lilac Farms

Size:

92.8 acres

2 parcels

Location/Description:

Accessible via Aquaduct Road, approximately 0.4 miles south of West Lilac Road;
Inside County Water Authority boundary

Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

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

Land Use

General Plan

| Scenario | Designation |
|---------------------------|---------------|
| Existing General Plan | 1 du/2,4,8 ac |
| PC / Staff Recommendation | SR10 |
| Referral | SR4 |
| Hybrid | SR10 |
| Draft Land Use | |
| Environmentally Superior | RL20 |

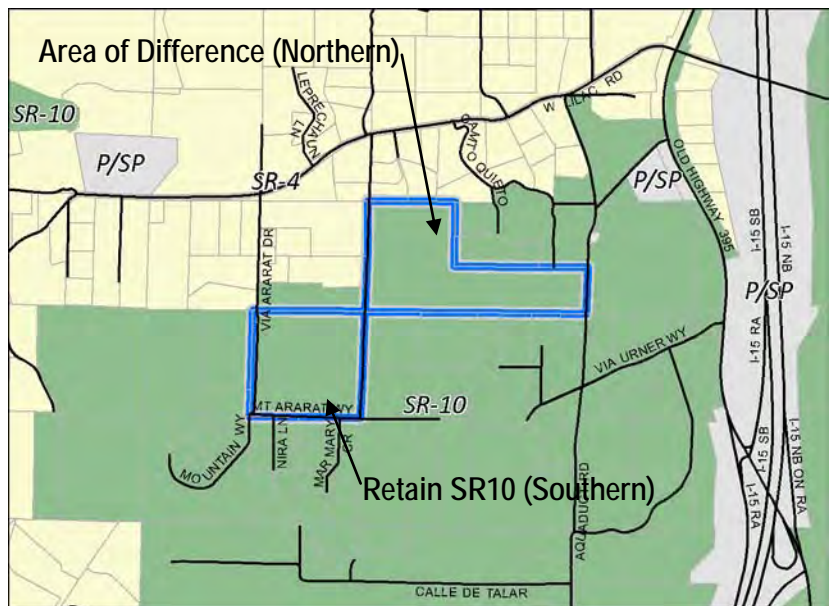
Zoning

Existing — A70, 2-acre minimum lot size

Proposed — Same as existing



Aerial



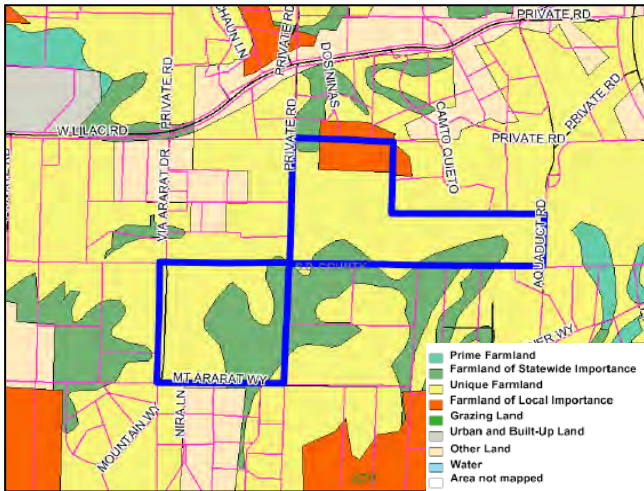
PC/Staff Recommendation

Discussion

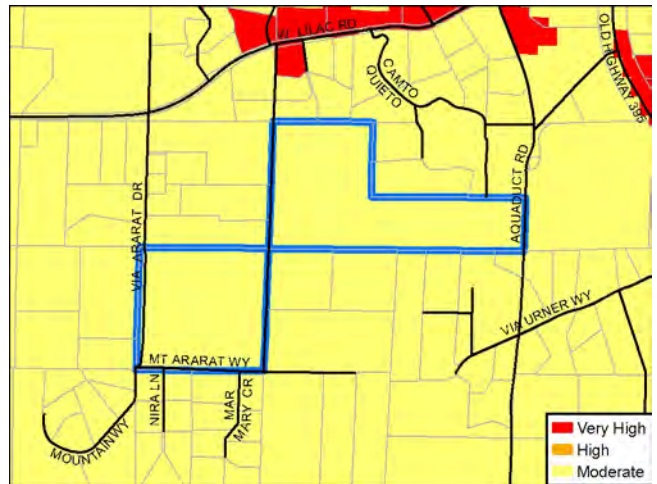
This is a 2004 Residential Referral that resulted in the Referral Map with a SR4 designation assigned to the northern parcel and SR10 assigned to the southern parcel. This property did not come up in testimony during the 2010 Board hearings. The property is currently farmland; however, TM 5276 is in process for a 28-lot subdivision on the two parcels. The overall density would need to be one dwelling unit per 3.3 acres, which would be closest to a combined SR2 / SR4 designation. The existing General Plan Intensive Agriculture density of one dwelling unit per two, four or eight acres, allows for a one dwelling unit per two-acre density if certain findings are met. Therefore, the proposed Tentative Map is consistent with the existing General Plan, but not the PC / Staff Recommendation of SR10. Since SR4 is consistent with the Referral Map, recirculation of the EIR is not considered to be necessary.

PROPERTY SPECIFIC REQUEST

B010 (cont.)



Farmlands of Statewide Importance



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

BO12

| | |
|--|-------|
| Property Specific Request: Change land use designation to from VR15 to SR2 | |
| Requested by: Bonsall Community Sponsor Group ¹ | |
| Community Recommendation | SR2 |
| Opposition Expected ² | Yes |
| Spot Designation/Zone | No |
| EIR Recirculation Needed | No |
| Change to GPU Objectives Needed | No |
| Level of Change | Minor |

Notes:

- 1 - Bonsall Sponsor Group meeting minutes of January 6, 2011
- 2 - Anticipate property owners will be opposed to lower density

Property Description

Property Owner:

20005 Delaware INC

Size:

13 acres
1 parcels

Location/Description:

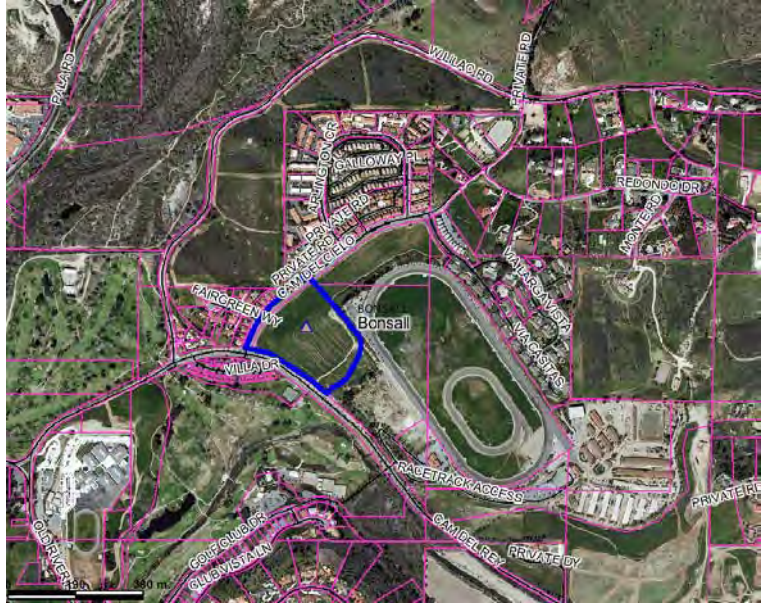
Intersection of Camino Del Rey and Camino Del Cielo;
Inside County Water Authority boundary

Prevalence of Constraints (See following page):

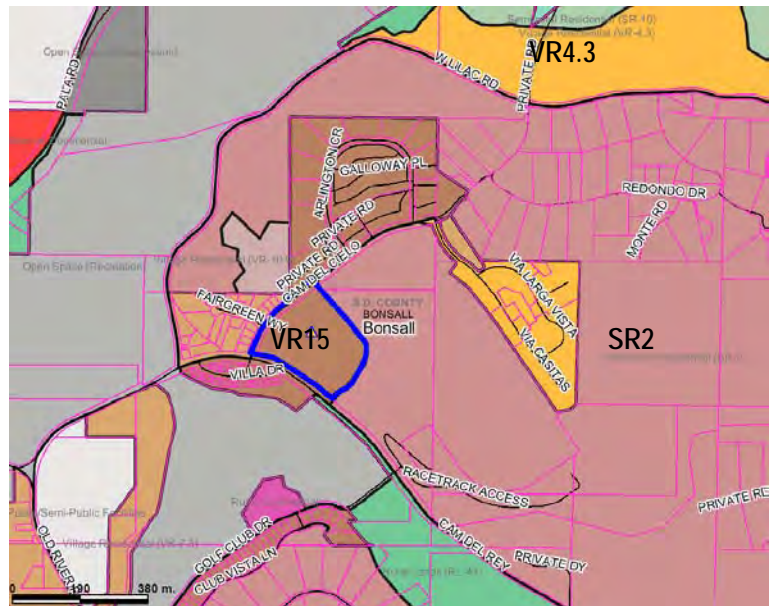
- - high; ◐ - partially; ○ - none
- Steep slope (greater than 25%)
- Floodplain
- Wetlands
- Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zones

Land Use

| General Plan | |
|-------------------------------------|-------------|
| Scenario | Designation |
| Existing General Plan | 1 du/2,4 ac |
| PC / Staff Recommendation | VR15 |
| Referral | VR15 |
| Hybrid | VR20 |
| Draft Land Use | |
| Environmentally Superior | |
| Zoning | |
| Existing — A72: General Agriculture | |
| Proposed — RU: Urban Residential | |



Aerial



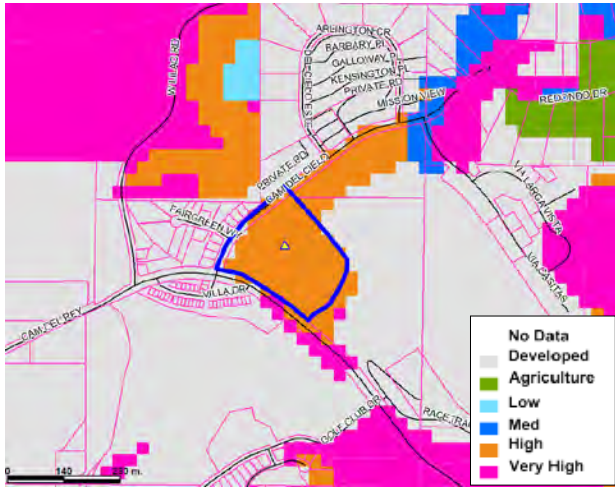
PC/Staff Recommendation

Discussion

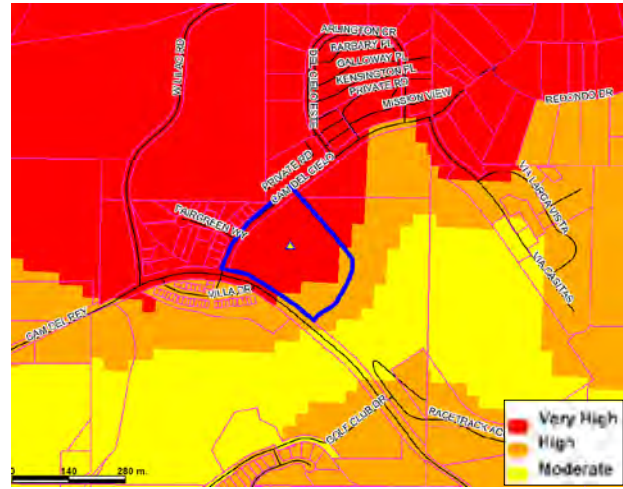
The Bonsall Community Sponsor Group requests that the 13 acres of Village Residential 15 be redesignated as Semi-Rural 2. The Village designation was applied to be part of one of two nodes of increased density in the Bonsall Community Planning Area. This parcel is part of a larger holding that includes these 13 acres of Village Residential and approximately 150 acres designated as Semi-Rural 2. The site has few physical constraints and is located near the community centers in Bonsall.

PROPERTY SPECIFIC REQUEST

B012 (cont.)



Habitat Evaluation Model



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

BO18

Property Specific Request:

Change land use designation from SR10 to SR4

Requested by: Mark Wollam

| | |
|----------------------------------|----------|
| Community Recommendation | SR10 |
| Opposition Expected ¹ | Yes |
| Spot Designation/Zone | Yes |
| EIR Recirculation Needed | Yes |
| Changes to GPU Objectives Needed | No |
| Level of Change | Moderate |

Note:
1- Based on staff's experience

Property Description

Property Owner:
Wollam Wendall Family Trust

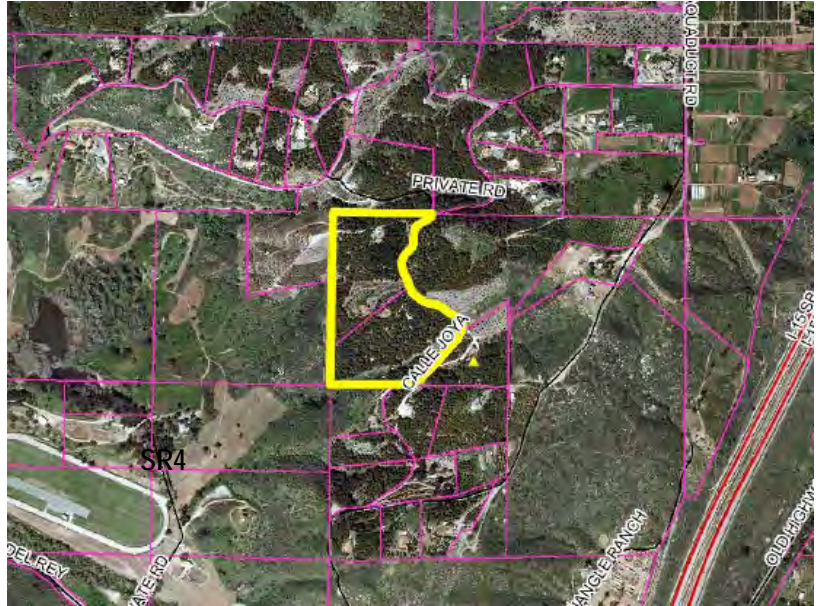
Size:
21.7 acres
2 parcels

Location/Description:
Intersection of Calle Joya and Aquaduct Road;
Inside CWA boundary

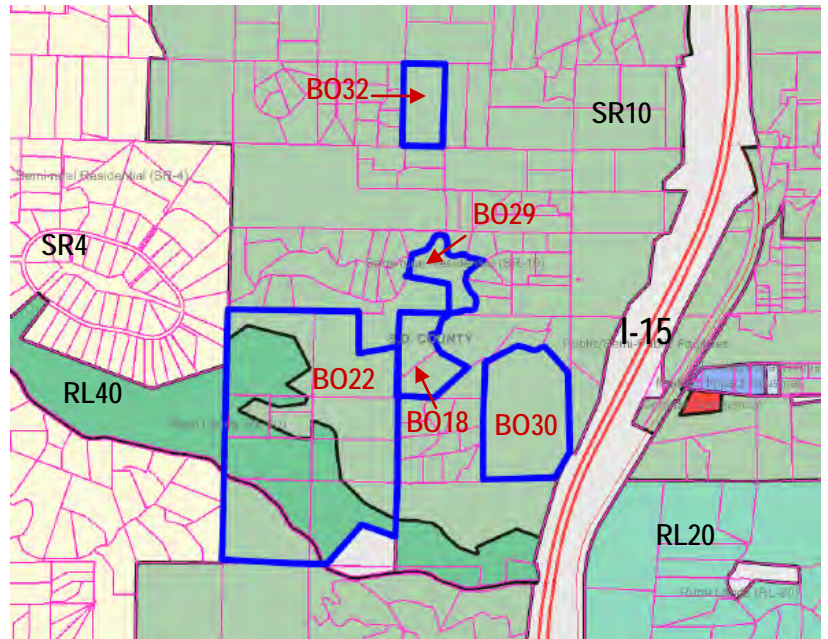
- Prevalence of Constraints (See following page):
- - high; ◐ - partially; ○ - none
 - Steep slope (greater than 25%)
 - Floodplain
 - Wetlands
 - Habitat Value
 - ◐ Agricultural Lands
 - ◐ Fire Hazard Severity Zones

Land Use

| <i>General Plan</i> | |
|---|----------------|
| Scenario | Designation |
| Existing General Plan | 1 du/4,8,20 ac |
| PC / Staff Recommendation | SR10 |
| Referral | SR10 |
| Hybrid | |
| Draft Land Use | |
| Environmentally Superior | RL20 |
| <i>Zoning</i> | |
| Existing — A70, 8-acre minimum lot size | |
| Proposed — Same as existing | |



Aerial



PC/Staff Recommendation

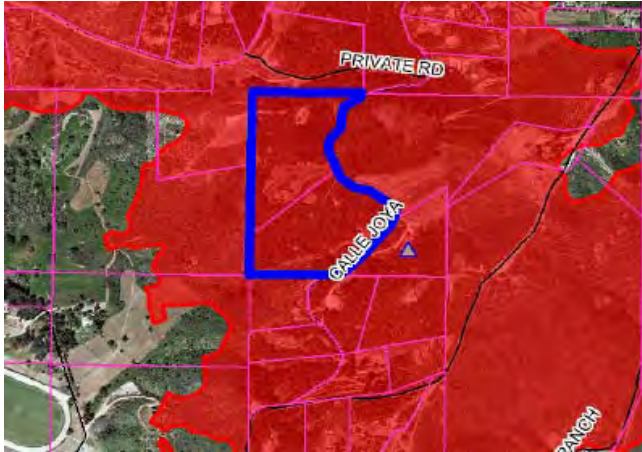
Discussion

The property owner is requesting a SR4 designation consistent with the existing General Plan; however, the existing Zoning specifies an 8-acre minimum lot size due to the entire parcel being constrained by steep slopes. Also, the northern portion of the site is currently under a Williamson Act contract. Therefore, a SR4 designation would still not yield further subdivision potential because it is slope dependant. As such, when accounting for slope constraints, these two parcels totaling 21.67 acres would not be able to subdivide further under the existing General Plan or the proposed General Plan Update.

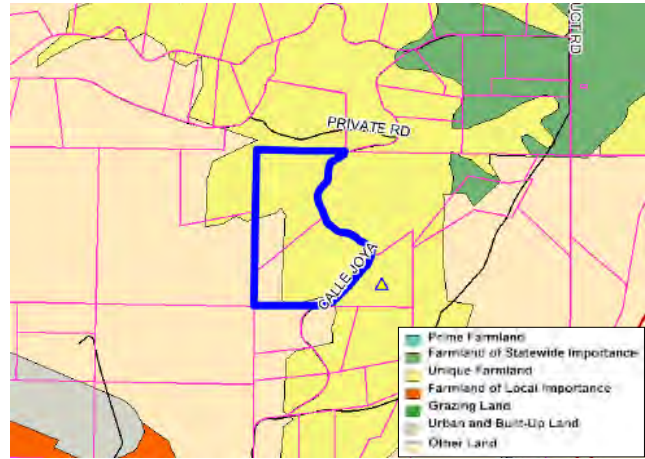
To accommodate the request of SR4 subsequently an additional 400 acres to the North and West would need to be redesignated SR4 to avoid spot zoning. Many of these parcels range from 3-12 acres and only a limited number of these parcels would be able to subdivide further under the SR4 designation.

PROPERTY SPECIFIC REQUEST

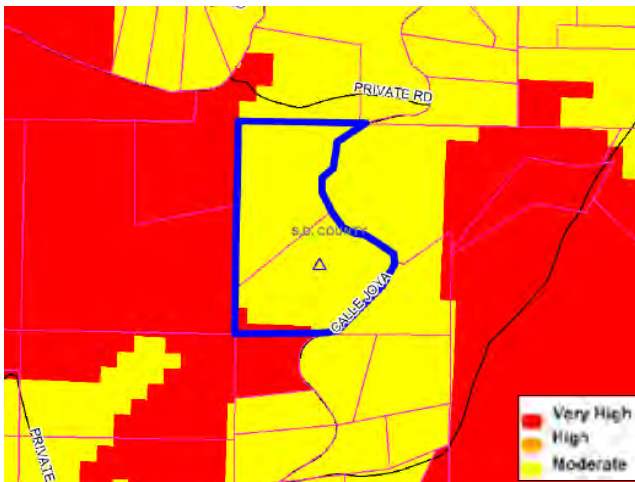
BO18 (cont.)



Steep Slope (Greater than 25%)



Agricultural Lands



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

BO19

Property Specific Request:
Change land use designation from SR4 to SR2
(Approved but unrecorded TPM 21155)

Requested by: Eric Anderson

| | |
|----------------------------------|-------|
| Community Recommendation | Yes |
| Opposition Expected ¹ | Yes |
| Spot Designation/Zone | Yes |
| EIR Recirculation Needed | No |
| Change to GPU Objectives Needed | No |
| Level of Change | Minor |

Note:
1 - Based on staff's experience

Property Description

Property Owner:
Mary M Anderson Trust

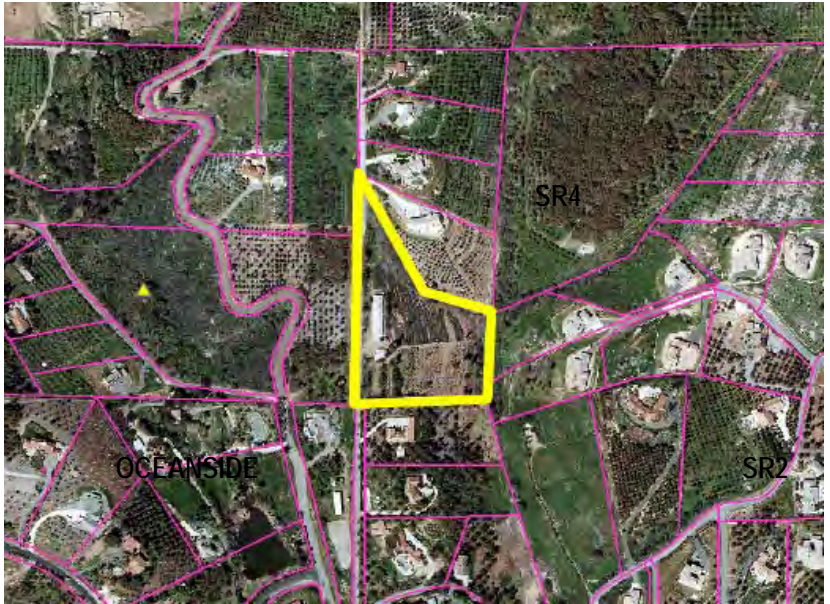
Size:
5 acres
1 parcel

Location/Description:
Intersection of Valle Del Sol and Via De Los Cepillos;
Inside County Water Authority boundary;
Adjacent to City of Oceanside

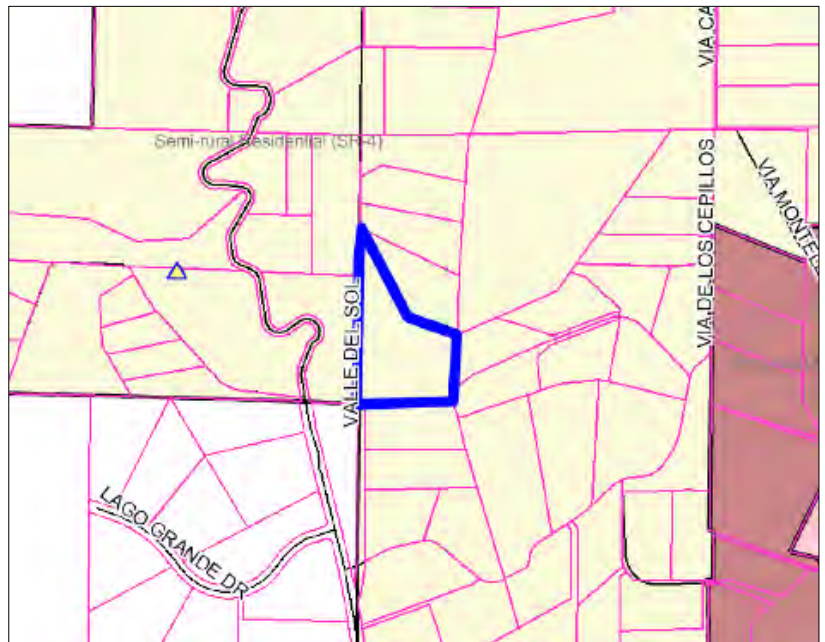
- Prevalence of Constraints (See following page):
● - high; ◐ - partially; ○ - none
- ◐ Steep slope (greater than 25%)
 - Floodplain
 - Wetlands
 - ◐ Habitat Value
 - Agricultural Lands
 - ◐ Fire Hazard Severity Zones

Land Use

| General Plan | |
|--|-------------|
| Scenario | Designation |
| Existing General Plan | 1 du/2,4 ac |
| PC / Staff Recommendation | SR4 |
| Referral | SR4 |
| Hybrid | |
| Draft Land Use | |
| Environmentally Superior | |
| Zoning | |
| Existing — RR, 2-acre minimum lot size | |
| Proposed — Same as existing | |



Aerial



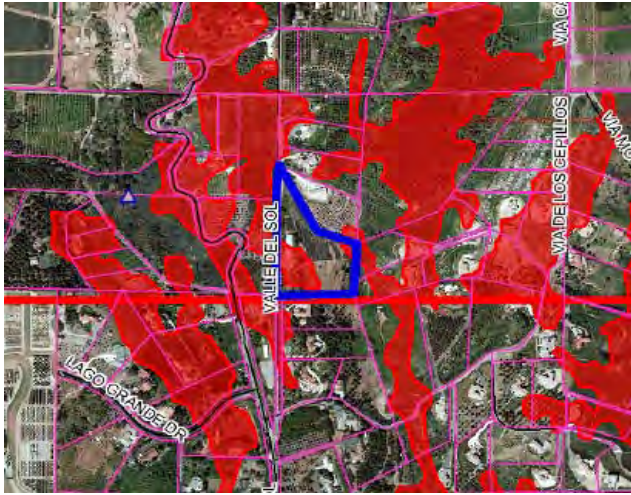
PC/Staff Recommendation

Discussion

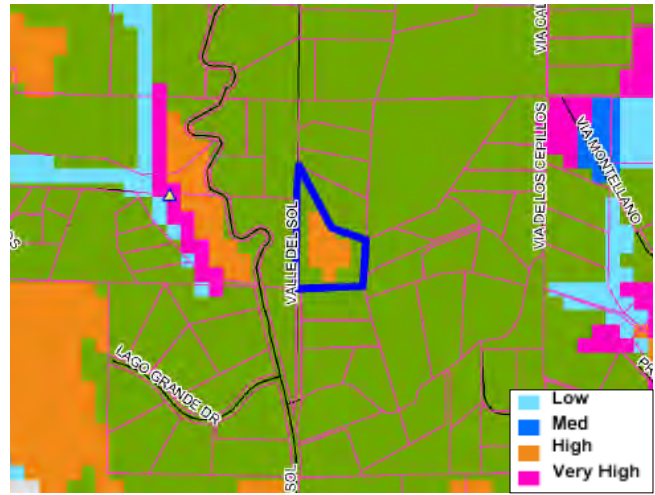
Subject parcel is adjacent to two-acre parcels to the south and north. However, request is outside the range of alternatives evaluated by the General Plan Update Draft EIR. The approved Tentative Parcel Map (TPM) would be consistent with SR2 density. SR2 lands are located to the east and a number of smaller parcels are also in the area. To resolve the spot designation, these parcels could be combined with the project site and redesignated to SR2 to provide a continuous block of SR2. Only one or two additional lots on nearby parcels would be allowed with this approach.

PROPERTY SPECIFIC REQUEST

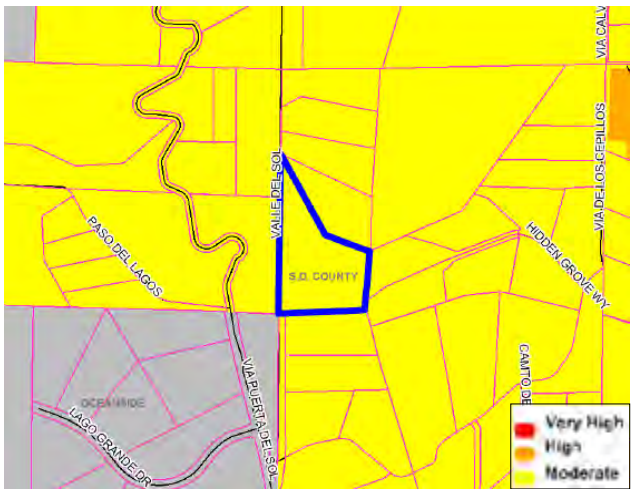
B019 (cont.)



Steep Slope (Greater than 25%)



Habitat Evaluation Model



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

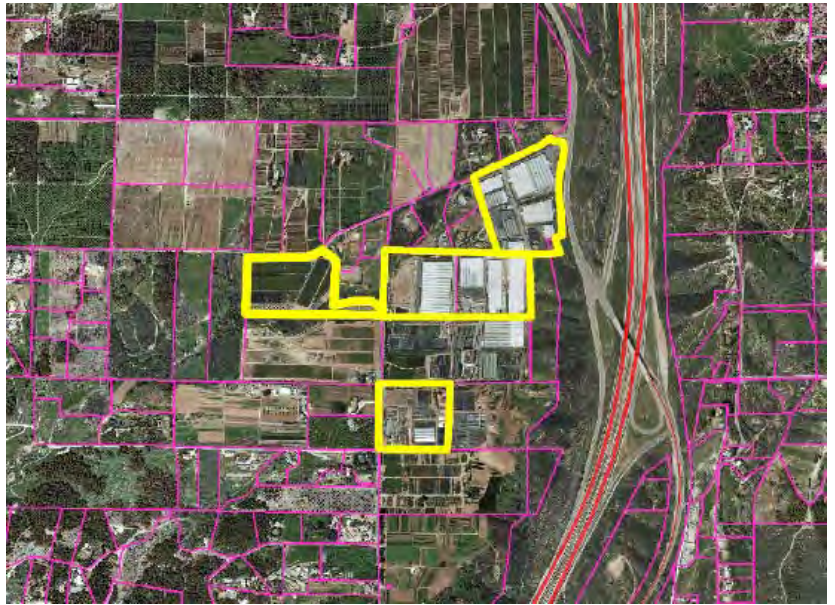
B020

| | |
|---|-------|
| Property Specific Request: Change land use designation from SR10 to SR2 | |
| Requested by: Gerald Church | |
| Community Recommendation | SR10 |
| Opposition Expected ¹ | Yes |
| Spot Designation/Zone | Yes |
| EIR Revision Needed | Yes |
| Change to GPU Objectives Needed | Yes |
| Level of Change | Major |

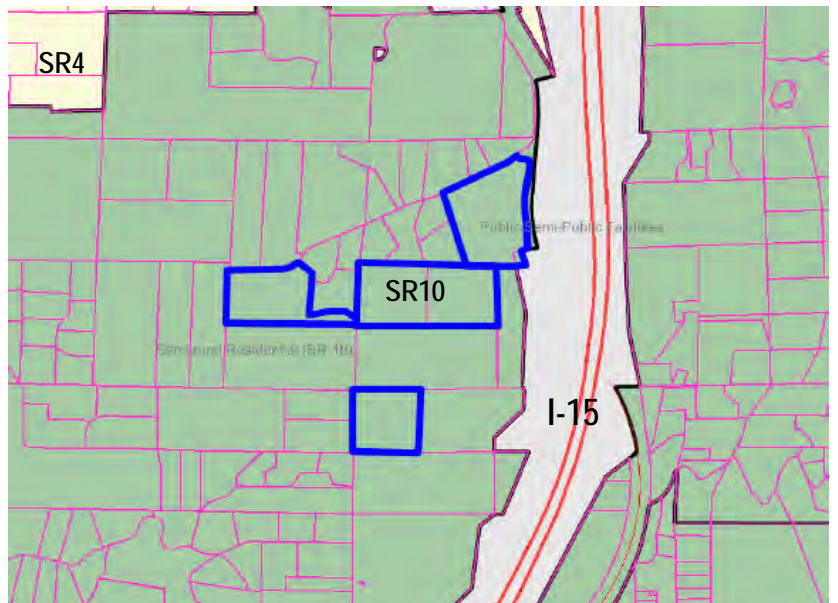
Note:
1- Based on staff's experience

| | |
|--|--|
| Property Description | |
| <u>Property Owner:</u> Sleeping Indian Properties | |
| <u>Size:</u> 59.2 acres 6 parcels | |
| <u>Location/Description:</u> Non-contiguous parcels west of Interstate 15, one parcel is adjacent to Old Highway 395; Inside County Water Authority boundary | |
| <u>Prevalence of Constraints (See following page):</u> ● - high; ◐ - partially; ○ - none | |
| ○ Steep slope (greater than 25%) | |
| ○ Floodplain | |
| ○ Wetlands | |
| ◐ Habitat Value | |
| ◐ Agricultural Lands | |
| ◐ Fire Hazard Severity Zones | |

| | |
|---|--------------------------------|
| Land Use | |
| <i>General Plan</i> | |
| Scenario | Designation |
| Existing General Plan | Intensive Ag. 1 du/2,4,8 ac |
| PC / Staff Recommendation | SR10 |
| Referral | SR10 |
| Hybrid | |
| Draft Land Use | |
| Environmentally Superior | RL20 |
| <i>Zoning</i> | |
| Existing — A70, 2-acre minimum lot size | |
| Proposed — Same as existing | |



Aerial



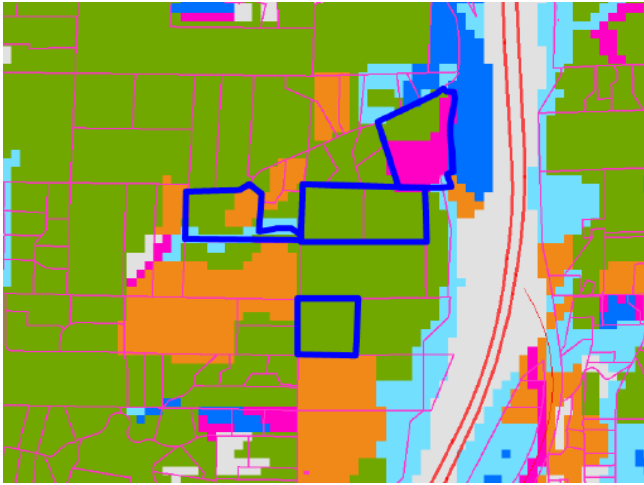
PC/Staff Recommendation

Discussion

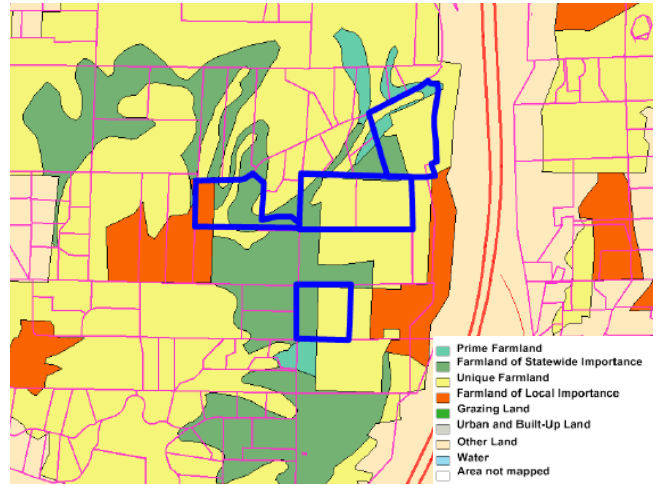
Four of the subject parcels are adjacent to parcels similar in size to the requested density of two acres; however, the request would result in an island of Semi Rural 2 density. To avoid this island, a much larger area would need to be designated SR2, which would result in the requirement to recirculate the EIR. A SR2 designation on the eastern fringes of the community planning area would not be supported by the Community Development Model since this area is composed of SR10 designations.

PROPERTY SPECIFIC REQUEST

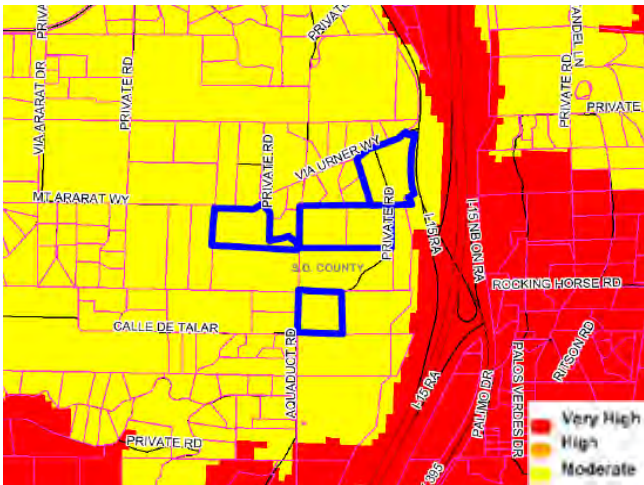
BO20 (cont.)



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

BO21

| | |
|---|------------------|
| Property Specific Request: Change land use designation from SR2 to General Commercial | |
| Requested by: Dorothy Parrot | |
| Community Recommendation | SR2 ¹ |
| Opposition Expected ² | Yes |
| Spot Designation/Zone | Yes |
| EIR Recirculation Needed | Yes |
| Change to GPU Objectives Needed | No |
| Level of Change | Moderate |

Note:
 1 - Bonsall Sponsor Group January 6, 2011 Meeting Minutes
 2 - Based on staff's experience

Property Description

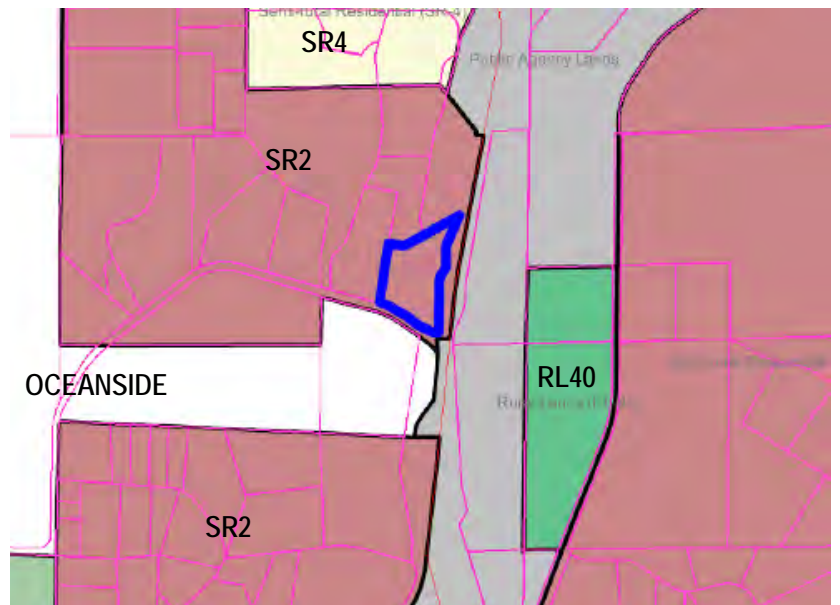
| |
|--|
| Property Owner: Dorothy Parrott |
| Size: 5.1 acres 1 parcels |
| Location/Description: Intersection of Mission Rd and North River Rd; Inside CWA boundary Adjacent to City of Oceanside |
| Prevalence of Constraints (See following page): <ul style="list-style-type: none"> ● - high; ◐ - partially; ○ - none ○ Steep slope (greater than 25%) ○ Floodplain ○ Wetlands ○ Habitat Value ● Agricultural Lands ● Fire Hazard Severity Zones |

Land Use

| <i>General Plan</i> | |
|--|-------------|
| Scenario | Designation |
| Existing General Plan | 1 du/2,4 ac |
| PC / Staff Recommendation | SR2 |
| Referral | SR2 |
| Hybrid | |
| Draft Land Use | |
| Environmentally Superior | |
| <i>Zoning</i> | |
| Existing — RR, 2-acre minimum lot size | |
| Proposed — Same as existing | |



Aerial



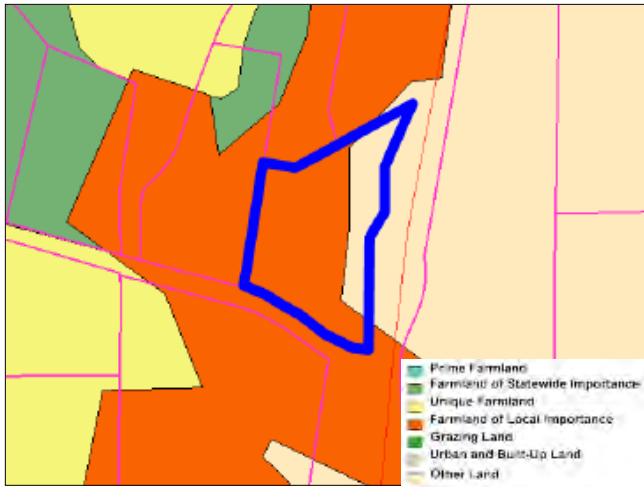
PC/Staff Recommendation

Discussion

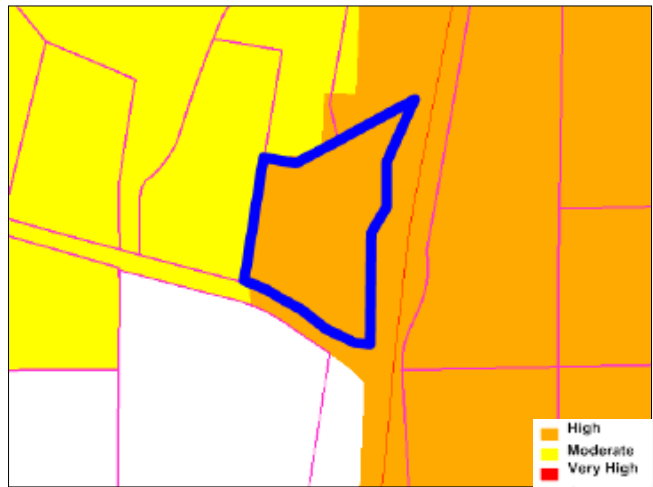
While the request for General Commercial would be adjacent to the City of Oceanside, it would be a spot designation in the unincorporated County and would be discouraged by proposed Land Use Policy LU-10.4, Commercial and Industrial Development, which limits, although does not prohibit, Commercial development in Semi-Rural areas. Also, the request for a Commercial designation is much more intensive than alternatives evaluated by the Draft EIR, which could result in the need to re-circulate the EIR. However, the site appears to be entirely graded and disturbed. If Commercial uses for this site are determined to be appropriate, then consideration should be given to the rural character of the area when determining the allowable Commercial uses.

PROPERTY SPECIFIC REQUEST

B021 (cont.)



Farmlands of Local Importance



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

BO22

Property Specific Request:
Change land use designation from SR10/RL40 to SR4/RL40

Requested by: Mark Thompson & Marlene Wendall

| | |
|----------------------------------|-----------|
| Community Recommendation | SR10/RL40 |
| Opposition Expected ¹ | Yes |
| Spot Designation/Zone | No |
| EIR Recirculation Needed | Yes |
| Change to GPU Objectives Needed | No |
| Level of Change | Moderate |

Note:
1 - Based on staff's experience

Property Description

Property Owner:
EWM Investments LLC

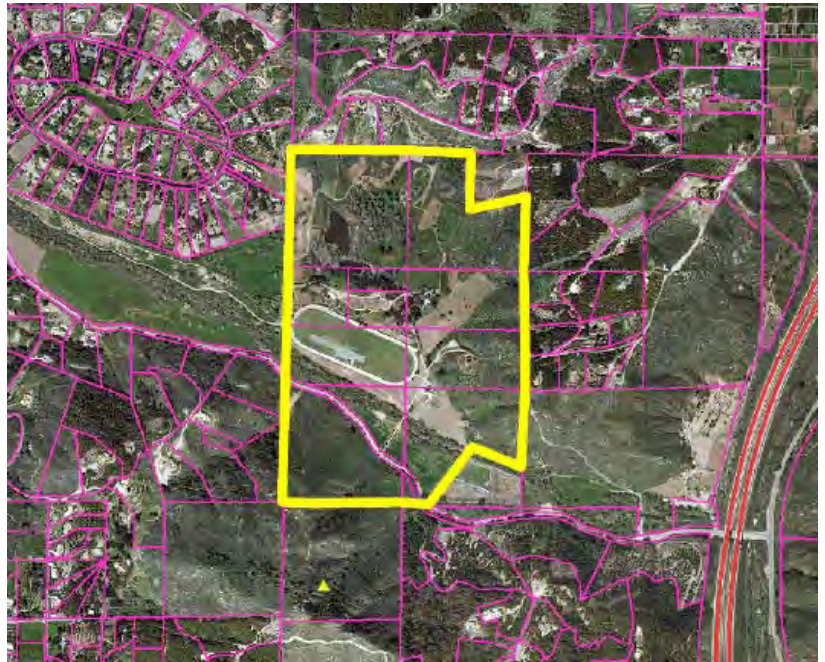
Size:
216 acres
10 parcels

Location/Description:
Intersection of Camino Del Rey and Rancho Amigos Rd;
Inside County Water Authority boundary

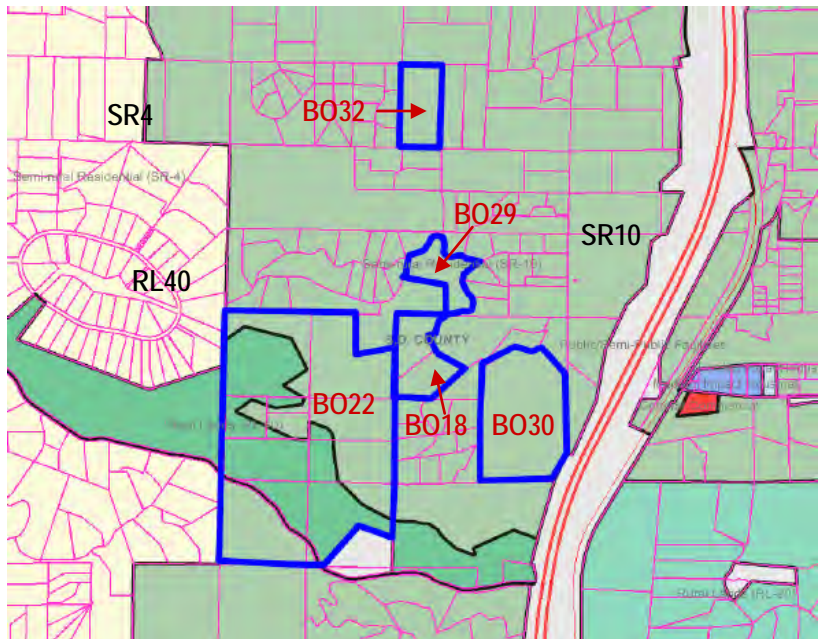
- Prevalence of Constraints (See following page):
● - high; ◐ - partially; ○ - none
- ◐ Steep slope (greater than 25%)
 - ◐ Floodplain
 - ◐ Wetlands
 - Habitat Value
 - ◐ Agricultural Lands
 - ◐ Fire Hazard Severity Zones

Land Use

| <i>General Plan</i> | |
|--|--------------------------------|
| Scenario | Designation |
| Existing General Plan | 1 du/4,8,20 ac 1 du/2, 4 ac |
| PC / Staff Recommendation | SR10/RL40 |
| Referral | SR10/RL40 |
| Hybrid | |
| Draft Land Use | |
| Environmentally Superior | RL20/RL40 |
| <i>Zoning</i> | |
| Existing — A70, 8-acre minimum lot size RR, 2-acre minimum lot size | |
| Proposed — Same as existing | |



Aerial



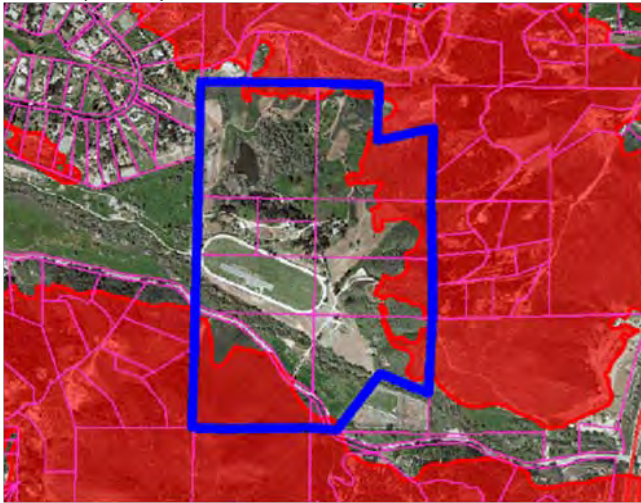
PC/Staff Recommendation

Discussion

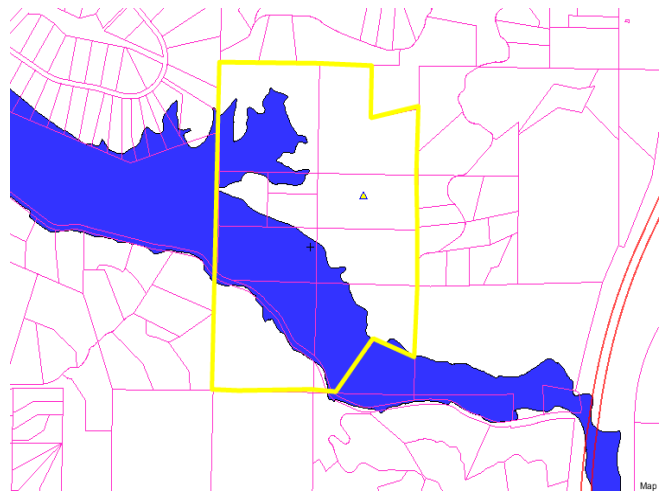
The site is entirely constrained by either steep slopes, wetlands, floodplain, or sensitive biological habitat. In addition, much of this area is within the Very High Fire Hazard Severity Zone. This request is the current site of the Brisa Del Mar Tentative Map (TM), which is currently processing 20 lots and is not pipelined. This project would not be consistent with the proposed SR10/RL40 densities, which would allow approximately 14 lots. To the northwest of this property, some lots have already been subdivided into four acres; however, the request is outside the range of alternatives evaluated by the EIR.

PROPERTY SPECIFIC REQUEST

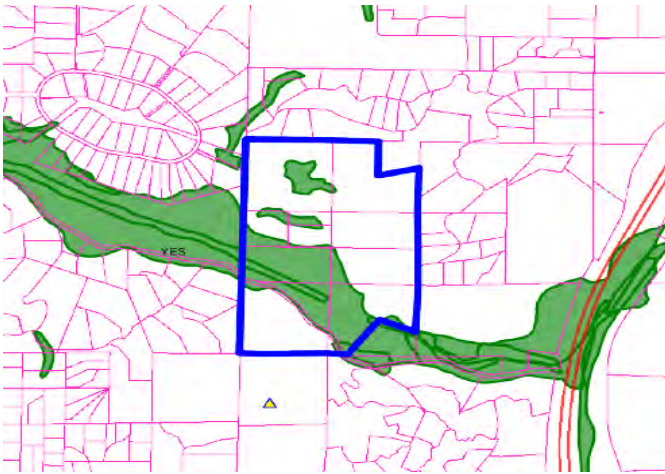
B022 (cont.)



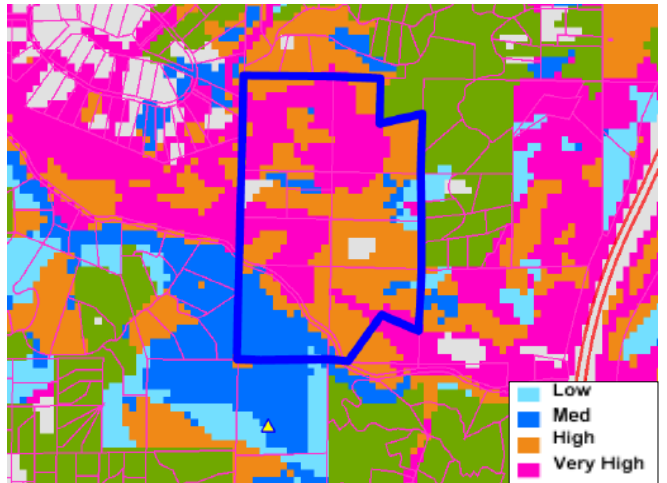
Steep Slope (Greater than 25%)



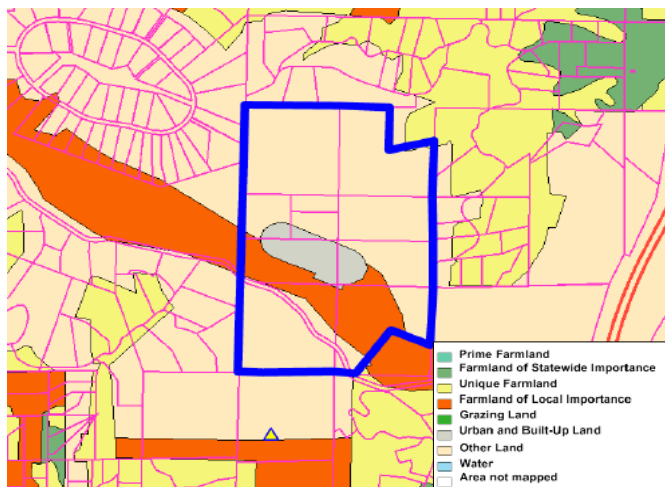
Floodplain



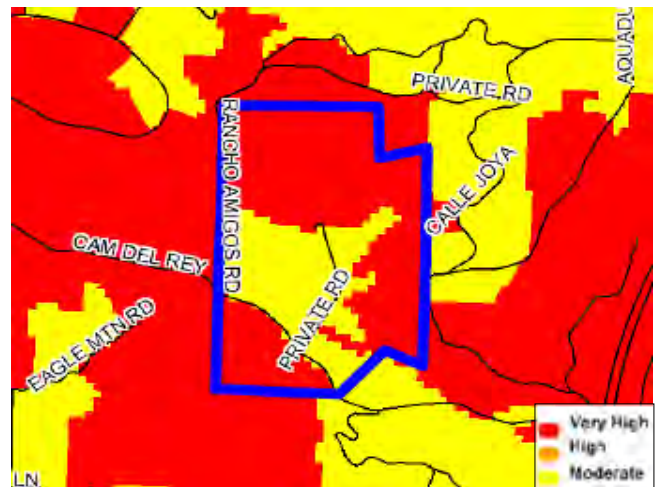
Wetlands



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

BO23

Property Specific Request:

Switch land use designations between parcels from SR2 to SR10 and from SR10 to SR2

Requested by: Ronald Ashman

| | |
|----------------------------------|---------|
| Community Recommendation | Unknown |
| Opposition Expected ¹ | No |
| Spot Designation/Zone | No |
| EIR Recirculation Needed | No |
| Change to GPU Objectives Needed | No |
| Level of Change | Minor |

Note:

1 - Based on staff's experience

Property Description

Property Owner:

Yuan Family LLC

Size:

76 acres

2 parcels

Location/Description:

Intersection of Old River Rd and Dentre De Lomas Rd;

Inside CWA boundary

Inside CWA boundary

Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

- ◐ Steep slope (greater than 25%)
- Floodplain
- ◐ Wetlands
- Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zones

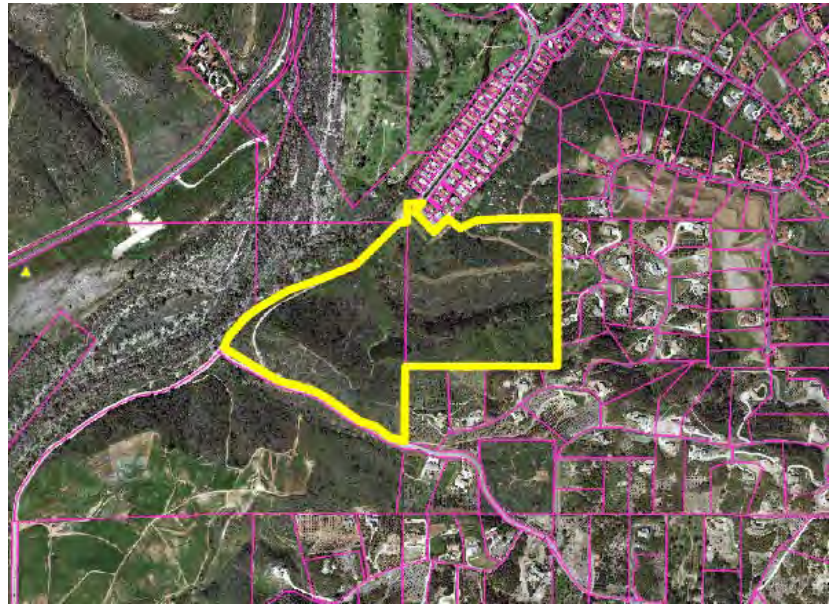
Land Use

General Plan

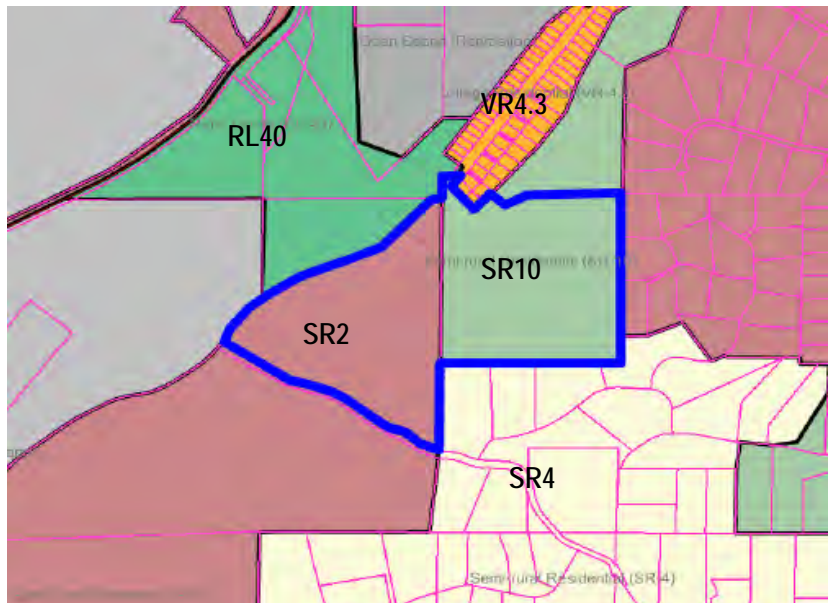
| Scenario | Designation |
|---------------------------|--------------|
| Existing General Plan | 1 du/2, 4 ac |
| PC / Staff Recommendation | SR10/SR2 |
| Referral | SR10/SR2 |
| Hybrid | |
| Draft Land Use | |
| Environmentally Superior | SR10/RL40 |

Zoning

| |
|---|
| Existing — RR, 2-acre minimum lot size RR, 2-acre minimum lot size |
| Proposed — RR, 2-acre minimum lot size RR, 4-acre minimum lot size |



Aerial



PC/Staff Recommendation

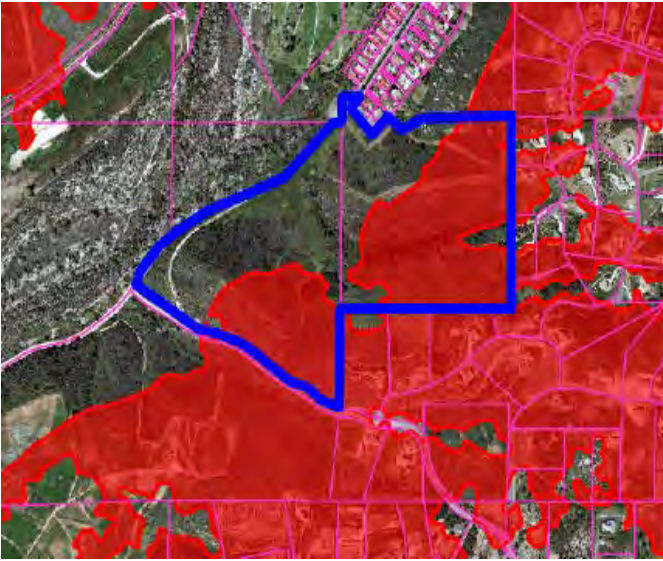
Discussion

The subject property consists of two parcels, one of which is proposed with the SR2 designation and one is SR10. The property owner's request is to switch the designations from one to the other to be consistent with the Yuan TPM21150 and the Master Parcel Plan associated with it which is currently in process. The request is due to additional information from the wildlife agencies, which would require preservation of the area currently designated Semi-Rural 2. The same goal of the project could be achieved through implementation of Policy LU1.10, which would allow for the project to transfer density through either a Specific Plan or Major Use Permit.

The adjacent areas to the south and east are already subdivided into four-acre and two-acre parcels, respectively.

PROPERTY SPECIFIC REQUEST

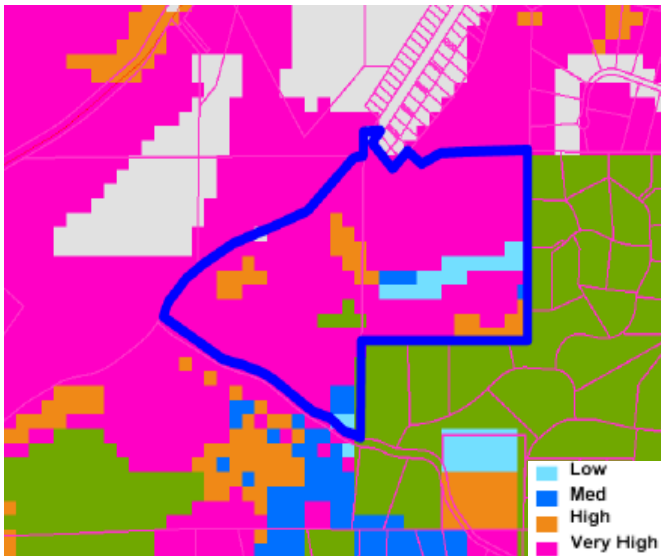
BO23 (cont.)



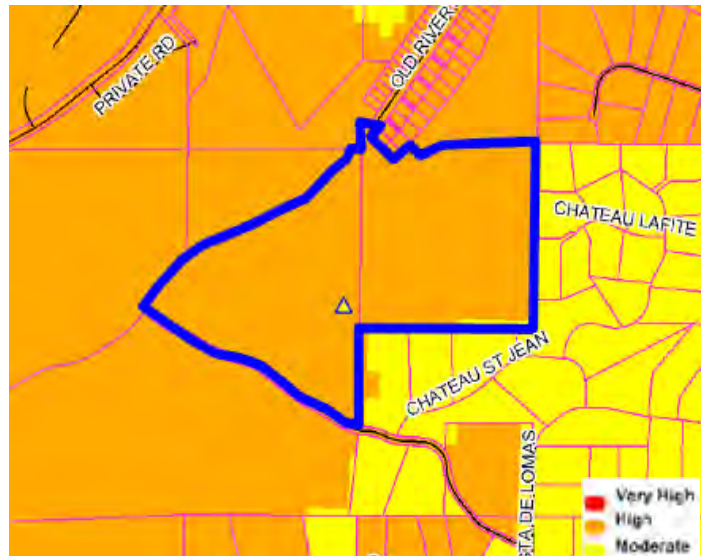
Steep Slope (Greater than 25%)



Wetlands



Habitat Evaluation Model



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

BO24

| | |
|--|-------|
| Property Specific Request: Change land use designation from SR4 to SR2 | |
| Requested by: Guy Grotke | |
| Community Recommendation | SR4 |
| Opposition Expected ¹ | Yes |
| Spot Designation/Zone | Yes |
| EIR Recirculation Needed | No |
| Change to GPU Objectives Needed | No |
| Level of Change | Minor |

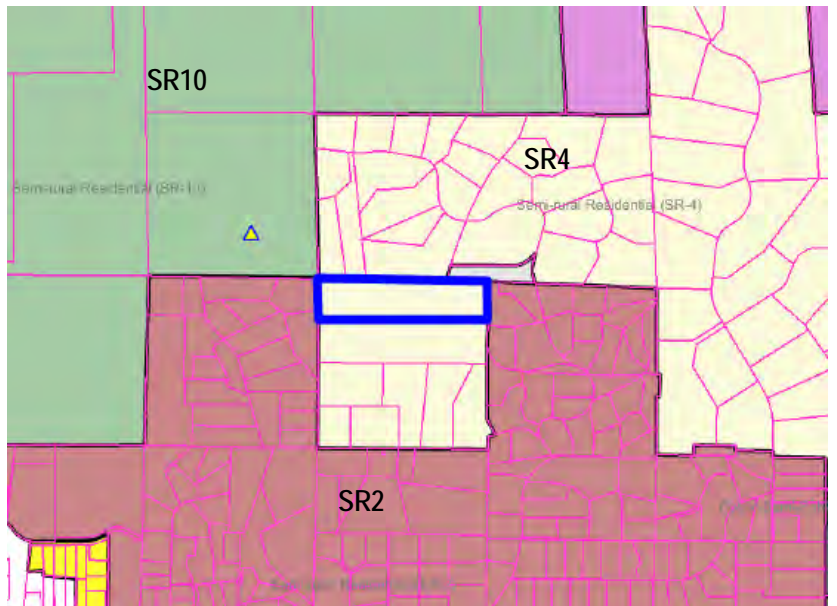
Note:
1 - Based on staff's experience

| | |
|--|--|
| Property Description | |
| <u>Property Owner:</u> Guy Grotke | |
| <u>Size:</u> 10.5 acres 1 parcel | |
| <u>Location/Description:</u> Intersection of Green Hills Way and Elevado Rd.; Inside County Water Authority boundary | |
| <u>Prevalence of Constraints (See following page):</u> ● - high; ◐ - partially; ○ - none | |
| ● Steep slope (greater than 25%) | |
| ○ Floodplain | |
| ○ Wetlands | |
| ● Habitat Value | |
| ● Agricultural Lands | |
| ● Fire Hazard Severity Zones | |

| | |
|---|--------------------|
| Land Use | |
| <i>General Plan</i> | |
| Scenario | Designation |
| Existing General Plan | 1 du/2,4 ac |
| PC / Staff Recommendation | SR4 |
| Referral | SR4 |
| Hybrid | |
| Draft Land Use | |
| Environmentally Superior | |
| <i>Zoning</i> | |
| Existing — A70, 2-acre minimum lot size | |
| Proposed — Same as existing | |



Aerial



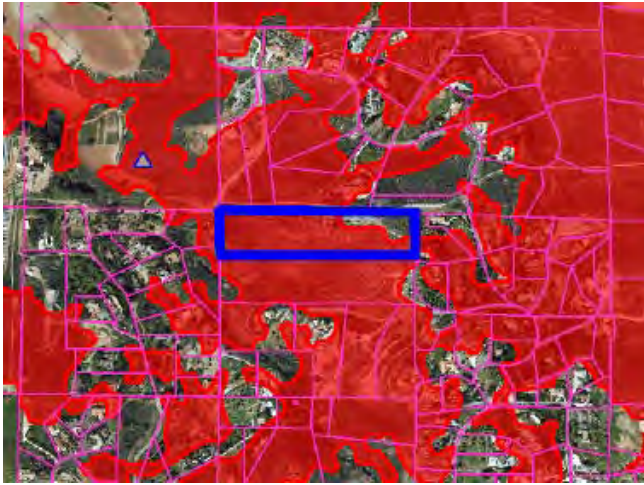
PC/Staff Recommendation

Discussion

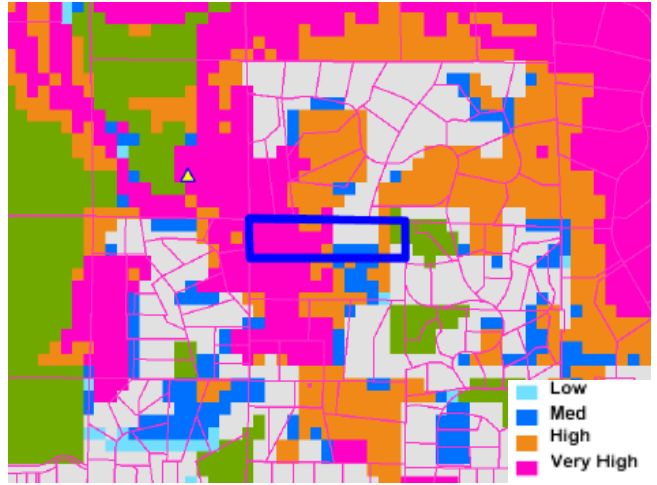
Due to nearly the entire property being constrained by steep slopes, the property owner's request would only allow for a lot split. However, redesignation of subject property to SR2 would create an island of SR4 designation immediately south of this parcel. Although SR2 is more intensive than the range of alternative evaluated by the EIR, however, it appears this change would only net two additional lots. Therefore, recirculation of the EIR is not anticipated to be necessary.

PROPERTY SPECIFIC REQUEST

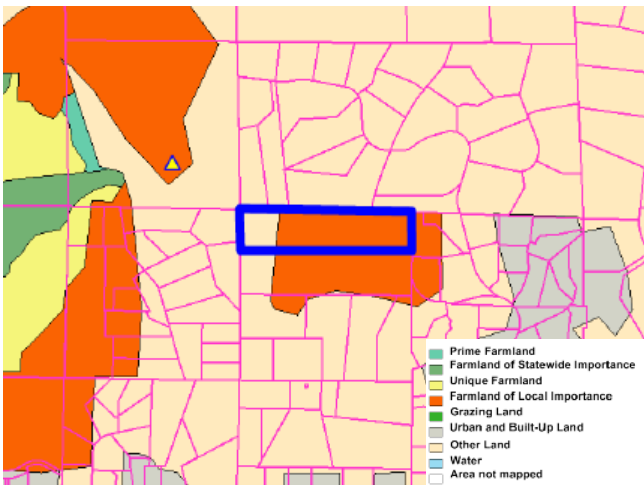
B024 (cont.)



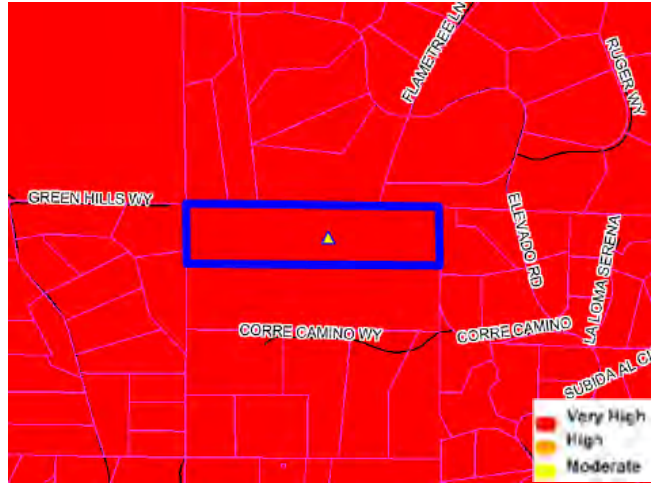
Steep Slope (Greater than 25%)



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

BO25 [2005 Commercial / Industrial #3]

Property Specific Request:

Change the Neighborhood Commercial designation to General Commercial (see next page for additional information)

Requested by: Janos Molnar; Marshall Lo; Sheila Manijch

| | |
|----------------------------------|------------------|
| Community Recommendation | SSA ¹ |
| Opposition Expected ² | Yes |
| Spot Designation/Zone | No ³ |
| EIR Recirculation Needed | No |
| Change to GPU Objectives Needed | No |
| Level of Change | Minor |

Notes:

- 1- Bonsall Sponsor Group January 6, 2011 meeting minutes
- 2- Based on staff's experience
- 3- Assuming this is combined with requests for BO26 and BO27

Property Description

Property Owner:

Janos Molnar; Marshall Lo; Sheila Manijch

Size:

8.4 acres
5 parcels

Location/Description:

Intersection of Mission Road and Via Montellano;
Inside County Water Authority boundary

Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

- ◐ Steep slope (greater than 25%)
- Floodplain
- Wetlands
- ◐ Habitat Value
- ◐ Agricultural Lands
- ◐ Fire Hazard Severity Zones

Land Use

General Plan

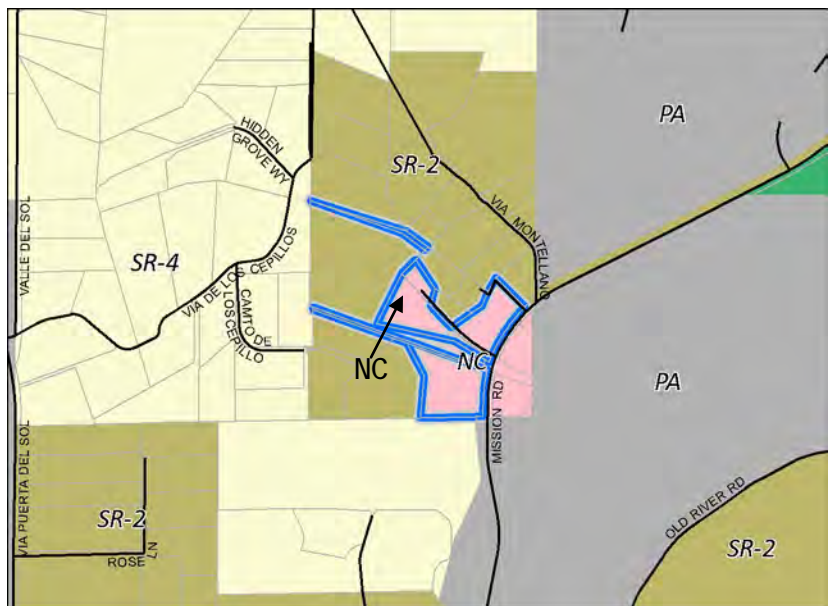
| Scenario | Designation |
|---------------------------|-------------------------|
| Existing General Plan | General Commercial |
| PC / Staff Recommendation | Neighborhood Commercial |
| Referral | Neighborhood Commercial |
| Hybrid | |
| Draft Land Use | |
| Environmentally Superior | |

Zoning

Existing — C36: General Commercial
Proposed — C36: General Commercial



Aerial



PC/Staff Recommendation

Discussion

This issue was addressed during the 2005 Commercial and Industrial planning phase as Bonsall # 3 and the Board of Supervisors directed staff to work with the property owners to make sure the Neighborhood Commercial designation allows existing legal businesses to stay in operation. The property owners have submitted supplement information to clarify their request (see next page).

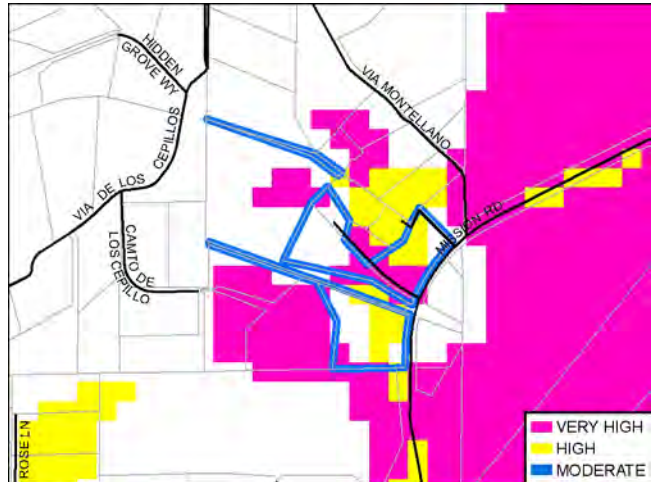
The Bonsall Community Sponsor Group has recommended that a Special Study Area (SSA) be established for this area for additional commercial uses to be developed in light of the alignment for State Route 76 being modified to no longer split the area. The existing alignment of SR-76 will be maintained as a public road. [See also BO26 and BO27]

PROPERTY SPECIFIC REQUEST

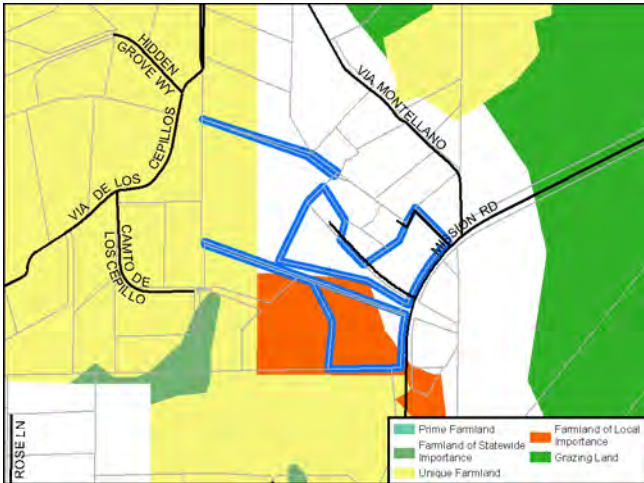
B025 (cont.)



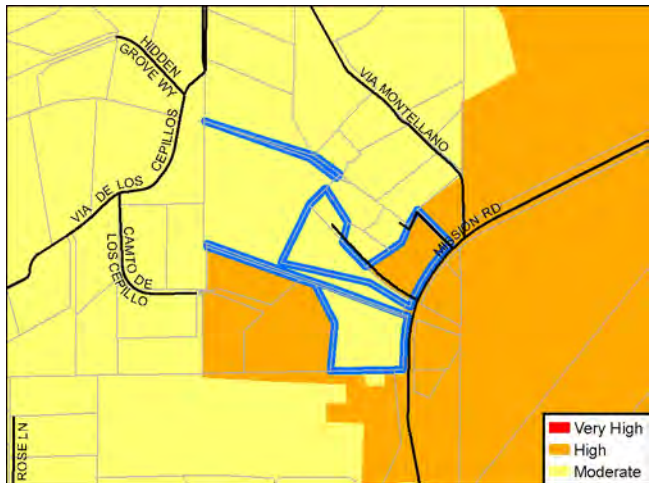
Steep Slope (Greater than 25%)



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

Additional Information

The property owner's clarified their property specific request in a January 23, 2011 email to Devon Muto. The following is an excerpt from that email specifying their request:

"The property owners are requesting to retain the General Commercial Land Use designation and OPPOSE Neighborhood Commercial because the zoning regulation is unknown yet and it would limit FUTURE different Commercial uses and reduce property value. Since we are located next to the new SR-76 that gives our properties a special opportunity for future wide range of business / commercial development.

At this moment there are changes to the SR-76. From the new SR-76 a specific turn off is being constructed with a traffic light front of our properties there will be a short road with a cul de sac on both ends.

The owners also note that there are no other areas of Bonsall that has the existing Special Regulation "B". The Sponsor Group is recommending an additional regulation, Special Study Area (SSA) which has NOT been described in the zoning regulation yet.

Owners requesting NO additional regulation and OPPOSING to be different from other General Commercial zoning in Bonsall Community."

PROPERTY SPECIFIC REQUEST

BO26

| | |
|---|------------------|
| Property Specific Request: Change land use designation from Neighborhood Commercial to General Commercial | |
| Requested by: Timothy Crandall | |
| Community Recommendation | SSA ¹ |
| Opposition Expected ² | Yes |
| Spot Designation/Zone | No ³ |
| EIR Recirculation Needed | No |
| Change to GPU Objectives Needed | No |
| Level of Change | Minor |

Notes:

- 1- Bonsall Sponsor Group January 6, 2011 meeting minutes
- 2- Based on staff's experience
- 3- Assuming this is combined with requests for BO25 and BO27

Property Description

Property Owner:
Timothy Crandall

Size:
1.3 acres
1 parcel

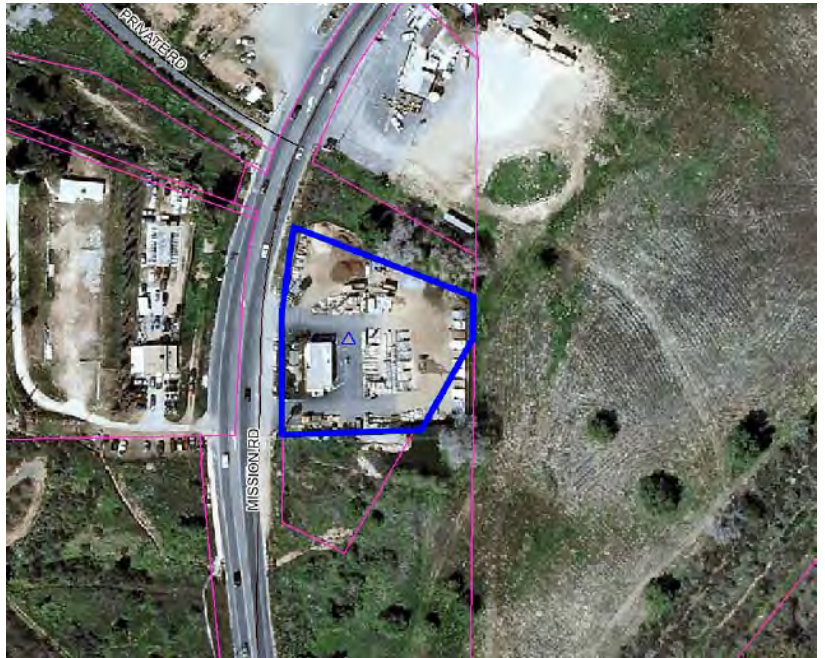
Location/Description:
Intersection of Mission Road and Via Montellano;
Inside County Water Authority boundary

Prevalence of Constraints (See following page):

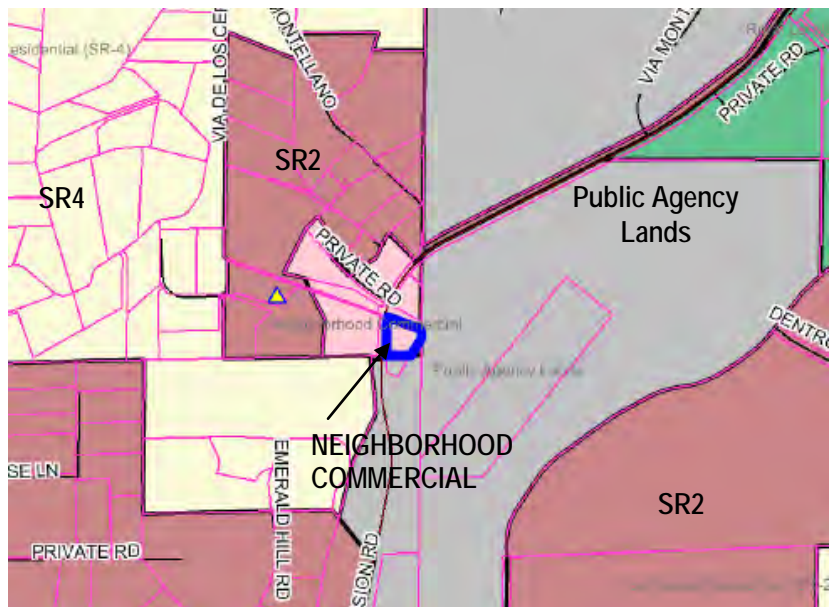
- - high; ◐ - partially; ○ - none
- Steep slope (greater than 25%)
- Floodplain
- ◐ Wetlands
- Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zones

Land Use

| General Plan | |
|-----------------------------|-------------------------|
| Scenario | Designation |
| Existing General Plan | 1 du / 4,8,20 ac |
| PC / Staff Recommendation | Neighborhood Commercial |
| Referral | RL40 |
| Hybrid | |
| Draft Land Use | |
| Environmentally Superior | |
| Zoning | |
| Existing — C36 | |
| Proposed — Same as existing | |



Aerial



PC/Staff Recommendation

Discussion

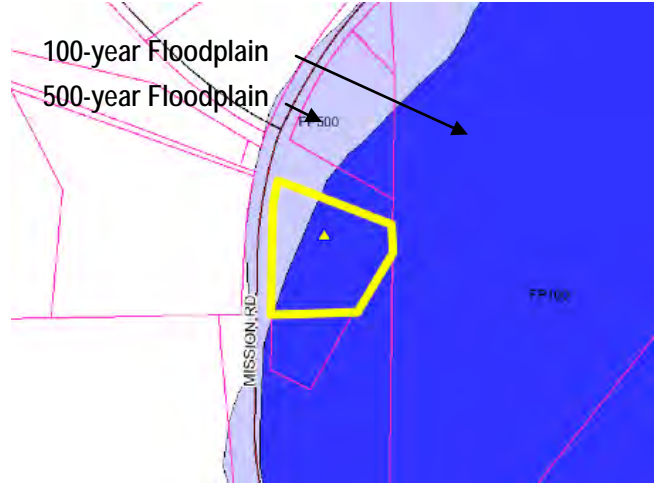
The property owners are requesting to retain the General Commercial land use designation. They oppose Neighborhood Commercial because it would limit future commercial uses, especially given the opportunities forthcoming with changes to SR-76. The owners also note that there are no other areas of Bonsall proposed for Neighborhood Commercial. Staff and the Planning Commission recommended Neighborhood Commercial to recognize the smaller scale uses existing in the area. The Bonsall Community Sponsor Group has recommended that a Special Study Area (SSA) be established. The existing alignment of SR-76 will be maintained as a public road. [See also BO25 and BO27]

PROPERTY SPECIFIC REQUEST

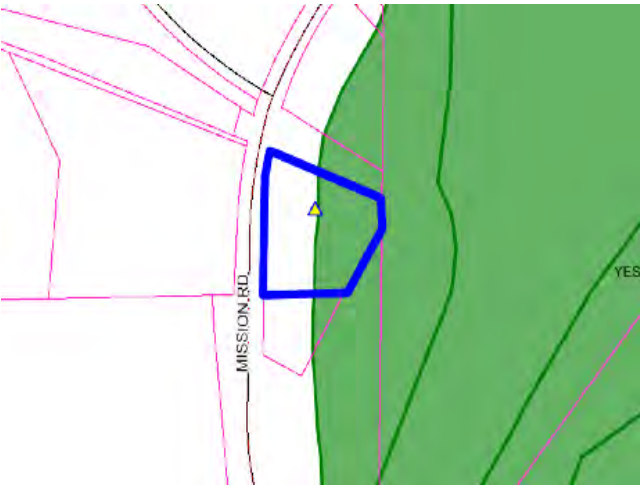
B026 (cont.)



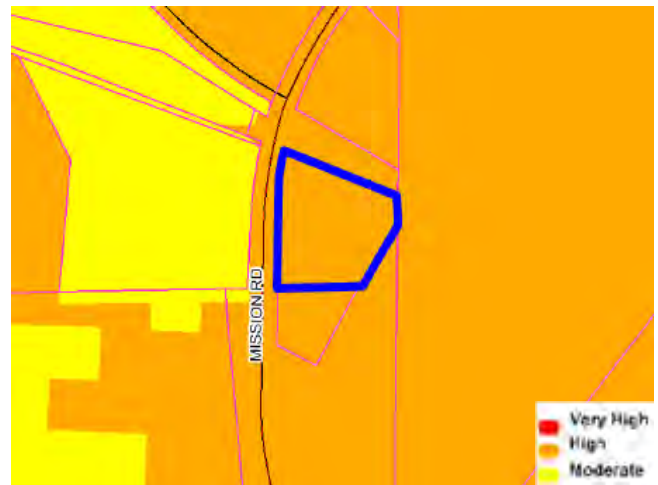
Steep Slope (Greater than 25%)



Floodplain



Wetlands



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

BO27

Property Specific Request:

Change land use designation from Neighborhood Commercial to General Commercial

Requested by: Robert Paulsen

| | |
|----------------------------------|------------------|
| Community Recommendation | SSA ¹ |
| Opposition Expected ² | Yes |
| Spot Designation/Zone | No ³ |
| EIR Recirculation Needed | No |
| Change to GPU Objectives Needed | No |
| Level of Change | Minor |

Notes:

- 1- Bonsall Sponsor Group January 6, 2011 meeting minutes
- 2- Based on staff's experience
- 3- Assuming this is combined with requests for BO25 and BO26

Property Description

Property Owner:

Robert A. & Nancy J. Paulsen

Size:

0.86 acres
1 parcel

Location/Description:

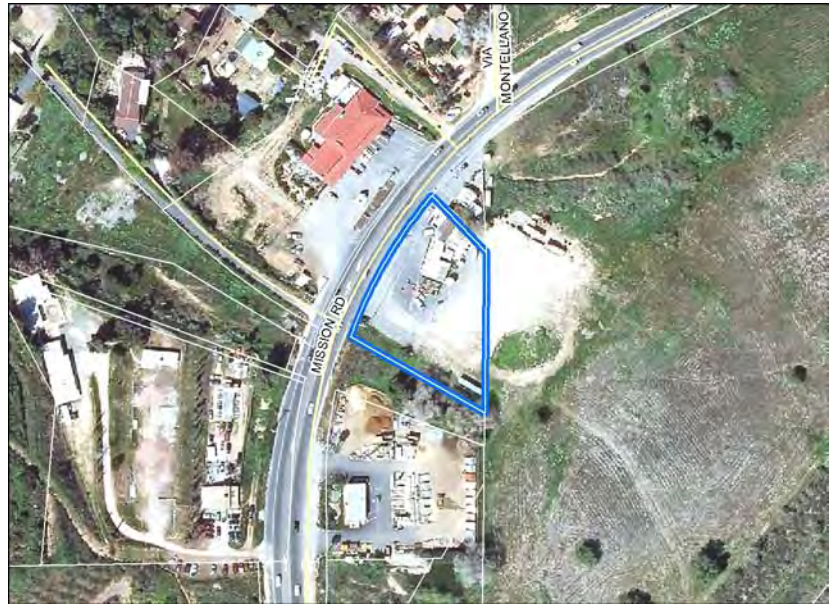
Intersection of Mission Road and Via Montellano;
Inside County Water Authority boundary

Prevalence of Constraints (See following page):

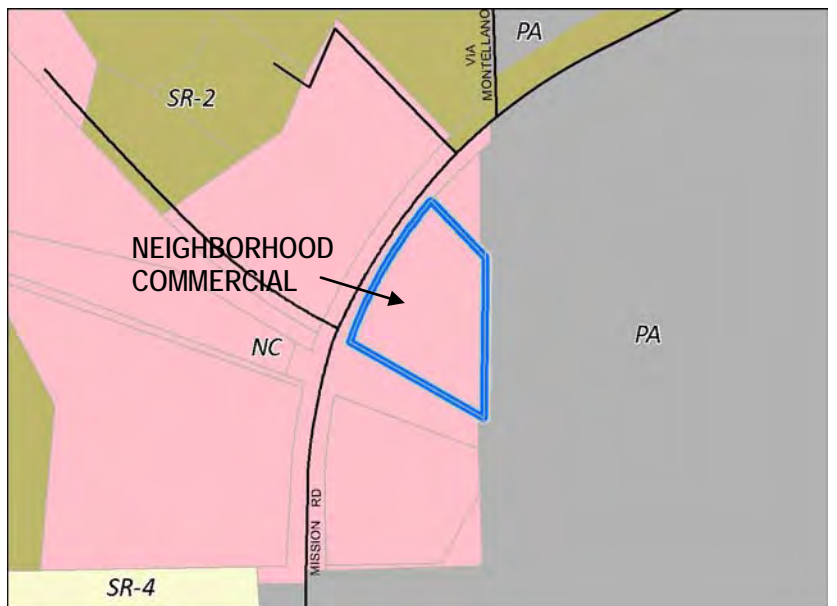
- - high; ◐ - partially; ○ - none
- ◐ Steep slope (greater than 25%)
 - Floodplain
 - ◐ Wetlands
 - Habitat Value
 - ◐ Agricultural Lands
 - Fire Hazard Severity Zones

Land Use

| <i>General Plan</i> | |
|-----------------------------|-------------------------|
| Scenario | Designation |
| Existing General Plan | Impact Sensitive |
| PC / Staff Recommendation | Neighborhood Commercial |
| Referral | RL40 |
| Hybrid | |
| Draft Land Use | |
| Environmentally Superior | |
| <i>Zoning</i> | |
| Existing — C36 | |
| Proposed — same as existing | |



Aerial



PC/Staff Recommendation

Discussion

The property owners are requesting to retain the General Commercial land use designation. They oppose Neighborhood Commercial because it would limit future commercial uses, especially given the opportunities forthcoming with changes to SR-76. The owners also note that there are no other areas of Bonsall proposed for Neighborhood Commercial. Staff and the Planning Commission recommended Neighborhood Commercial to recognize the smaller scale uses existing in the area. The Bonsall Community Sponsor Group has recommended that a Special Study Area (SSA) be established. The existing alignment of SR-76 will be maintained as a public road. [See also BO25 and BO26]

PROPERTY SPECIFIC REQUEST

B027 (cont.)



Steep Slope (Greater than 25%)



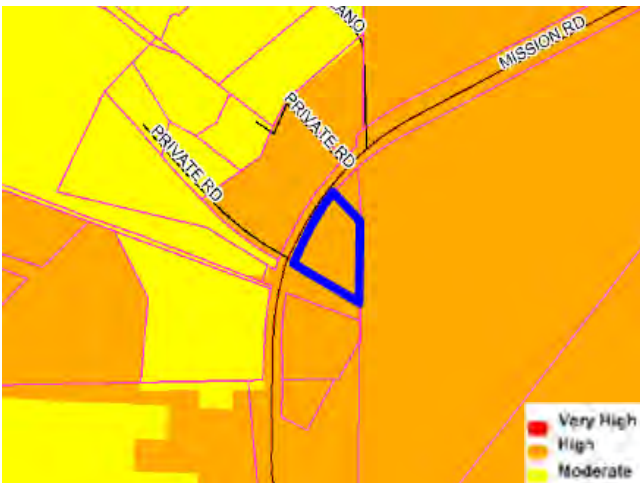
Floodplain



Wetlands



Agricultural Lands (Prime Ag)



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

BO29

Property Specific Request:

Change land use designation from SR10 to SR2

Requested by: Mark Wollam

| | |
|----------------------------------|----------|
| Community Recommendation | SR10 |
| Opposition Expected ¹ | Yes |
| Spot Designation/Zone | Yes |
| EIR Recirculation Needed | Yes |
| Change to GPU Objectives Needed | No |
| Level of Change | Moderate |

Note:

1- Based on staff's experience

Property Description

Property Owner:

Tuckahoe Rancho II

Size:

14.6 acres

1 parcel

Location/Description:

Accessed via Rancho Amigos Road, approximately ¼ mile west of Aquaduct Road; Inside County Water Authority boundary

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

- Steep slope (greater than 25%)
- Floodplain
- Wetlands
- Habitat Value
- Agricultural Lands
- ◐ Fire Hazard Severity Zones

Land Use

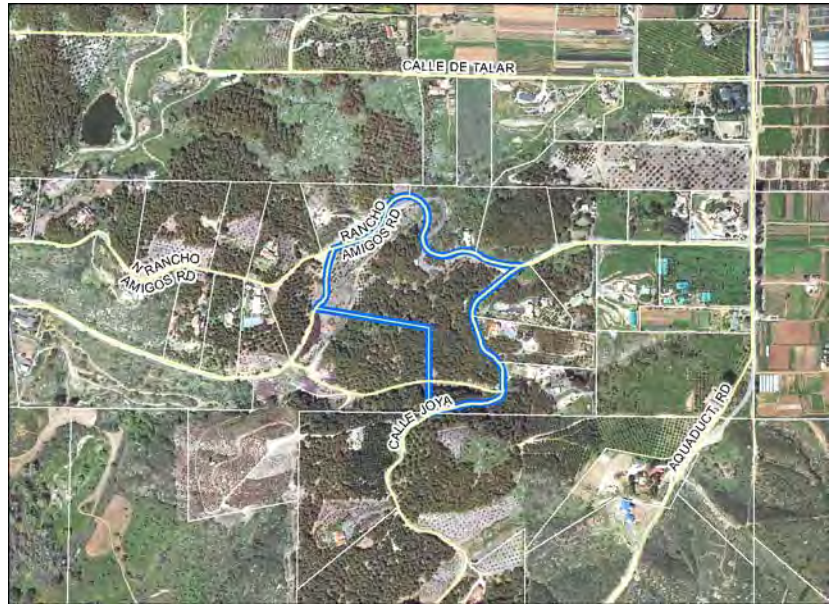
General Plan

| Scenario | Designation |
|---------------------------|---------------|
| Existing General Plan | 1 du/2,4,8 ac |
| PC / Staff Recommendation | SR10 |
| Referral | SR10 |
| Hybrid | |
| Draft Land Use | |
| Environmentally Superior | RL20 |

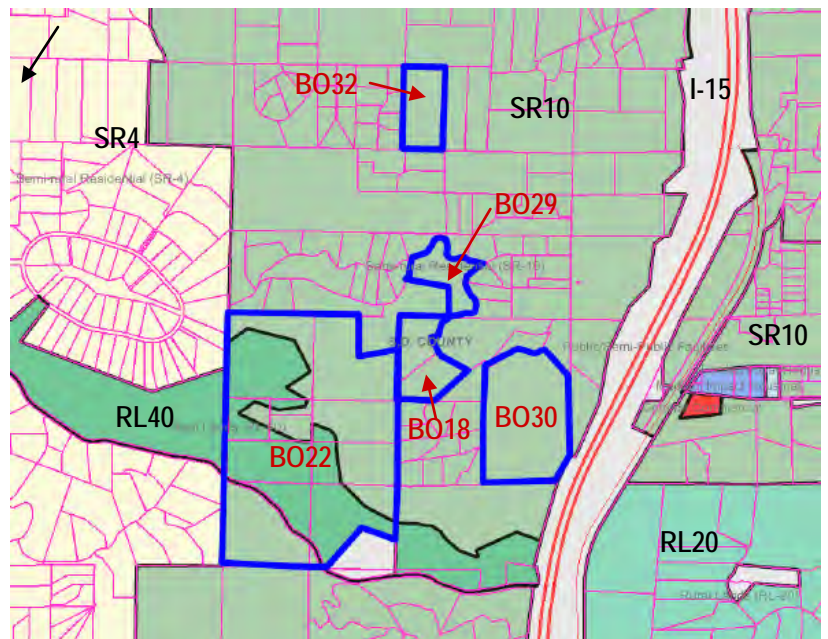
Zoning

Existing — A70, 4-acre minimum lot size

Proposed — Same as existing



Aerial



PC/Staff Recommendation

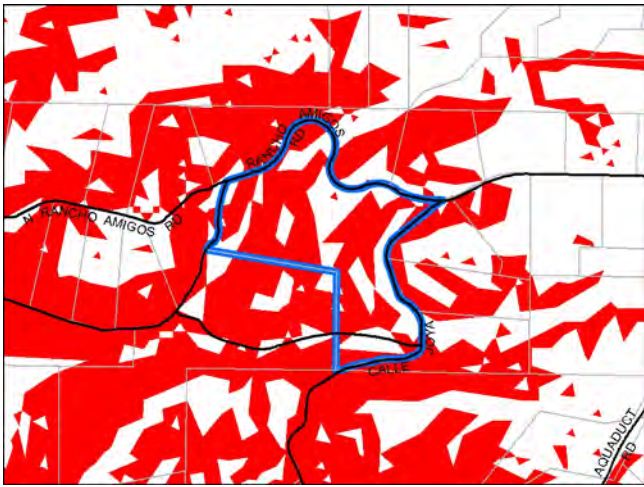
Discussion

Parcel is surrounded by lots of 2.5 to 10 acres that are proposed for a land use designation of SR10. Since property location is along the western edge of the Community Planning Area, an increase in density to SR2 would not be supported by the Community Development Model. Also, a SR2 density is outside the range of alternatives of the Draft EIR, including the existing General Plan density.

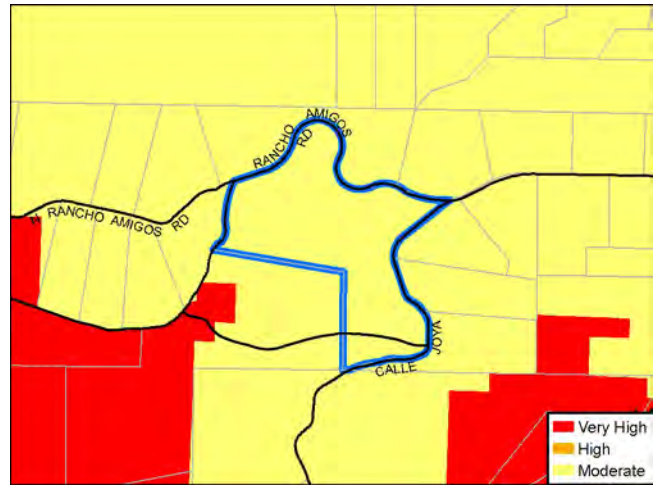
BO29 is in close proximity to property requests BO18, BO22, BO30, and BO32. Incorporating these property requests would require the re-designation of an additional 896 acres of land as SR4 to avoid spot zoning in the area.

PROPERTY SPECIFIC REQUEST

B029 (cont.)



Steep Slope (Greater than 25%)



Fire Hazard Severity Zone

PROPERTY SPECIFIC REQUEST

BO30

| | |
|---|-------|
| Property Specific Request: Change land use designation from SR10 to SR4 | |
| Requested by: Michael Hefner | |
| Community Recommendation | SR10 |
| Opposition Expected ¹ | Yes |
| Spot Designation/Zone | Yes |
| EIR Recirculation Needed | No |
| Change to GPU Objectives Needed | No |
| Level of Change | Minor |

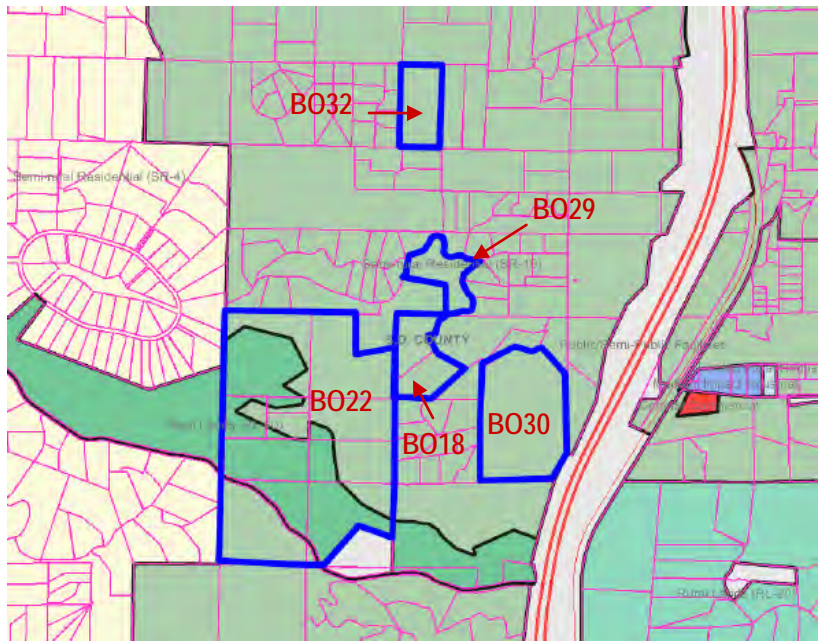
Note:
1- Based on staff's experience

| | |
|--|--|
| Property Description | |
| <u>Property Owner:</u> Terry J. Brown and Michael S. Hefner | |
| <u>Size:</u> 58.3 acres 1 parcel | |
| <u>Location/Description:</u> Accessed via Aquaduct Inside County Water Authority boundary | |
| <u>Prevalence of Constraints (See following page):</u> <ul style="list-style-type: none"> ● - high; ◐ - partially; ○ - none ● Steep slope (greater than 25%) ○ Floodplain ○ Wetlands ● Habitat Value ◐ Agricultural Lands ● Fire Hazard Severity Zones | |

| | |
|---|--------------------|
| Land Use | |
| <i>General Plan</i> | |
| Scenario | Designation |
| Existing General Plan | 1 du/4,8, 20 ac |
| PC / Staff Recommendation | SR10 |
| Referral | SR10 |
| Hybrid | |
| Draft Land Use | |
| Environmentally Superior | RL20 |
| <i>Zoning</i> | |
| Existing — A70, 4-acre minimum lot size | |
| Proposed — Same as existing | |



Aerial



PC/Staff Recommendation

Discussion

The subject parcel has an approved Tentative Parcel Map (TPM 21159) as of December 10, 2010 for four lots and one remainder parcel. The approved TPM is not subject to the requirements of the General Plan Update unless the applicant allows the approved TPM to expire. The TPM will expire three years from approval date unless the applicant takes the necessary actions to extend its expiration date.

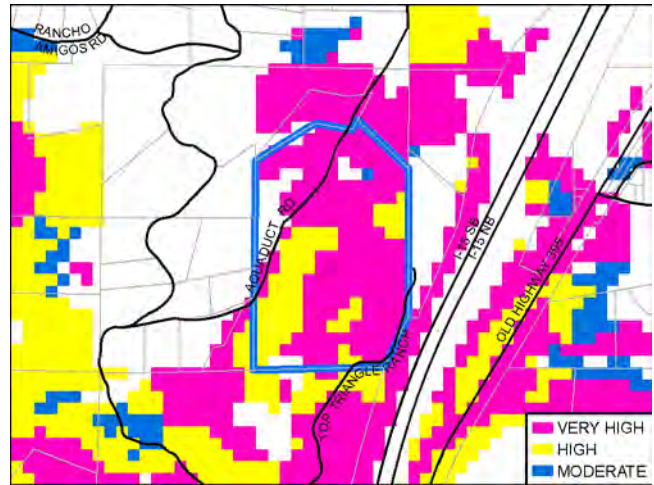
The property owner request's a general plan designation consistent with the approved TPM 21159; which would require a SR4 designation. This would result in a spot designation. To rectify the spot designation and avoid inconsistency with the Community Development Model would require an additional 260 acres to also be designated SR4. This would not require recirculation of the EIR because TPM 21159 is approved.

PROPERTY SPECIFIC REQUEST

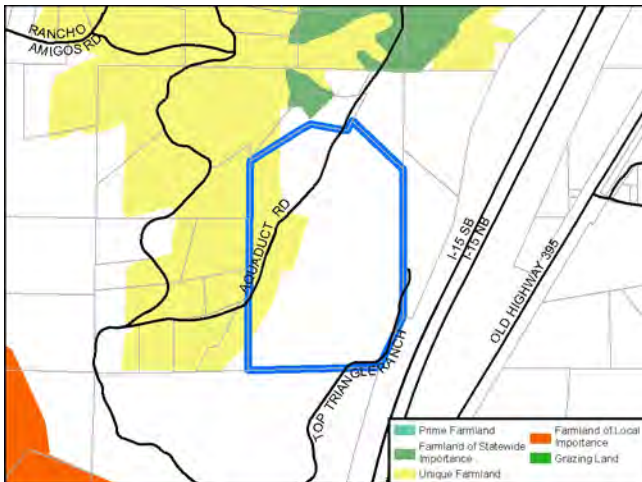
BO30 (cont.)



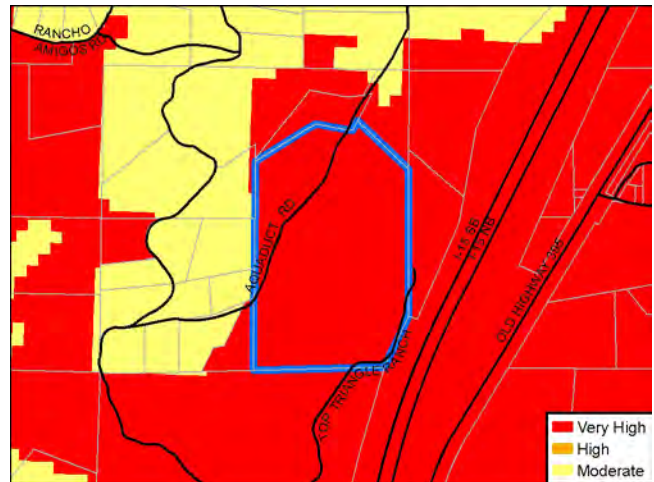
Steep Slope (Greater than 25%)



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

Discussion

The subject parcel has an approved Tentative Parcel Map (TPM 21159) as of December 10, 2010 for four lots and one remainder parcel. The approved TPM is not subject to the requirements of the General Plan Update unless the applicant allows the approved TPM to expire. The TPM will expire three years from approval date unless the applicant takes the necessary actions to extend its expiration date.

The property owner request's a general plan designation consistent with the approved TPM 21159; which would require a SR4 designation. This would result in a spot designation. To rectify the spot designation and avoid inconsistency with the Community Development Model would require an additional 260 acres to also be designated SR4. It is not anticipated that recirculation of the EIR would be required because TPM 21159 is approved and the subdivision of other parcels that would be redesignated SR4 is minimal.

The site requires a designation of SR4 to reflect the approved tentative parcel map. There are no SR4 designated areas in the immediate vicinity but there are some existing parcels that are in the 4 acre range that could be included in a change in designation without allowing for further subdivision.

PROPERTY SPECIFIC REQUEST

BO31

Property Specific Request:

Change land use designation from SR4 to SR2

Requested by: John and Charlotte McGraw

| | |
|----------------------------------|---------|
| Community Recommendation | Unknown |
| Opposition Expected ¹ | No |
| Spot Designation/Zone | Yes |
| EIR Recirculation Needed | No |
| Change to GPU Objectives Needed | No |
| Level of Change | Minor |

Note:
1 - Based on staff's experience

Property Description

Property Owner:
J. Richard & Charlotte L. McGraw

Size:
7.5 acres
1 parcel

Location/Description:
Accessed via Puerta de Lomas, approximately 1/5 mile west of Olive Hill Road;
Inside County Water Authority boundary

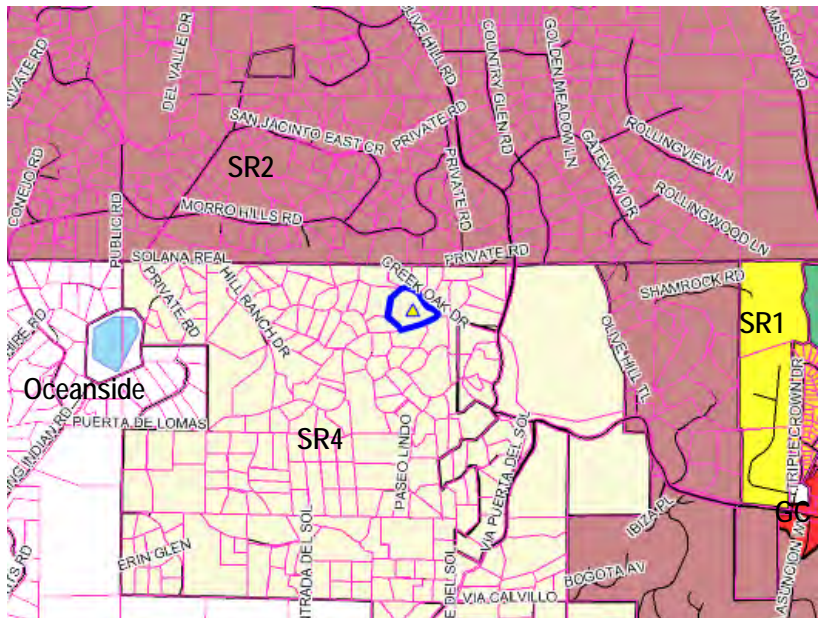
- Prevalence of Constraints (See following page):
- - high; ◐ - partially; ○ - none
 - ◐ Steep slope (greater than 25%)
 - Floodplain
 - ◐ Wetlands
 - ◐ Habitat Value
 - ◐ Agricultural Lands
 - ◐ Fire Hazard Severity Zones

Land Use

| General Plan | |
|--|-------------|
| Scenario | Designation |
| Existing General Plan | 1 du/2,4 ac |
| PC / Staff Recommendation | SR4 |
| Referral | SR4 |
| Hybrid | |
| Draft Land Use | |
| Environmentally Superior | |
| Zoning | |
| Existing — RR, 2-acre minimum lot size | |
| Proposed — Same as existing | |



Aerial



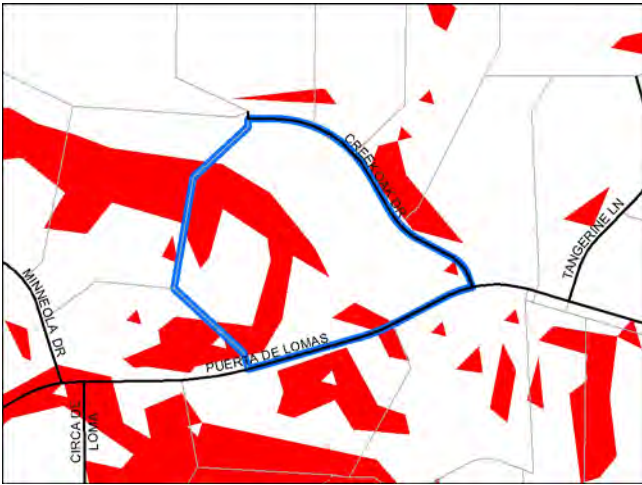
PC/Staff Recommendation

Discussion

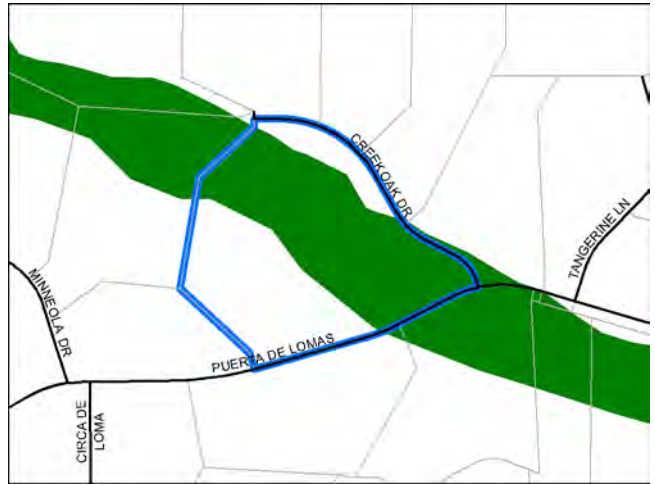
Subject property is located within an area parcelized into two to five-acre lots. Property owners' request would cause a spot designation unless the designation for surrounding parcels is also changed. Although the SR2 density is more intensive than the range of alternatives evaluated in the EIR, it appears that only the subject parcel would be able to split.

PROPERTY SPECIFIC REQUEST

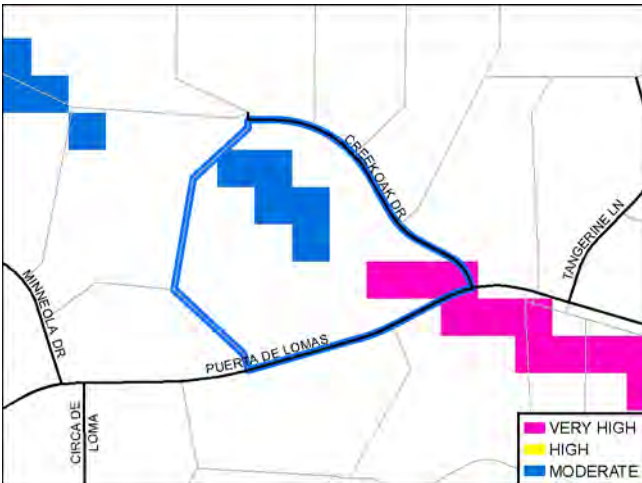
B031 (cont.)



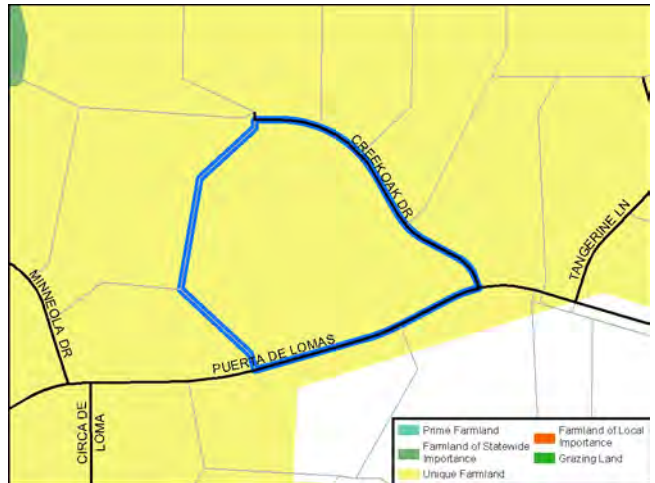
Steep Slope (Greater than 25%)



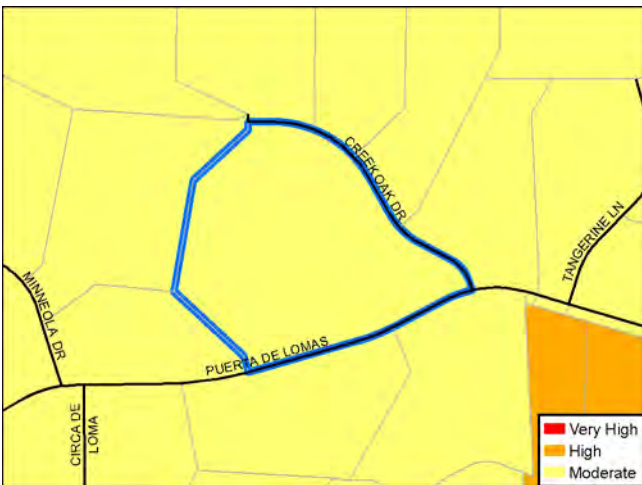
Wetlands



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

BO32

| | |
|---|----------|
| Property Specific Request: Change land use designation from SR10 to SR4 | |
| Requested by: Robert Drowns | |
| Community Recommendation | SR10 |
| Opposition Expected ¹ | Yes |
| Spot Designation/Zone | Yes |
| EIR Recirculation Needed | Yes |
| Change to GPU Objectives Needed | No |
| Level of Change | Moderate |

Note:
1 - Based on staff's experience

Property Description

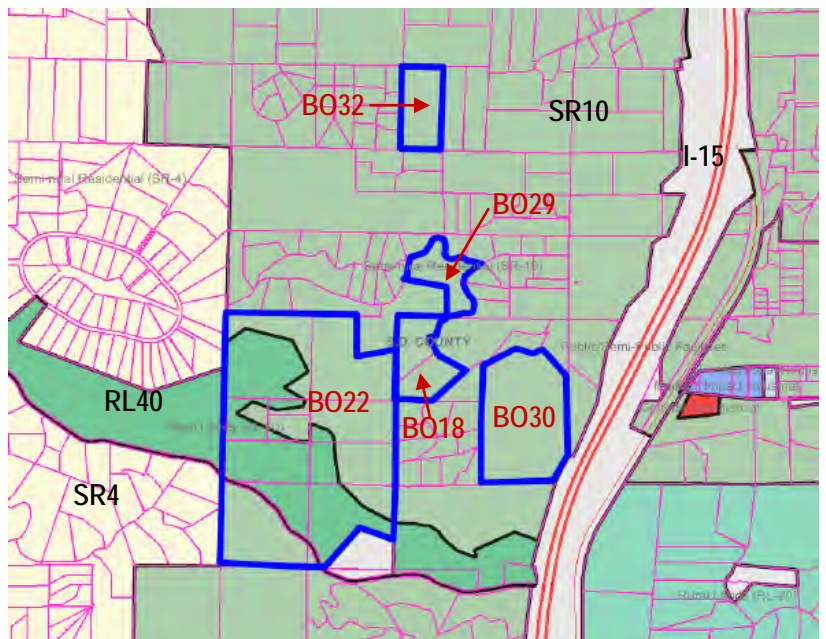
| |
|---|
| Property Owner: Drowns Family Trust |
| Size: 18.9 acres 1 parcel |
| Location/Description: Accessed via Via Ararat Drive and Mt. Ararat Way, approximately 2/3 miles south of West Lilac Road; Inside County Water Authority boundary |
| Prevalence of Constraints (See following page): ● - high; ◐ - partially; ○ - none |
| <ul style="list-style-type: none"> ◐ Steep slope (greater than 25%) ○ Floodplain ○ Wetlands ○ Habitat Value ◐ Agricultural Lands ◐ Fire Hazard Severity Zones |

Land Use

| <i>General Plan</i> | |
|---|---------------|
| Scenario | Designation |
| Existing General Plan | 1 du/2,4,8 ac |
| PC / Staff Recommendation | SR10 |
| Referral | SR10 |
| Hybrid | |
| Draft Land Use | |
| Environmentally Superior | RL20 |
| <i>Zoning</i> | |
| Existing — A70, 2-acre minimum lot size | |
| Proposed — Same as existing | |



Aerial



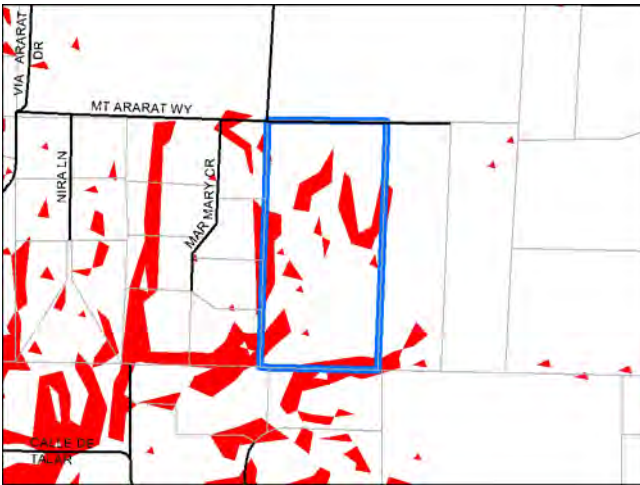
PC/Staff Recommendation

Discussion

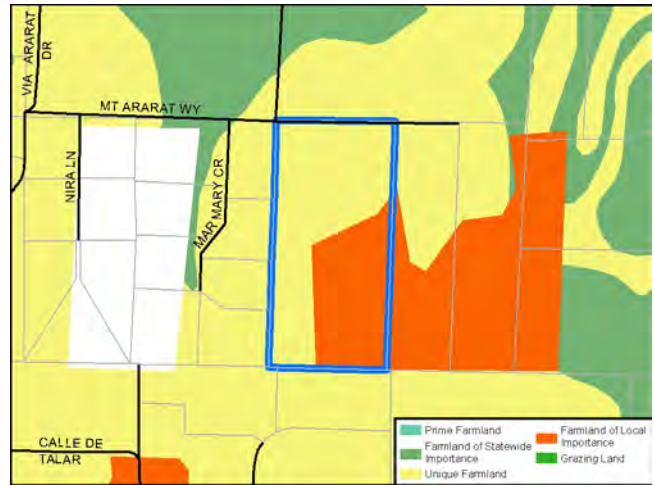
The area to the south and west of the subject property is parcelized into two to four-acre lots; however, larger parcels similar in size to the subject parcel are located to the north and east. The property owner's request would cause a spot designation unless the designation for surrounding parcels is also changed. This would allow additional subdivision for some of these parcels. Since the SR4 density is more intensive than the range of alternatives in the EIR, it is anticipated that recirculation of the EIR would be necessary. [See also, BO18, BO22, BO29, BO30]

PROPERTY SPECIFIC REQUEST

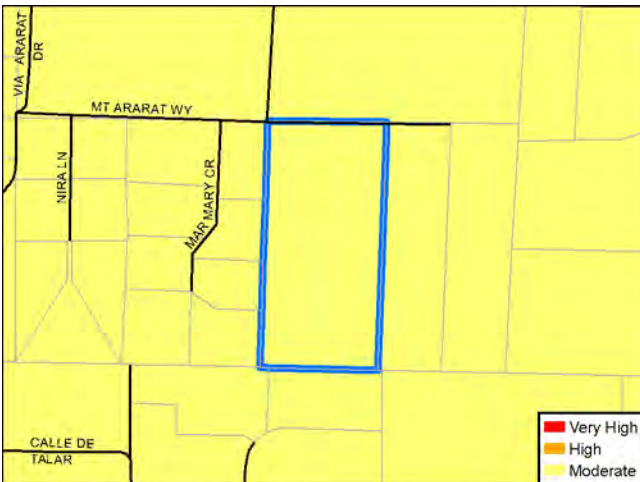
B032 (cont.)



Steep Slope (Greater than 25%)



Agricultural Lands



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

BO33

Property Specific Request:
Change land use designation from SR10 to SR2

Requested by: Steve Nakai

| | |
|----------------------------------|---------|
| Community Recommendation | Unknown |
| Opposition Expected ¹ | Yes |
| Spot Designation/Zone | Yes |
| EIR Recirculation Needed | Yes |
| Change to GPU Objectives Needed | Yes |
| Level of Change | Major |

Notes:
1- Based on staff's experience

Property Description

Property Owner:
Emiko Nakai

Size:
20.91 acres
1 parcels

Location/Description:
Adjacent to the West of Interstate 15 via
Aquaduct Road
Inside CWA boundary

Prevalence of Constraints (See following page):

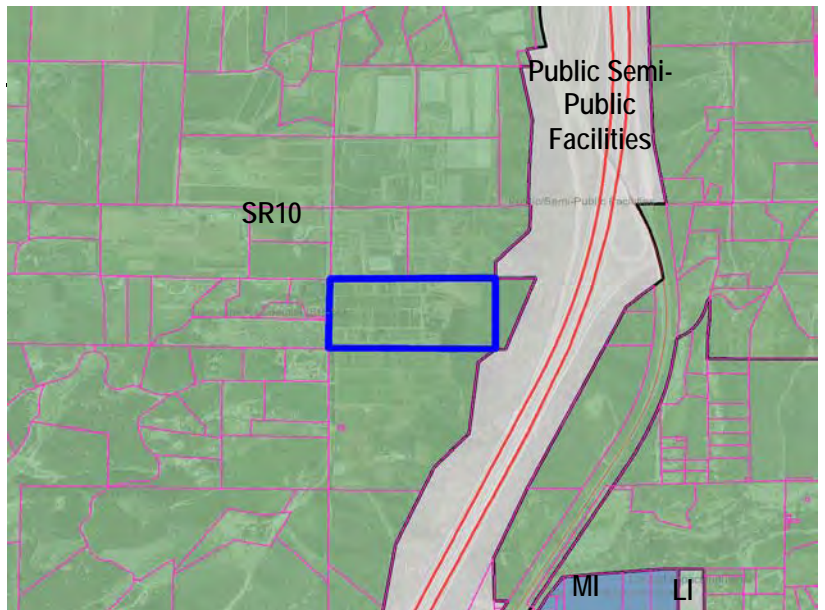
- – high; ◐ – partially; ○ - none
- ◐ Steep slope (greater than 25%)
- Floodplain
- Wetlands
- Habitat Value
- Agricultural Lands
- ◐ Fire Hazard Severity Zones

Land Use

| General Plan | |
|---|------------------|
| Scenario | Designation |
| Existing General Plan | 1 du/ 2, 4, 8 ac |
| PC / Staff Recommendation | SR10 |
| Referral | SR10 |
| Hybrid | |
| Draft Land Use | |
| Environmentally Superior | RL20 |
| Zoning | |
| Existing — A70, 2-acre minimum lot size | |
| Proposed — A70, 4-acre minimum lot size | |



Aerial



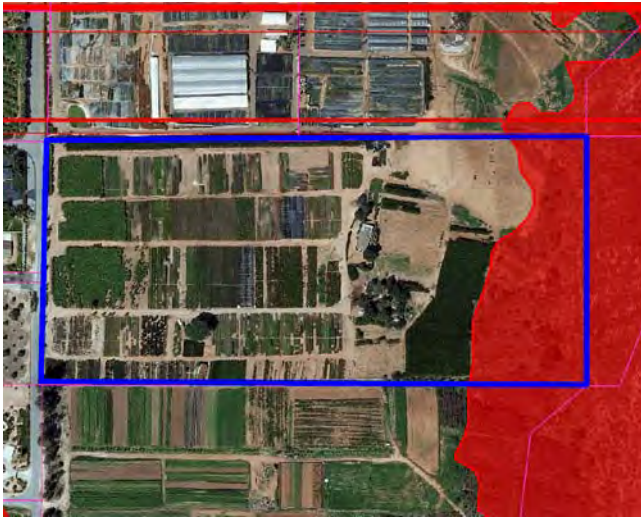
PC/Staff Recommendation

Discussion

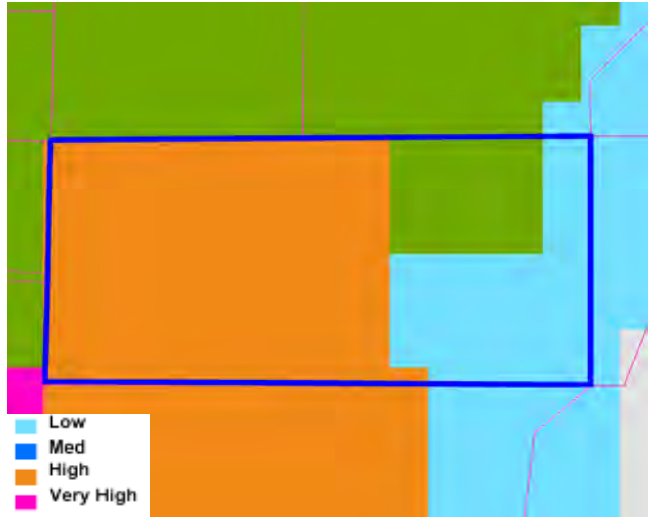
This property is in Bonsall on the west side of the I-15, in an agricultural area. The spot designation would require additional parcels to be designated at Semi-Rural 2, and would require changes to both the Guiding Principles of the General Plan Update and recirculation of the EIR.

PROPERTY SPECIFIC REQUEST

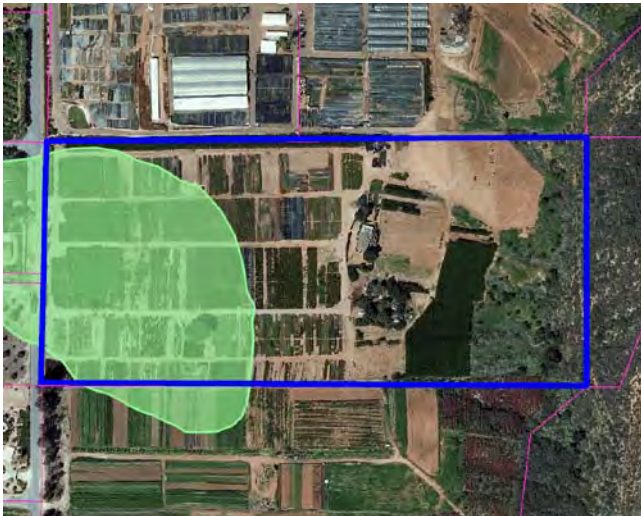
B033 (cont.)



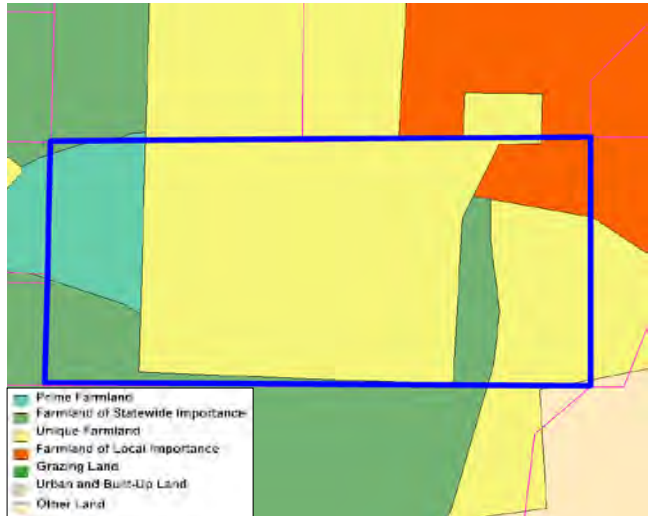
Steep Slope (Greater than 25%)



Habitat Evaluation Model



Prime Agricultural Land



Agricultural Lands



Fire Hazard Severity Zones

BONSALL

DRAFT