

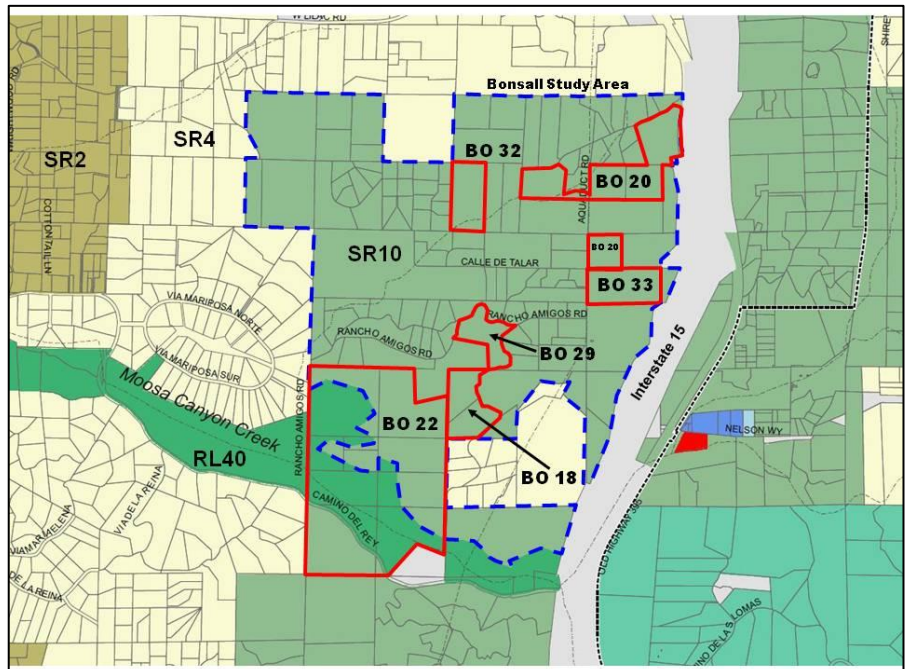
BO18, BO20, BO22, BO29, BO32, BO33, and Study Area

Existing GP Designation(s)	SR10
Requestor(s) Position: Support workplan designations	
Area (ac): 919.3 [284.8 PSRs, 634.5 study area]	
# of parcels: 102	

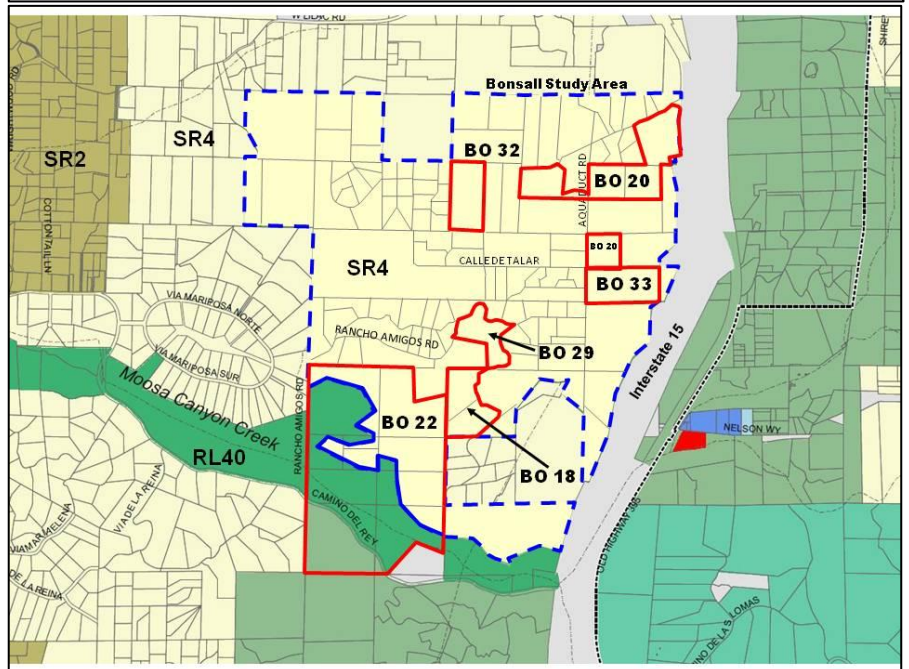
Workplan Designation(s) Evaluated	SR4
CPG Position	Opposed
Opposition Expected	Yes
# of Additional Dwelling Units	61
Complexity	Medium

Discussion: This is a collection of requests in the eastern portion of Bonsall. The current General Plan designation is SR10 and the original requests were for SR2 or SR4; however, all requestors indicated that they would support SR4. A study area of over 900 acres is suggested to capture similar properties in the area with the same designation. Existing parcelization and steep slopes in the area would limit the amount of future possible dwelling units that the designation could yield, increasing the overall yield by 58 units.

Existing General Plan Designations:



Workplan Designation(s) Evaluated:

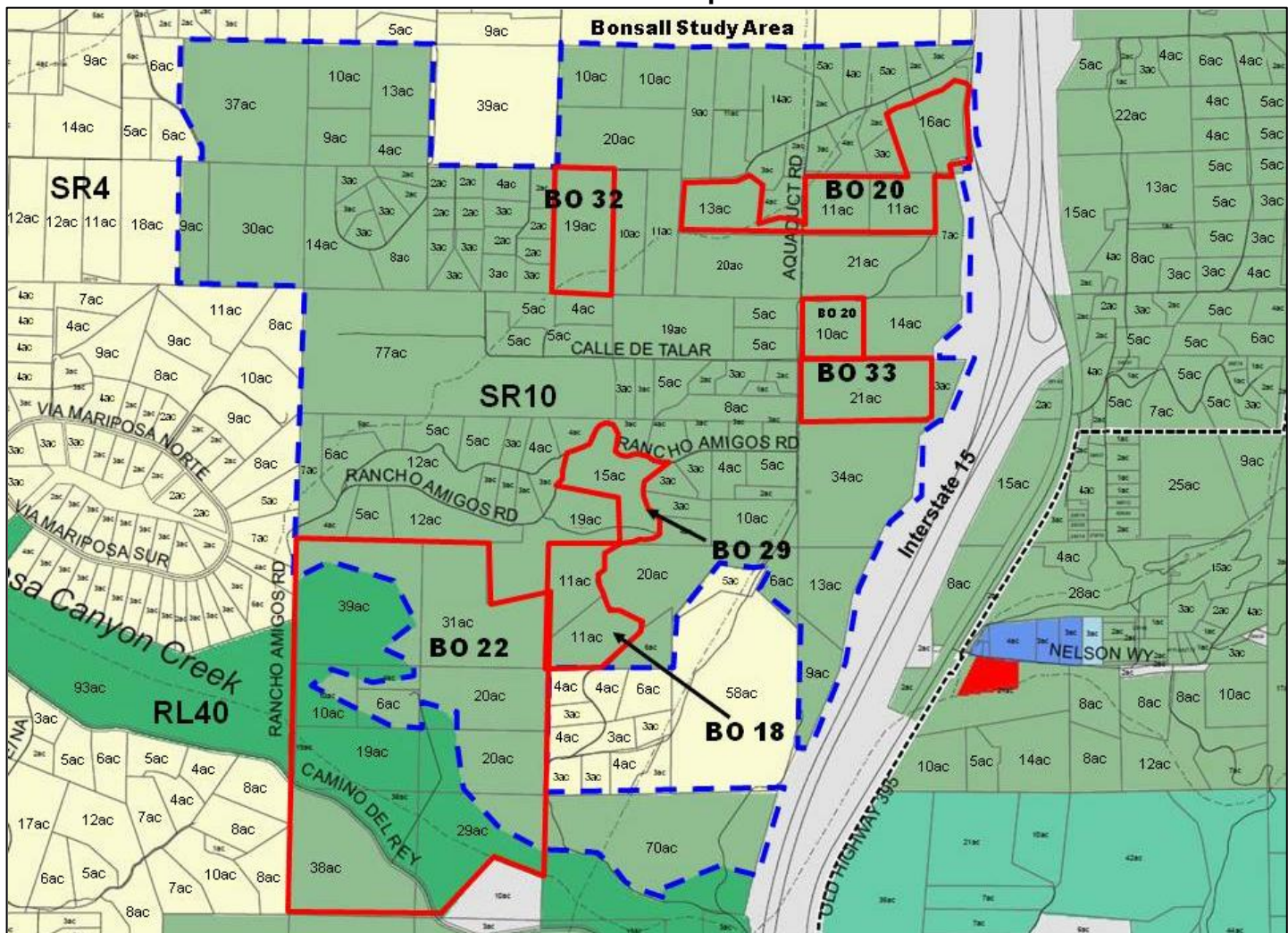


BO18, BO20, BO22, BO29, BO32, BO33, and Study Area

Rationale for Medium Complexity Classification:

- The study area contains a large amount of agricultural land, including areas of prime agricultural soils. Further analysis would be required to determine the effect of a density increase on efforts to preserve important agricultural areas of the County such as this one.
- Many of the larger parcels in the southern portion of the study area contain large areas of undisturbed Coastal Sage Scrub and smaller areas of riparian willow and cottonwood forest and scrub. A SR10 designation would ensure preservation of sensitive habitat lands under the Conservation Subdivision Program; while a SR4 designation is not subject to this requirement (Conservation Subdivision is optional in SR4).
- Much of the southern portion of the study area is constrained by steep slopes and in a high fire hazard severity zone.
- Additional analysis would be required to assure compliance with Policy LU-6.2, which seeks to assign lowest-density or lowest-intensity land use designations to areas with sensitive natural resources.
- Though there are significant constraints, there are several existing smaller lots in the study area, and the study area is adjacent to lands already designated SR4 on the north and west. Policy LU-2.3 requires the assignment of densities in a manner that is compatible with the character of the community. As the study area is bordered by the I-15, with extensive SR4 on most of the other sides, a change to SR4 would be in compliance with this policy.

Lot Size Map



For Additional Information (January 9, 2012 Staff Reports): [BO18](#), [BO20](#), [BO22](#), [BO29](#), [BO32](#), [BO33](#)

Holly Hill Ranch
31820 Via Ararat Dr.
Bonsall, Ca. 92003
Feb. 20, 2012

County of San Diego

Dept. of Planning and land Use

5201 Ruffin Rd. Ste B

San Diego, Ca. 92123

Re: 127-290-81-00

127-290-82-00


Dear Sirs.

I am responding to your letter of Feb. 3, 2012, regarding possible changes in the general plan Land use designation adopted by the Board of Supervisors in August 2011. Your letter indicates you Will be considering a change from semi-rural residential (SR-10) to semi-rural residential (SR-4). I own two parcels (listed above) in this study area and strongly support the change you will be Considering to SR-4, for the following reasons:

1. My parcels are directly adjacent to, and share an access road with parcel 127-290-05, Also designated TM 5276 which is zoned SR-2.
2. 57% of the parcels within this study area are already zoned at less than 4 acre
3. The agricultural use to which my parcels are now devoted face a very questionable future due to the cost and availability of water among many threats to the future of farming in this area.
- 4 This entire area is within 1 mile of I-15.

I encourage you to take these facts into consideration when you evaluate the proposed plan Amendment on May 2, 2012

Respectfully,


760-728-7095

February 24, 2012

Devon Muto
Chief Advanced Planning Division
Department of Planning & Land Use
County of San Diego
5201 Ruffin Road, Suite B
San Diego, CA 92123-1666

Re: *SR-4 Designation for Properties in Bonsall*

Dear Mr. Muto:

We own several properties in Bonsall through various entities that are being evaluated for a change from SR10 to SR4 as a result of the Board action taken on January 9, 2012. These two properties are the 13 acre Wilson property designated as Parcel Nos. 127-290-76 and 127-290-79 and the 39 acre Maciel property designated as Parcel Nos. 127-290-73, 74, and 75. On January 9, 2012 the Board of Supervisors voted 5-0 to direct the Chief Administrative Officer to re-examine BO18, BO20, BO22, BO29, BO32, and BO33 and the surrounding study area to change it from SR10 to SR4 (Action 4.8). County staff determined this change was moderate and therefore consistent with the Guiding Principles of GP 2020. For the reasons noted in this letter, we strongly support the Board action to reclassify this area as SR4.

All of the area surrounding this land is already designated SR4. The Board of Supervisors unanimously changed 305 acres in this area from SR10 to SR4 in April 2011 finding these changes were minor.

At present there is a clear disparity between landowners nearest the I-15 freeway whose land is designated SR10 and the land surrounding it which has been designated SR4. Allowing 4 acre parcel sizes in this area is entirely consistent with the already existing parcels in the area that average 3.7 acres in size based upon studies completed as part of the West Lilac 28 lot subdivision recently approved by the Planning Commission.

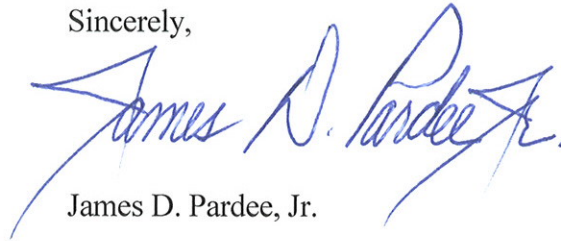
The agricultural report completed for the West Lilac subdivision examined mixed agricultural and rural residential uses in a 727 acre area where the SR4 designation is being proposed. This agricultural report determined that 645 acres of the 727 acre study area or about 88.8% were mixed agricultural and rural residential uses. This agricultural report documented that agriculture is operating successfully in this area with an existing 3.7 acre median lot size thereby demonstrating that the change to SR4 is consistent with the long term preservation of agriculture in

Devon Muto
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this area. We are providing you with a map from the West Lilac agricultural report showing mixed agricultural and residential uses in the area and median lot sizes.

The Wilson and Maciel properties adjoin the 93 acre West Lilac property recently approved for a 28 lot subdivision by the Planning Commission. Twenty-five of the 28 lots included as part of the West Lilac subdivision are 4 acres or smaller in size. Thirteen of these lots are around 2 acres in size. Designating the Wilson and Maciel properties SR-4 is entirely consistent with lot sizes approved by the Planning Commission as part of the West Lilac subdivision. Thank you for allowing us the opportunity to comment on the SR-4 designation for properties in Bonsall.

Sincerely,

A handwritten signature in blue ink that reads "James D. Pardee, Jr." The signature is stylized with a large, sweeping initial 'J' and a long, horizontal stroke extending to the right.

James D. Pardee, Jr.

Encl.

BONSALL COMMUNITY SPONSOR GROUP

Dedicated to enhancing and preserving a rural lifestyle



COUNTY OF SAN DIEGO BONSALL COMMUNITY SPONSOR GROUP

REGULAR MEETING MINUTES
TUESDAY February 7, 2012
8:20 P.M.
31505 Old River Road
Bonsall, California 92003

1. ADMINISTRATIVE ITEMS:

A. Roll:

PRESENT: Morgan, Davis, Lintner, Norris, Zales, Rosier
ABSENT:

B. Corrections to agenda

- None

C. Approval of the Minutes: January 3, 2012 Motion by Davis second by Norris passed.

D. Public Communication on non-agenda items.

None

2. PLANNING AND LAND USE (Voting Items)

A. TM 5498 Golf Green Estates

Question was asked as to what market demography is the project designed? Davis read his comments that will be sent with motion sheets and minutes.

Norris: motion BCSG does not support current plan due to lot configuration that is inconsistent With the Bonsall Design Review Guidelines and the Bonsall Community Plan. Cross reference BDR lot numbers of 78, 79, 80, 81, 82, 66, 67, 21, and 22. Calle De Estrella access potentially would be used as access because of bottle neck at school and signal lights proposed. BCSG recommends this portion of road be made private to limit access to the portion of property. adequate clarification with specific hydrology studies regarding grading and landform configuration in the western flood plain area. Second Zales: Yes 5 No 0 motion passed

B. TM 5346 Dabbs Tentative Map – Continued waiting on letter from Deer Springs Fire Protection District – meeting held with Cathey Solo Fire Marshal and Chris Amestoy District Fire Chief.

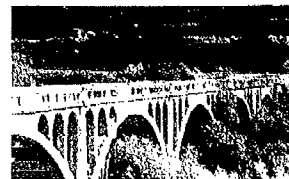
C. COUNTY OF SAN DIEGO SINGLE FAMILY RESIDENTIAL DESIGN GUIDELINES

Norris and Morgan will prepare comments based on brief discussion at meeting due to time constraints. Motion by Norris Second by Zales motion passed Yes 5 No 0.



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D. GENERAL PLAN PROPERTY SPECIFIC REQUESTS WORKSHOP

Norris: motion to support existing zoning, per General Plan, Bonsall Community Plan and Staff retaining 1/10 for this area of our community and not lose any more agricultural land in the area.

Bonsall Study Area 1 encompasses 855 acres of land

- Farmland of Local Importance: 82 acres
 - Farmland of State Importance: 146 acres
 - Prime Farmland: 7 acres
 - Total= 235 acres of impacted Ag Lands
- Second Davis: Vote Yes 5 No 0 motion passed.

3. PERMITS AND VARIANCES (Nothing submitted)

4. COUNTY ITEMS:

- A. Red Tape Task Force discussion regarding chair's meeting and the bullet points that were Recommended. Norris: motion to support points and support Morgan and other chairs with additional point of clarity on what agencies was referenced in point 8 of the original text.

Second Davis: Vote Yes 5 No 0 motion passed.

- B. Form 700 – supplied to members.

- C. Bonsall Community Right of Way Development Standards
Brand or provide Community identity, Grants, standards, Suggestions: Application for Bonsall Community Right of Way Development Standards. Place on next months Agenda as voting item.

5. REPORTS:

Meeting reports were not made as time did not allow.

6. ADJOURNMENT: 9:50 PM.

