



**Property Specific Requests Index**

Additional information is available at the County's Department of Planning and Land Use Project Processing Center at 2000 Zanker Avenue, Suite 100, San Diego, CA 92161.

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  - 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)
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- Bonsall Community Planning Area Boundary

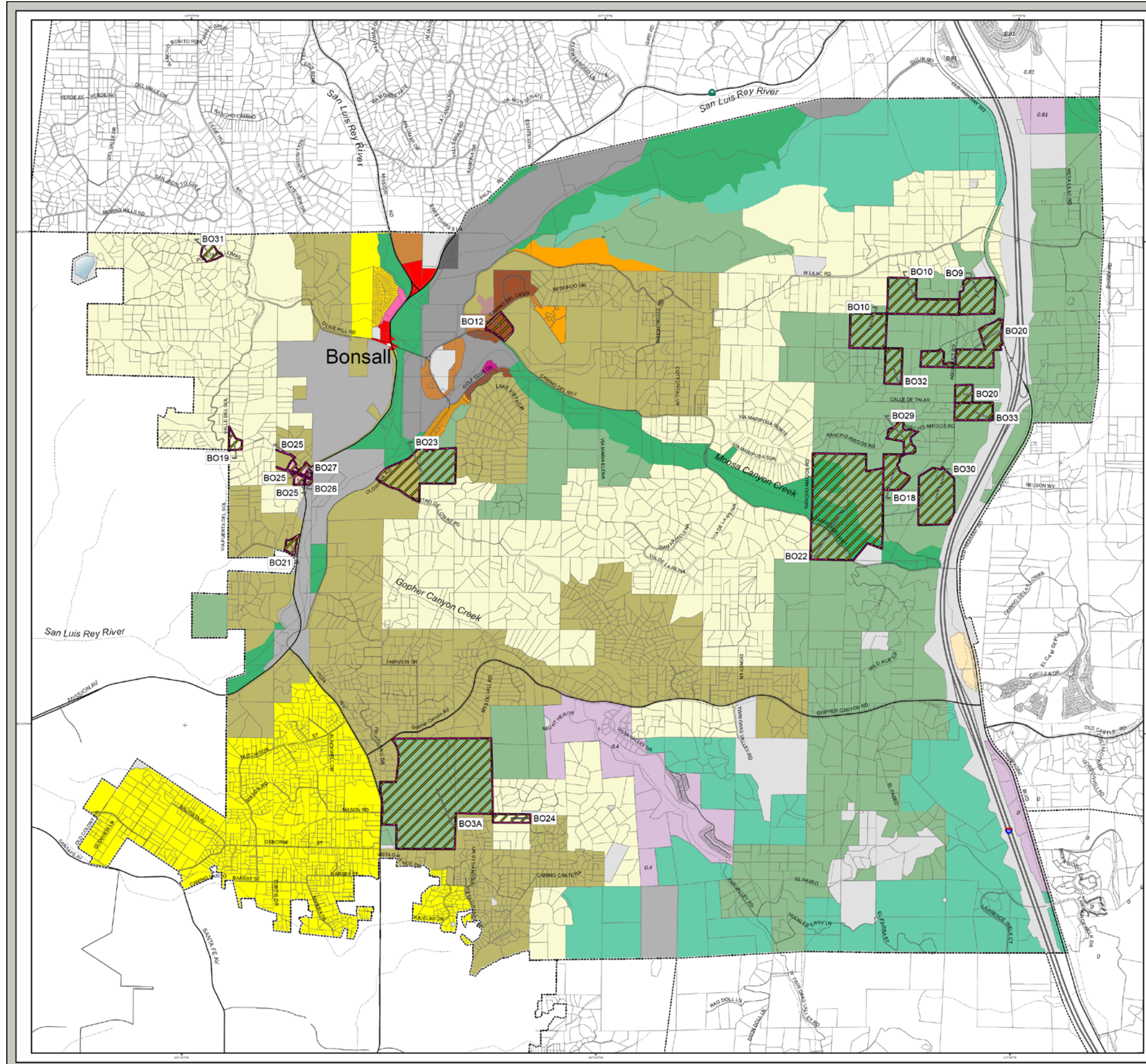
**NOTES:**

- 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.
- Land Use Element, Table LU-1 indicates the applicable Regional Category for each designation.
- Maximum development intensity for non-residential designations is provided in Land Use Element, Table LU-1.
- Refer to Community Plan for general land uses and intensities allowed in Specific Plan area (SPA).

Map Prepared By:

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Source: County of San Diego, GIS, 2010. File reference: 3\_Land\_use\_gis\_data\_1010/landuse/planupdate/planupdate\_m\_3301\_06.mxd



# PROPERTY SPECIFIC REQUEST

## BO3-A

<b>Property Specific Request:</b> Change land use designation from SR10 to SR2	
Requested by: Jay Kawano and Dan Nibam <sup>1</sup>	
Community Recommendation	SR4
Opposition Expected	Yes <sup>2</sup>
Spot Designation/Zone	No
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	Yes
Level of Change	Major

**Notes:**

- 1 -- D. Niebaum letter dated February 17, 2011 (attached)
- 2 -- Opposition is expected from Guajome Area for Responsible Development (GuARD). See attached letter.

### Property Description

**Property Owner:**

EWM Investments LLC

**Size:**

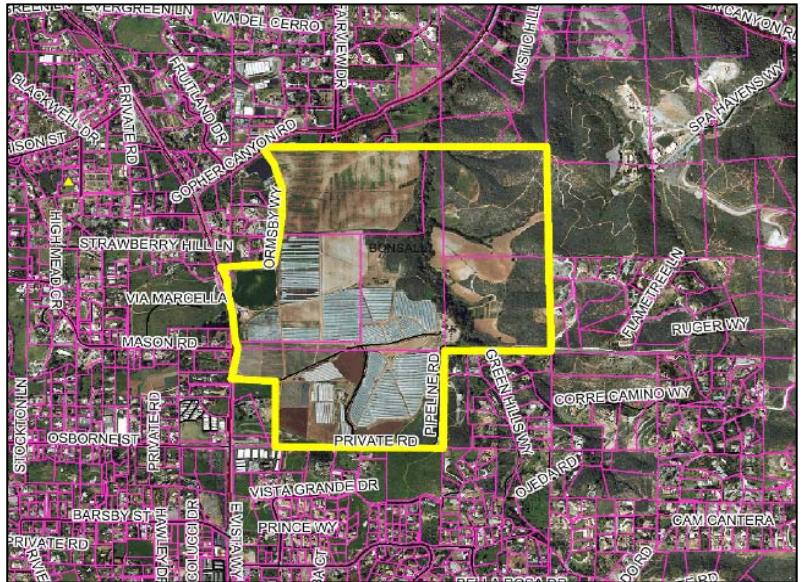
294 acres  
6 parcels

**Location/Description:**

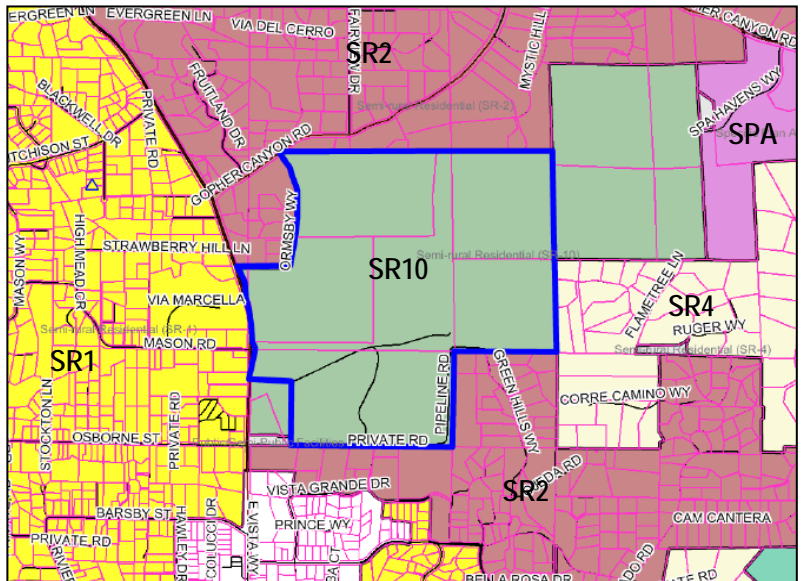
Strawberry Hill -- Intersection of Gopher Canyon Road and East Vista Way;  
Inside County Water Authority boundary;  
Within City of Vista Sphere of Influence

**Prevalence of Constraints (See following page):**

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



Aerial



PC/Staff Recommendation

### Land Use

<i>General Plan</i>	
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	
<i>Zoning</i>	
Existing — A70, 2-acre minimum lot size	
Proposed — A70, 4-acre minimum lot size	

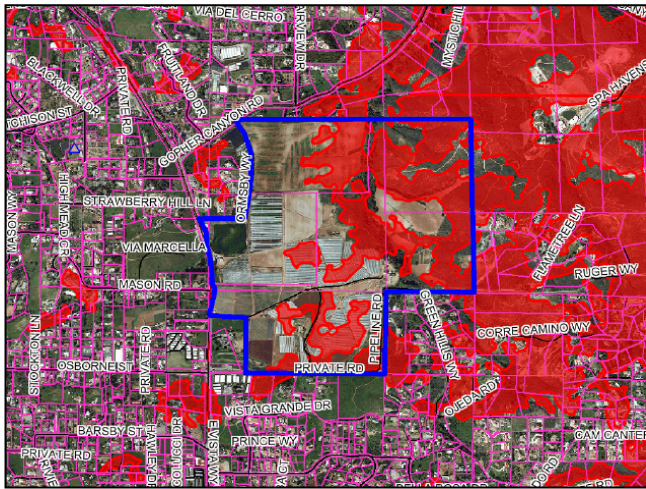
### Discussion

B03-A 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 and is supporting a SR4 designation with an agricultural easement. During the General Plan 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.

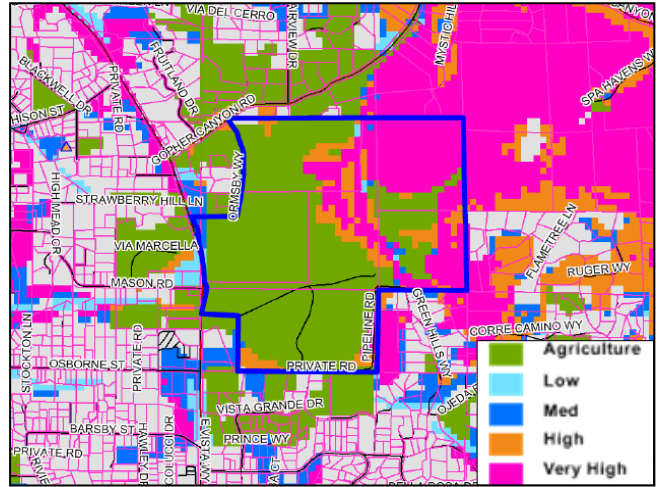
*Continued on next page.*

# PROPERTY SPECIFIC REQUEST

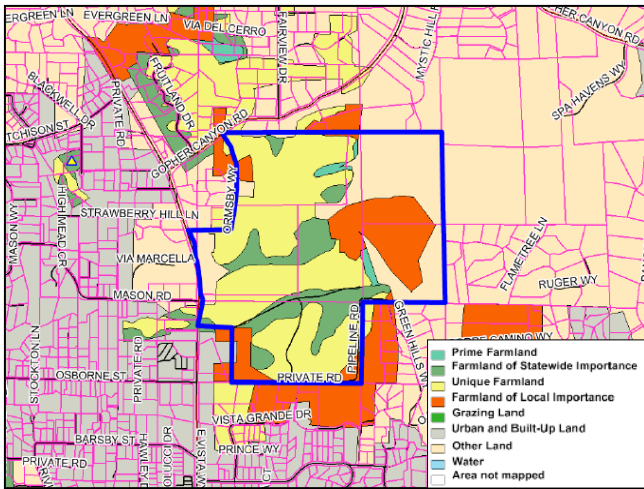
B03-A (cont.)



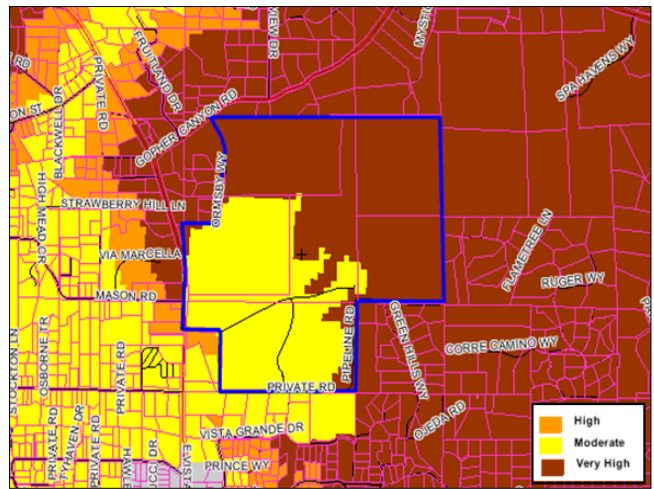
Steep Slope (Greater than 25%)



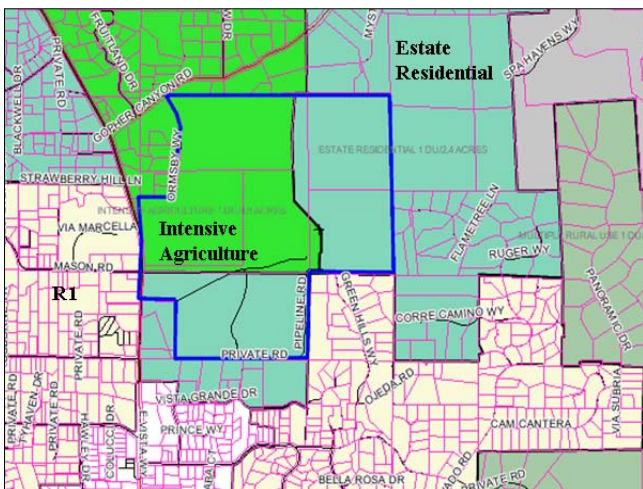
Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones



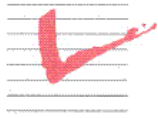
Existing General Plan

## Discussion (cont.)

While a SR2 designation is considered too high a density to support project objectives for agriculture, a SR4 density would support project objectives. Since the SR4 density supports project objectives and was already evaluated under the Hybrid Map alternative, this density would not require recirculation of the EIR. Therefore, the SR4 designation could be accomplished with only a Minor level of change.

# PROPERTY SPECIFIC REQUEST

BO3-A (cont.)



THE  
LIGHTFOOT  
PLANNING  
GROUP

February 17, 2011

VIA E-MAIL

gpupdate@sdcounty.ca.gov

Clerk of the Board of Supervisors  
1600 Pacific Highway, Room 402  
San Diego, CA 92101-2471

RE: Property Specific Request BO3-A  
Property Owner: So. Cal Ag Properties, Inc.

Dear Board of Supervisors:

I am writing on behalf of So. Cal Ag Properties, Inc. to again comment on the General Plan Update (GPU) planned for discussion by the Board of Supervisors on March 16, 2011. In response to Staff's land use analysis of the BO3-A area (Property), which includes an opposition comment from the public, I felt it important to further comment on our Property Specific Request to maintain the SR-2 land use designation (per the Referral Map) for the property.

Although the property is nearly surrounded by developed residential areas proposed for SR-2 and SR-1 densities by the GPU, the SR-10 designation has apparently been proposed by the GPU due to the existence of a commercial farming operation on the property and the perceived expectation that this farmland will continue to be maintained and successfully operated in the coming years. Imposing the SR-10 designation on this site would significantly reduce land value for the property. This proposed decrease in density could adversely impact the current and ongoing agricultural operations at the site by limiting financing options, which rely in part on land value to provide the necessary security for agricultural loans. The expectation of PACE and TDR programs proposed by the GPU to minimize the loss of land value is short-sighted. Development of these programs remain to be completed and their approval or implementation in conjunction with the GPU is uncertain.

The viability of agricultural uses on this Property should not be assumed. Although a working farm is currently operated on-site, the Owner has been exploring future options for the Property due to the uncertainty of water resources and costs for agricultural use, labor trends, and global market competition. This specific farm produces berry crops which are sold internationally and, therefore, subject to much broader market pressures.

It is not necessary to recommend a lower density for the Property than what currently exists, especially considering the uncertainty of its future farmland feasibility. The Bonsall Community Plan Update as part of the GPU notes, "The future of agricultural land uses

6750 FLEET STREET  
SUITE 250  
CARLSBAD, CA 92008

TEL 760-692-1924  
FAX 760-692-1925  
WEB lightfootpg.com

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# PROPERTY SPECIFIC REQUEST

## BO3-A (cont.)

Board of Supervisors  
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Page 2

will be based on important marketing factors, many of which are external to the Plan Area or the County as a whole.” The challenges associated with the farming industry make it extremely difficult to ensure an effective farming operation on the Property in the future. Nevertheless, as long as agricultural use of the Property remains viable, it could continue under the SR-2 designation. This would not impact current farming operations, but would reflect appropriate long term land use patterns for the community.

While it is recognized that an objective of the GPU is the preservation of agricultural land, it is important to further recognize the long term impacts of such recommendations. In this case, the Property is not located in a rural agricultural area - it is in a semi-rural area surrounded by semi-rural residential development of higher SR-2 and SR-1 densities. The Property also is not located in an agricultural preserve. The long term land use pattern expected for the area should be that of semi-rural residential with consistent densities.

The current SR-10 recommendation for the Property is completely contrary to significant objectives of the proposed GPU that would shift land densities from rural eastern County areas to more intensely developed western County areas that are better able to support development and population growth. This Property is in a western County area encompassed by other residential developments and able to be adequately served by roads, utilities, schools, and emergency services. Development under SR-2 densities on the Property would also respect and enhance adjacent land use patterns, and would allow for a more compact development model with proximity to usable infrastructure by not pushing development farther out into rural lands. Such development would also allow for a more interconnected road network incorporating shorter daily trips and enhancing emergency access to adjacent properties.

The proposed reduction in density does not best meet many goals and policies being set out in the GPU. The SR-2 designation for the Property would not only be consistent with the neighborhood surroundings, it would also allow for any future development to better achieve proposed GPU Land Use Element Goals and Policies, such as:

- Supporting appropriate development under the Community Development Model - Goal LU-1. Such development would be equitable with the SR-2 land uses located to the north and south of the Property, and the SR-1 category adjacent across East Vista Way. The Property is in an area able to be adequately served by roads, utilities, schools, and emergency services consistent with LU-1 policies.
- Development with SR-2 densities on the Property would respect and enhance the land use patterns of the adjacent SR-2 designated lands and would allow for a more compact development model with proximity to usable infrastructure, not pushing development farther out into rural lands, which is consistent with Policy LU-1.5 and Guiding Principal 2.

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## PROPERTY SPECIFIC REQUEST

### BO3-A (cont.)

Board of Supervisors  
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Page 3

- A designation of SR-2 on the Property can also better allow for a desired 'development - environmental balance' per many of the policies listed under Goal LU-6. It is recognized that potential biologically sensitive areas are located in the eastern portion of the Property. Any future residential project developed under the SR-2 standards on the Property can incorporate sustainable design techniques that will better allow for the preservation, enhancement, and maintenance of such areas along with the opportunity to preserve natural open space.
- Development under the SR-2 designation will better address Mobility Element policy M-1.2, that promotes an interconnected road network incorporating shorter trips between origin and destination for improved efficiencies, and provides primary and secondary access/egress routes that support emergency services during fire and other emergencies. A development project on the Property could greatly enhance emergency access for surrounding properties, particularly those to the east.

For all the reasons described above, the Semi-Rural 2 designation remains the appropriate land use recommendation for the Property. The SR-10 designation would not allow for achievement of many significant land use policies proposed by the GPU. We respectfully request that the Board of Supervisors support the SR-2 designation for the BO3-A area as you have through the Referral Map.

Sincerely,



Dan Niebaum, AICP  
Senior Planner

# PROPERTY SPECIFIC REQUEST

BO3-A (cont.)

**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

BONSALL

# 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 <sup>1</sup>	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

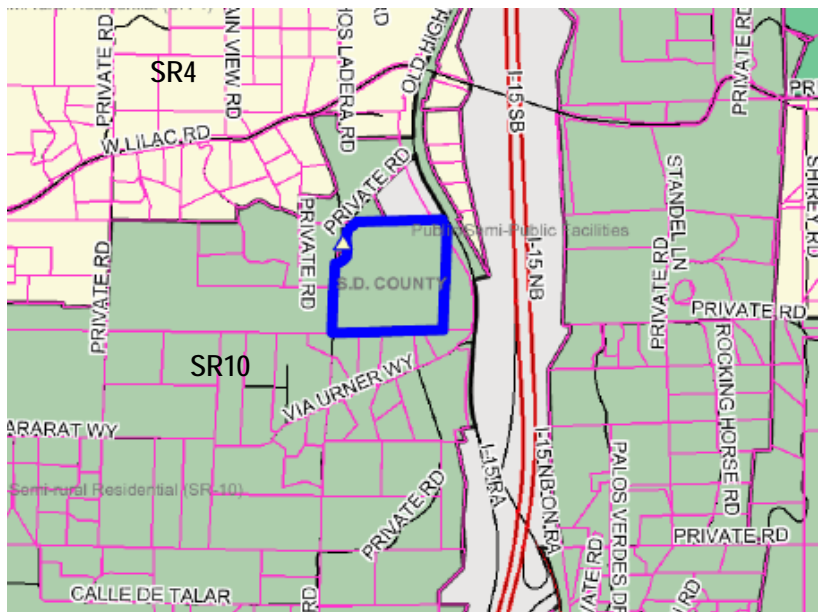
*Zoning*

Existing — A70, 2-acre minimum lot size

Proposed — Same as existing



Aerial



PC/Staff Recommendation

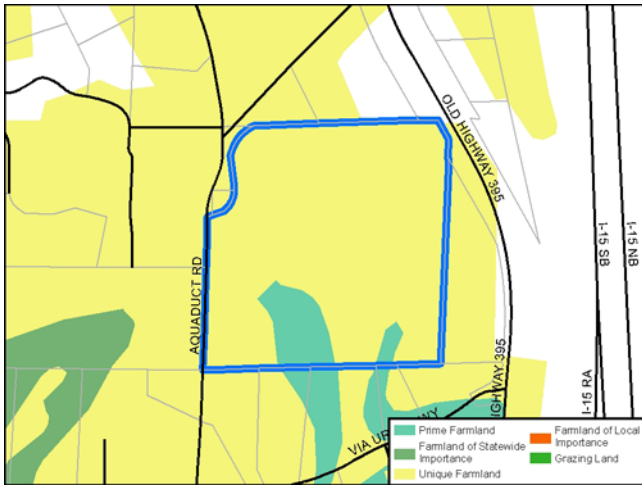
### Discussion

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	SR4
Opposition Expected <sup>1</sup>	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:

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

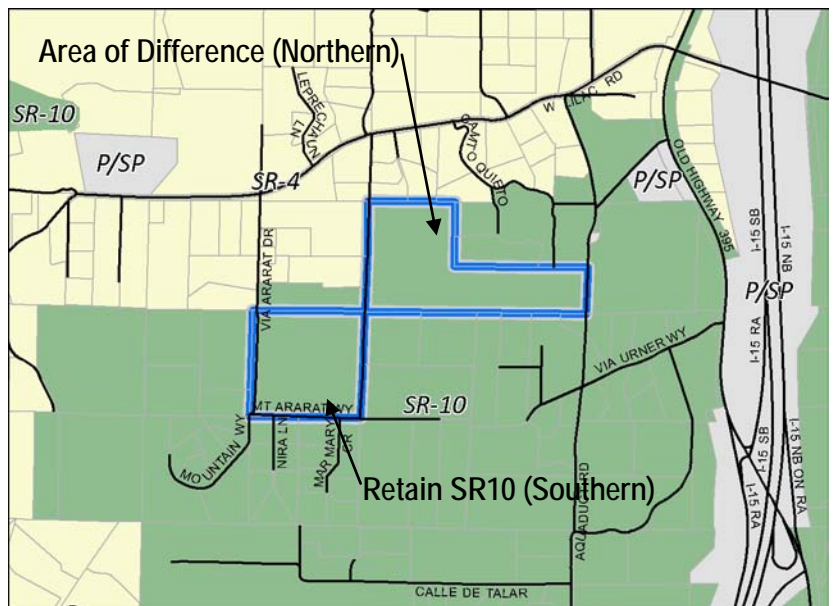
#### Zoning

Existing — A70, 2-acre minimum lot size

Proposed — Same as existing



Aerial



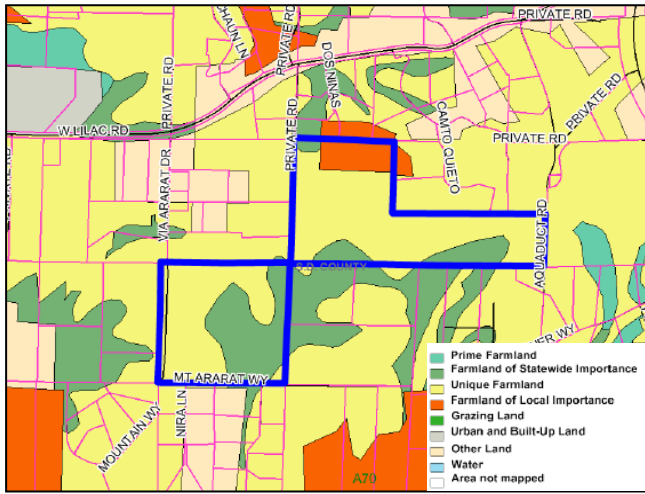
PC/Staff Recommendation

### Discussion

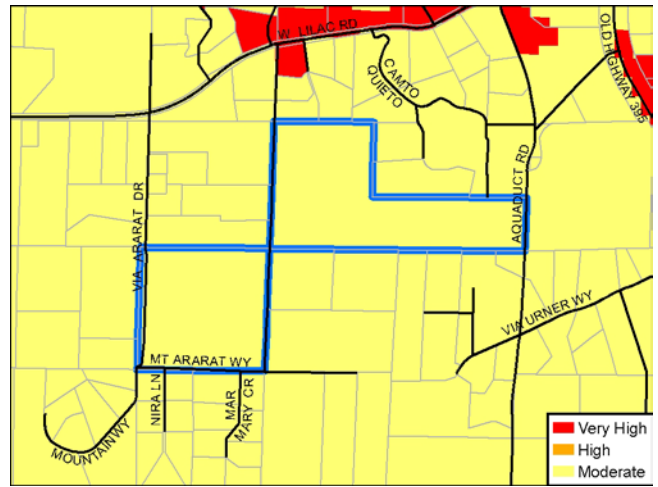
This is a 2004 Residential Referral that resulted in the Referral Map with a SR4 designation assigned to the northern parcel and SR10 assigned to the southern parcel. This property did not come up in testimony during the 2010 Board hearings. The property is currently farmland; however, TM 5276 is in 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<sup>1</sup>

Community Recommendation	SR2
Opposition Expected <sup>2</sup>	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

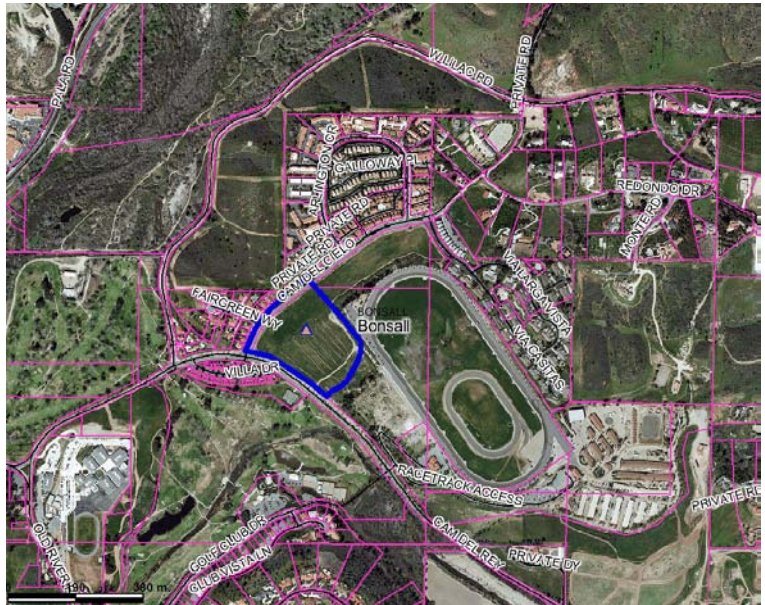
#### Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

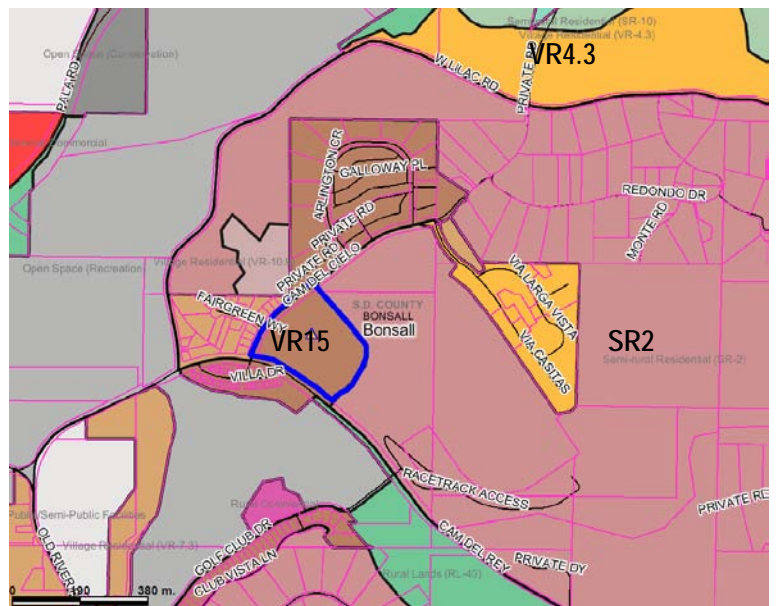
- Steep slope (greater than 25%)
- Floodplain
- Wetlands
- Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zones

### 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

## BO18

### Property Specific Request:

Change land use designation from SR10 to SR4

Requested by: Mark Wollam

Community Recommendation	SR10
Opposition Expected <sup>1</sup>	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

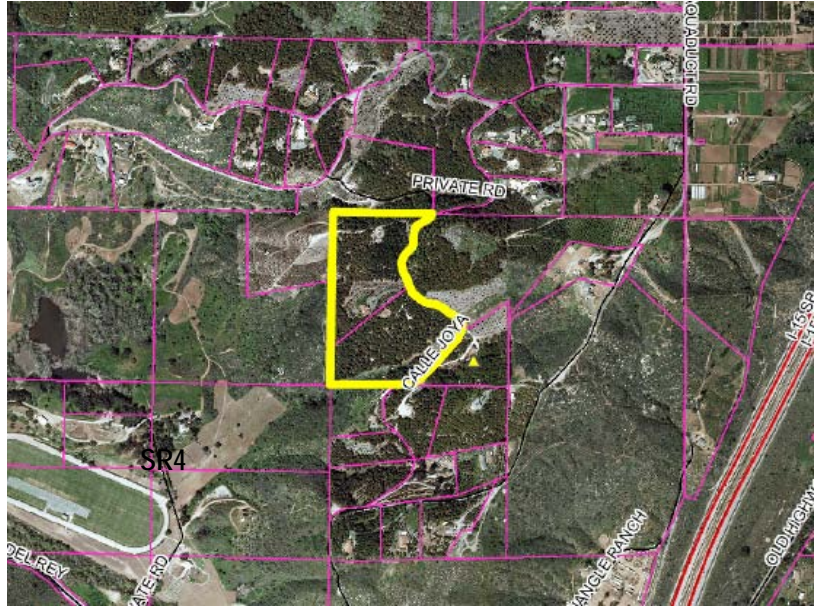
Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

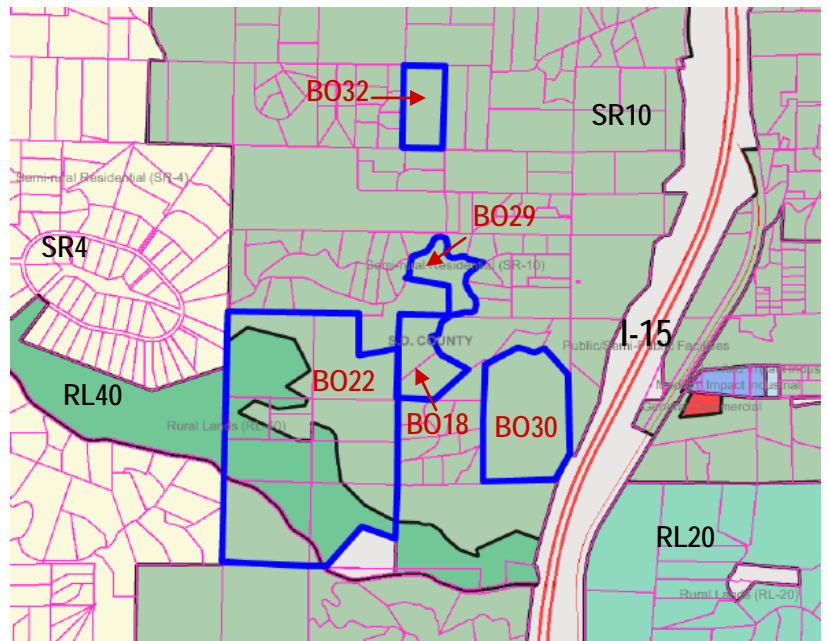
- Steep slope (greater than 25%)
- Floodplain
- Wetlands
- Habitat Value
- ◐ Agricultural Lands
- ◐ Fire Hazard Severity Zones

### 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

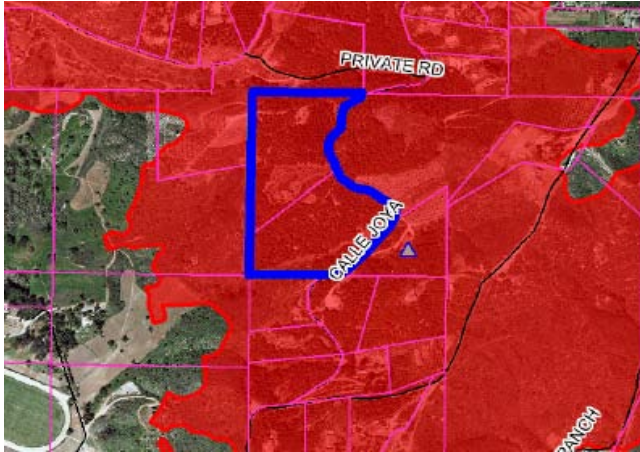
The property owner is requesting a SR4 designation consistent with the existing General Plan; however, the existing Zoning specifies an 8-acre minimum lot size due to the entire parcel being constrained by steep slopes. Also, the northern portion of the site is currently under a Williamson Act contract. 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.

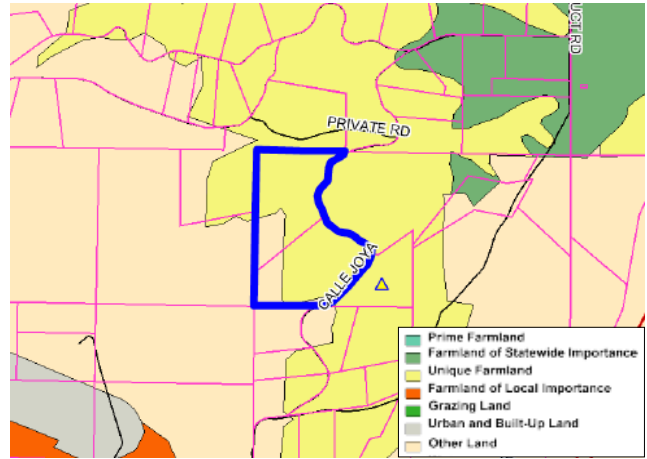
## BONSALL

# PROPERTY SPECIFIC REQUEST

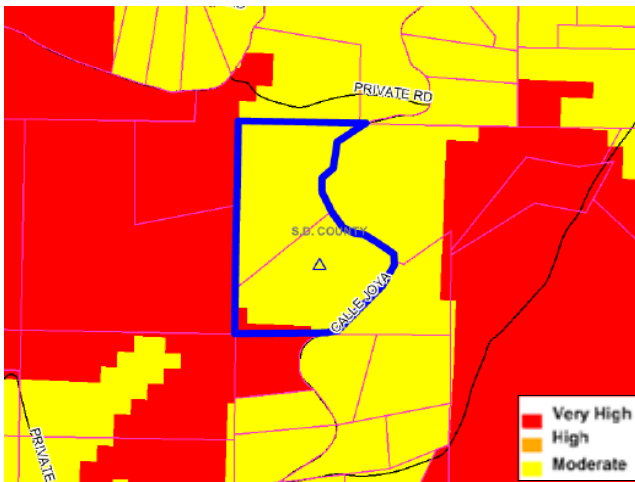
BO18 (cont.)



Steep Slope (Greater than 25%)



Agricultural Lands



Fire Hazard Severity Zones

BONSALL

# 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	SR4
Opposition Expected <sup>1</sup>	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

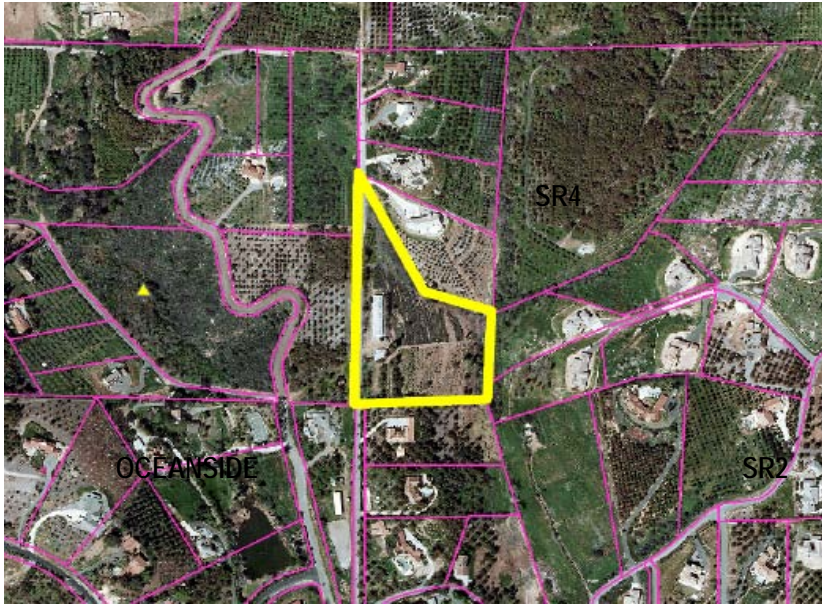
Size:  
5 acres  
1 parcel

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

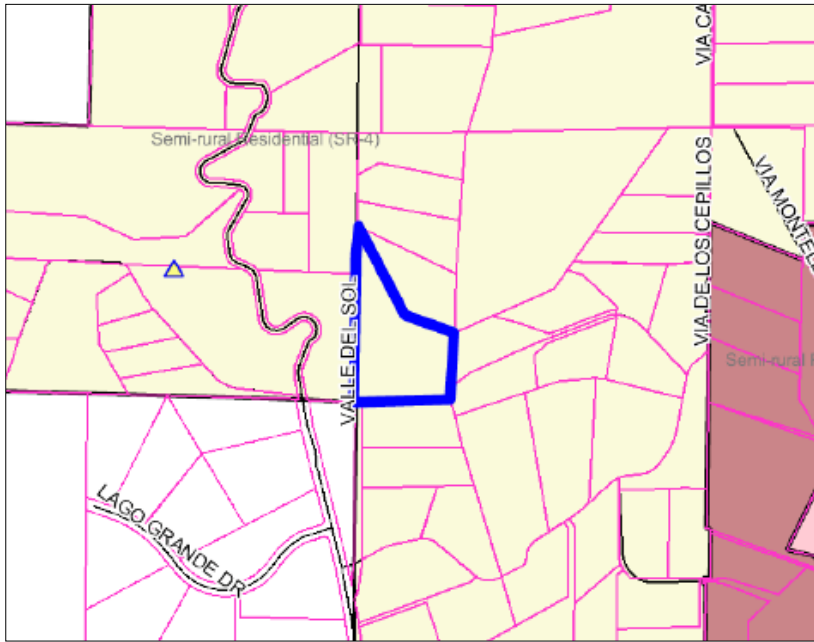
- Prevalence of Constraints (See following page):  
● - high; ◐ - partially; ○ - none
- ◐ Steep slope (greater than 25%)
  - Floodplain
  - Wetlands
  - ◐ Habitat Value
  - Agricultural Lands
  - ◐ Fire Hazard Severity Zones

**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**

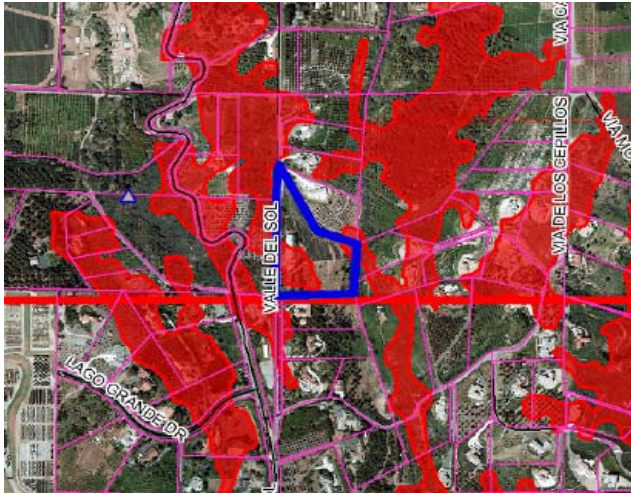
Subject parcel is adjacent to two-acre parcels to the south and north. However, request is outside the range of alternatives evaluated by the General Plan Update Draft EIR. The approved Tentative Parcel Map (TPM) would be consistent with SR2 density. SR2 lands are located to the east and a number of 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.

**BONSALL**

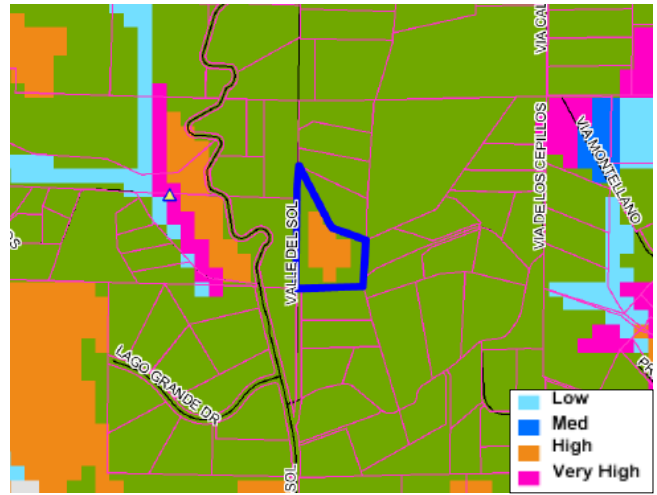


# PROPERTY SPECIFIC REQUEST

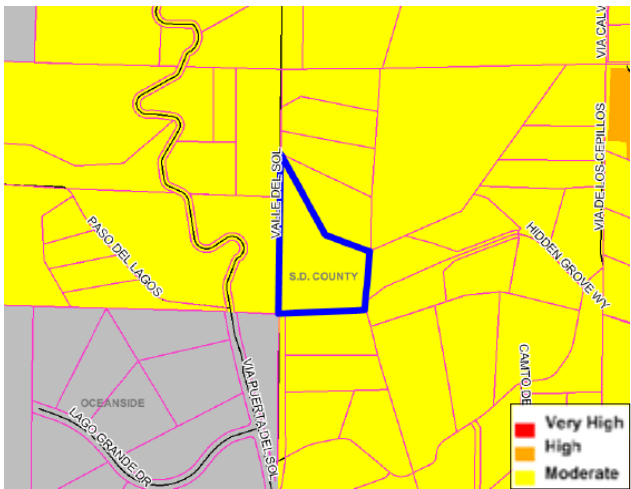
B019 (cont.)



Steep Slope (Greater than 25%)



Habitat Evaluation Model



Fire Hazard Severity Zones

# PROPERTY SPECIFIC REQUEST

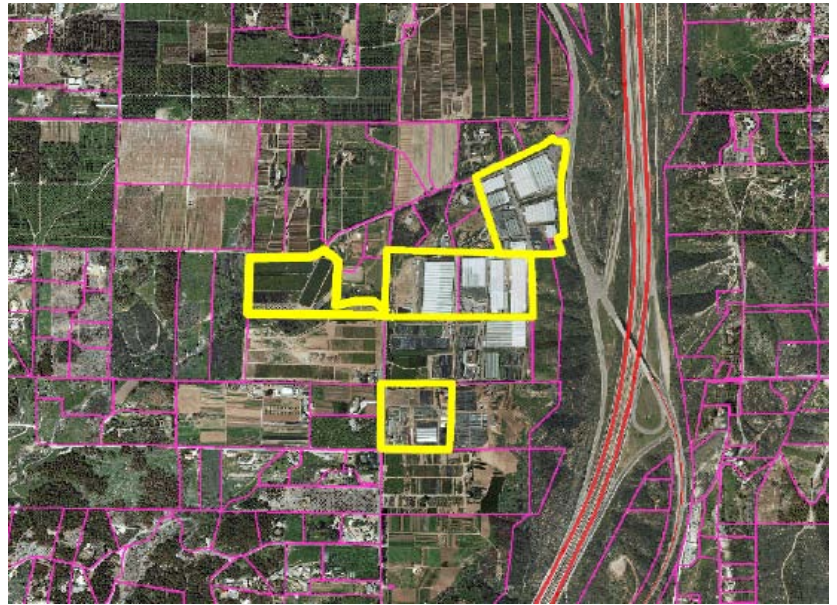
## B020

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

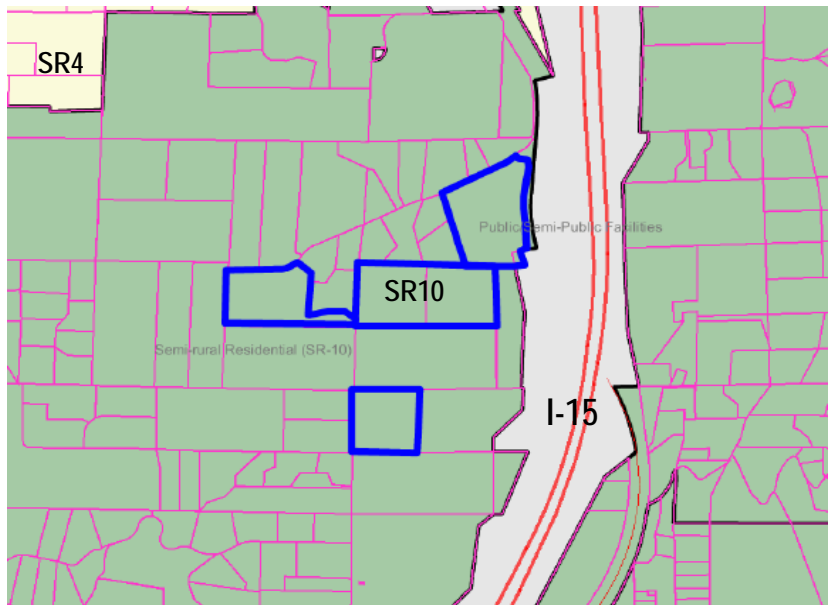
Note:  
1- Based on staff's experience

<b>Property Description</b>	
<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	
<input type="radio"/> Steep slope (greater than 25%) <input type="radio"/> Floodplain <input type="radio"/> Wetlands <input checked="" type="radio"/> Habitat Value <input checked="" type="radio"/> Agricultural Lands <input checked="" type="radio"/> Fire Hazard Severity Zones	

<b>Land Use</b>	
<i>General Plan</i>	
<b>Scenario</b>	<b>Designation</b>
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



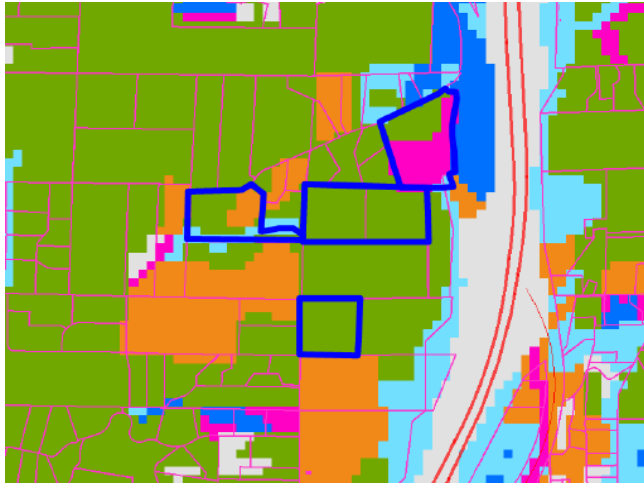
PC/Staff Recommendation

### Discussion

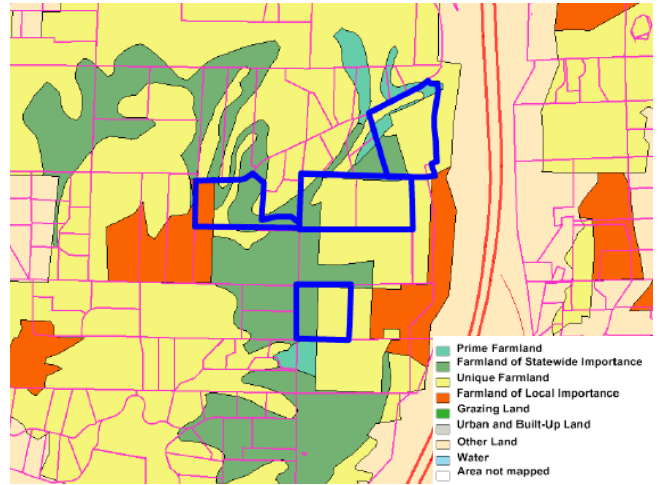
Four of the subject parcels are adjacent to parcels similar in size to the requested density of two acres; however, the request would result in an island of Semi Rural 2 density. To avoid this island, a much larger area would need to be designated SR2, which would result in the requirement to recirculate 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

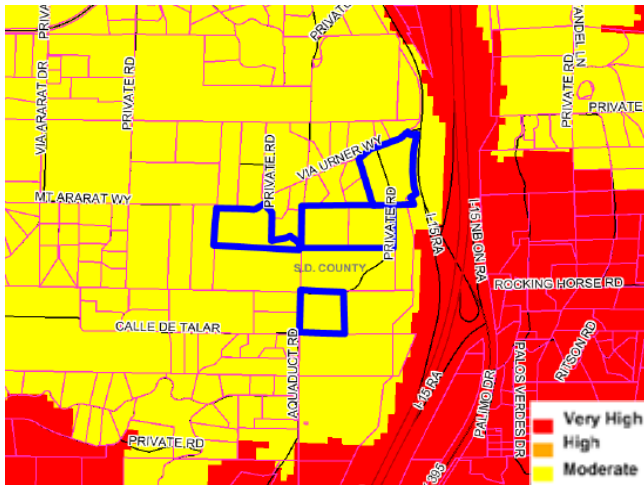
BO20 (cont.)



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

# PROPERTY SPECIFIC REQUEST

## BO21

<b>Property Specific Request:</b> Change land use designation from SR2 to General Commercial	
Requested by: Dorothy Parrot	
Community Recommendation	SR2 <sup>1</sup>
Opposition Expected <sup>2</sup>	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):**

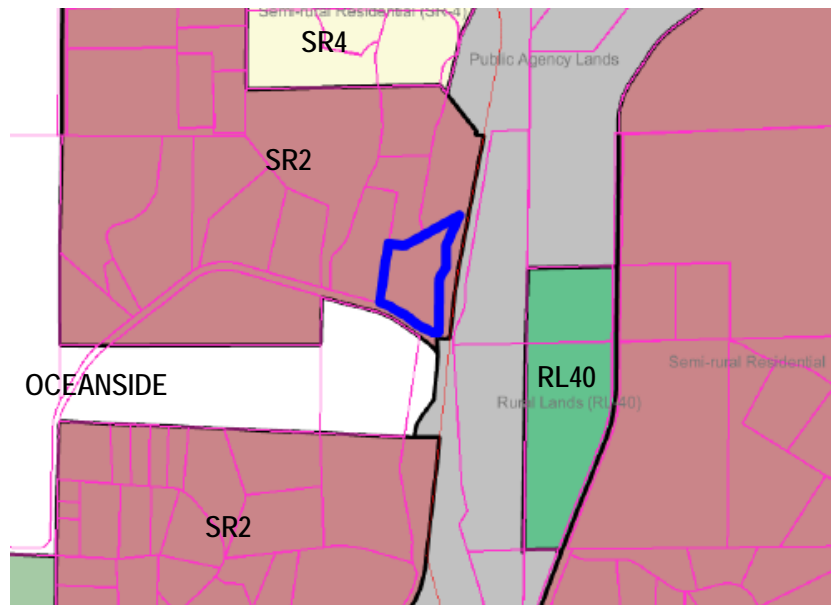
- - high; ◐ - partially; ○ - none
- Steep slope (greater than 25%)
- Floodplain
- Wetlands
- Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zones

### 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



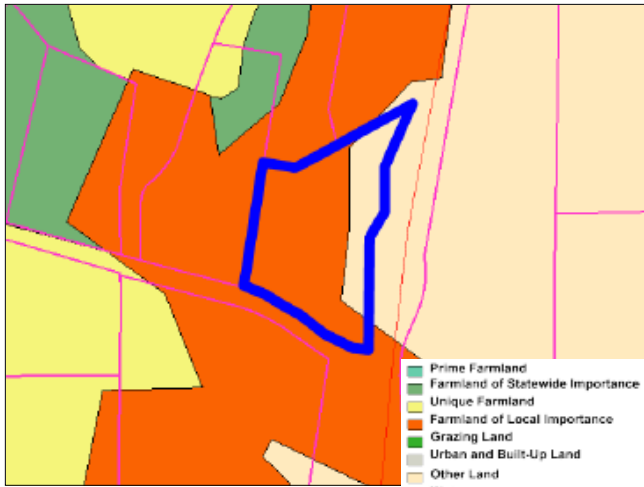
PC/Staff Recommendation

### Discussion

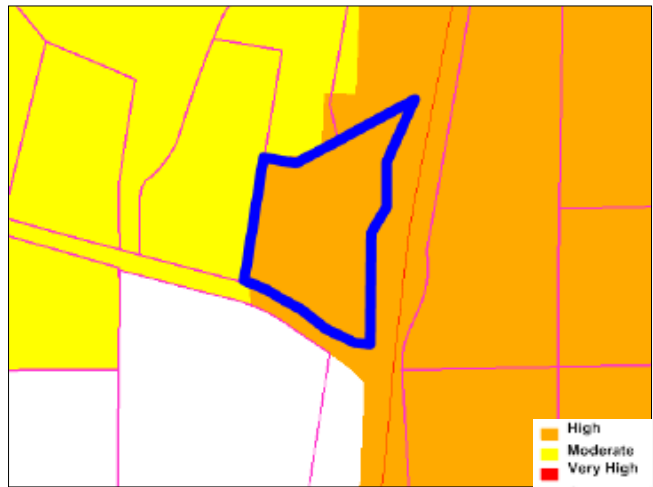
While the request for General Commercial would be adjacent to the City of Oceanside, it would be a spot designation in the unincorporated County and would be discouraged by proposed Land Use Policy LU-10.4, Commercial and Industrial Development, which limits, although does not prohibit, Commercial development 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
Opposition Expected <sup>1</sup>	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

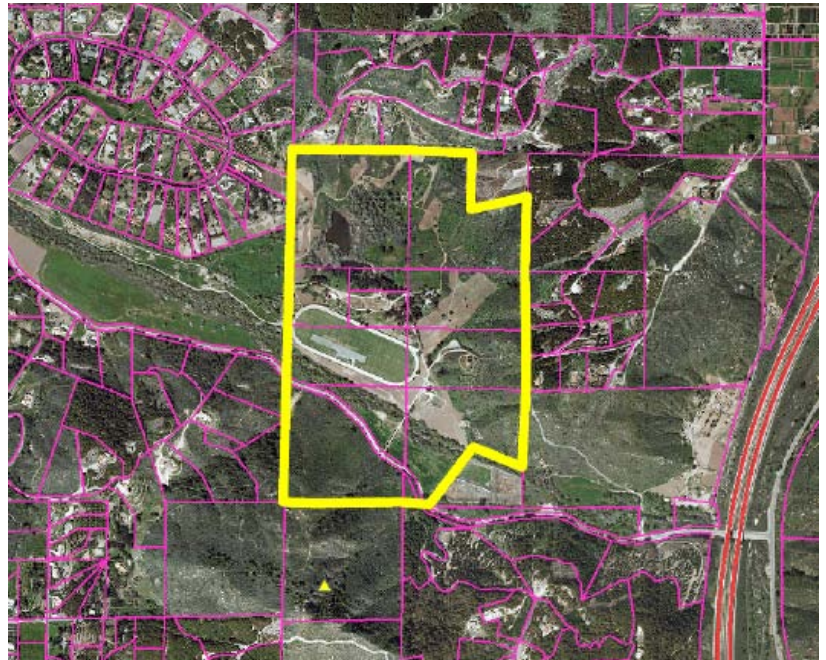
#### General Plan

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

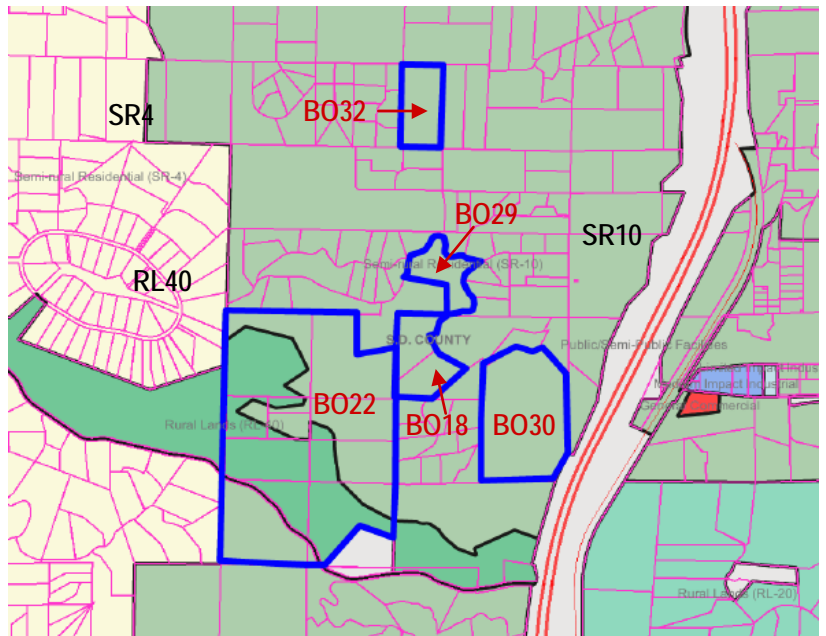
#### Zoning

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.

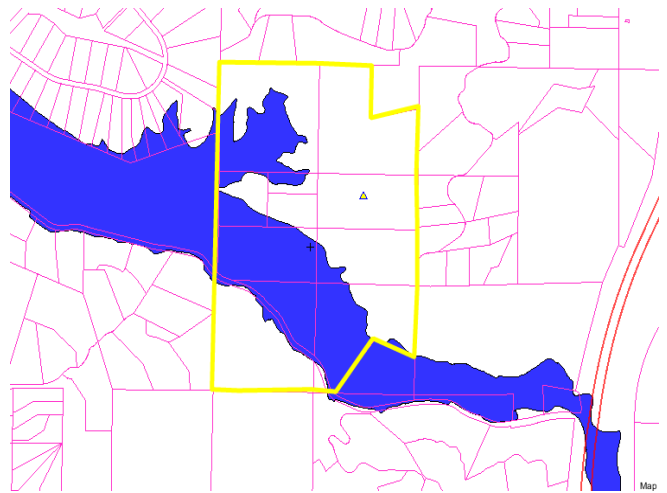
## BONSALL

# PROPERTY SPECIFIC REQUEST

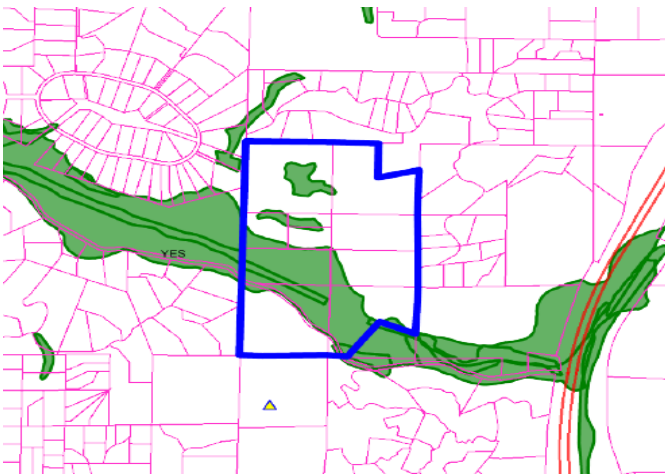
B022 (cont.)



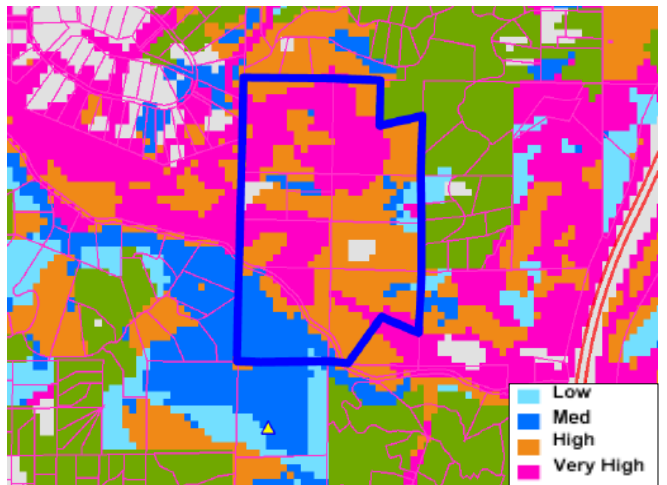
Steep Slope (Greater than 25%)



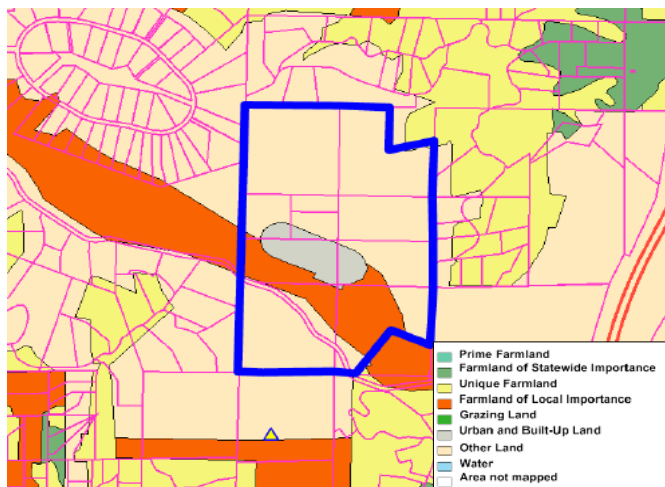
Floodplain



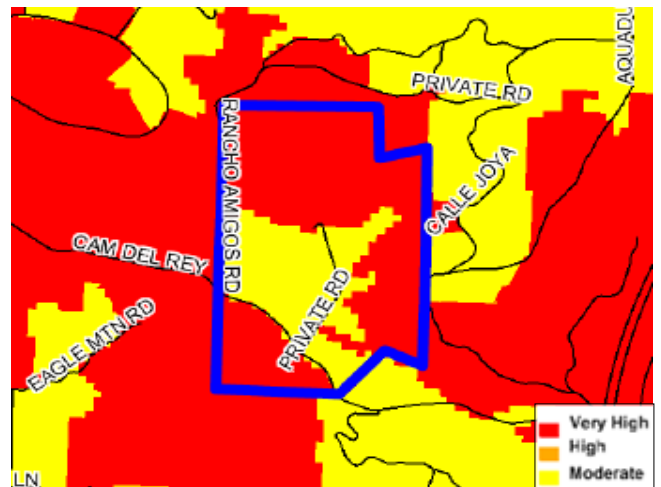
Wetlands



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

# PROPERTY SPECIFIC REQUEST

## BO22

<b>Property Specific Request:</b> Change land use designation from SR10/RL40 to SR4/RL40	
Requested by: Mark Thompson & Marlene Wendall	
Community Recommendation	SR10
Opposition Expected <sup>1,2</sup>	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  
2 - TRS Consultants letter dated March, 1, 2011

### Property Description

**Property Owner:**  
EWM Investments LLC

**Size:**  
216 acres  
10 parcels

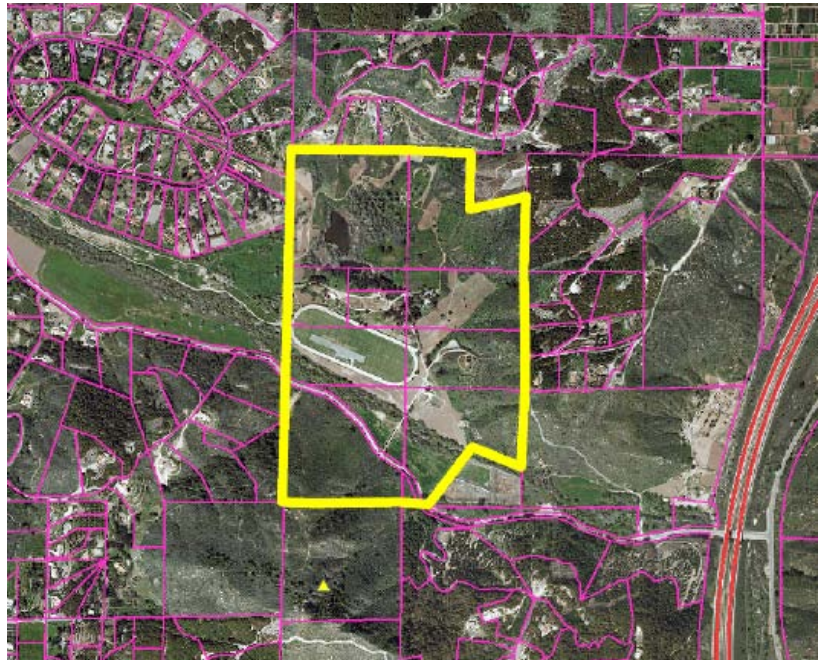
**Location/Description:**  
Intersection of Camino Del Rey and Rancho Amigos Rd;  
Inside County Water Authority boundary

**Prevalence of Constraints (See following page):**

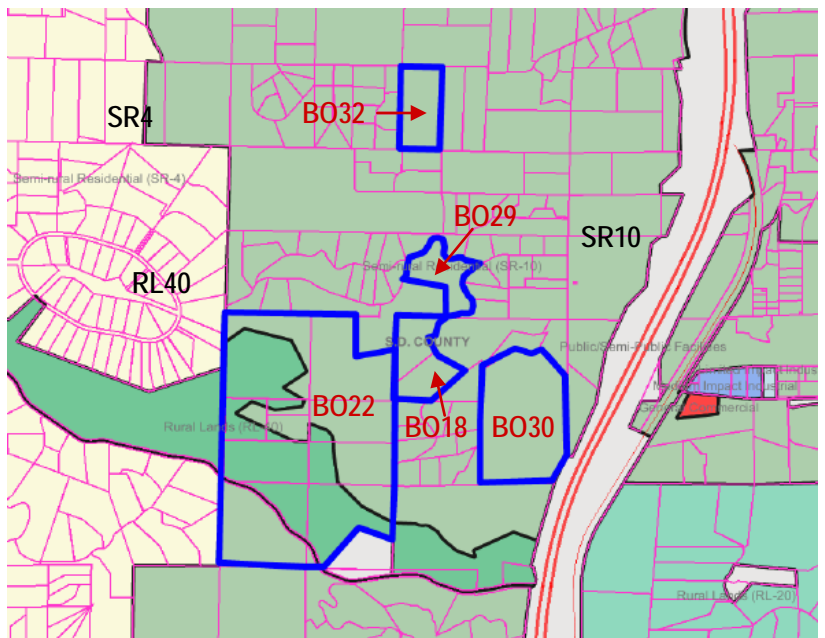
- - high; ◐ - partially; ○ - none
- ◐ Steep slope (greater than 25%)
- ◐ Floodplain
- ◐ Wetlands
- Habitat Value
- ◐ Agricultural Lands
- ◐ Fire Hazard Severity Zones

### 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.

## BONSALL

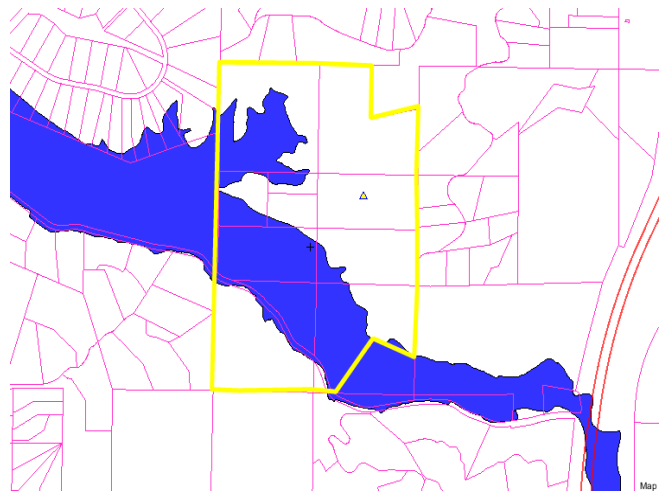


# PROPERTY SPECIFIC REQUEST

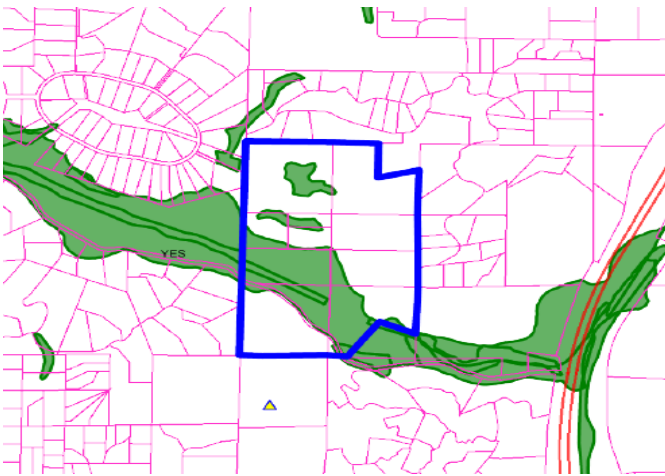
B022 (cont.)



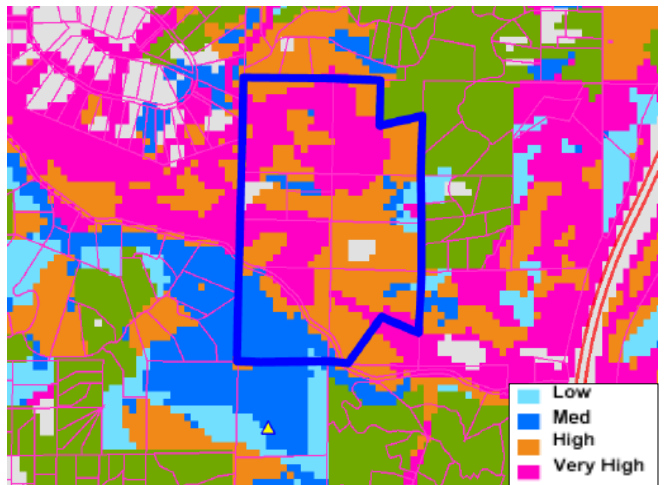
Steep Slope (Greater than 25%)



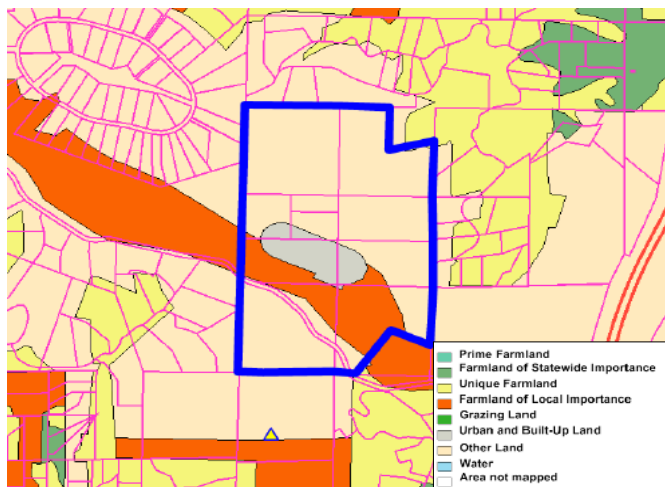
Floodplain



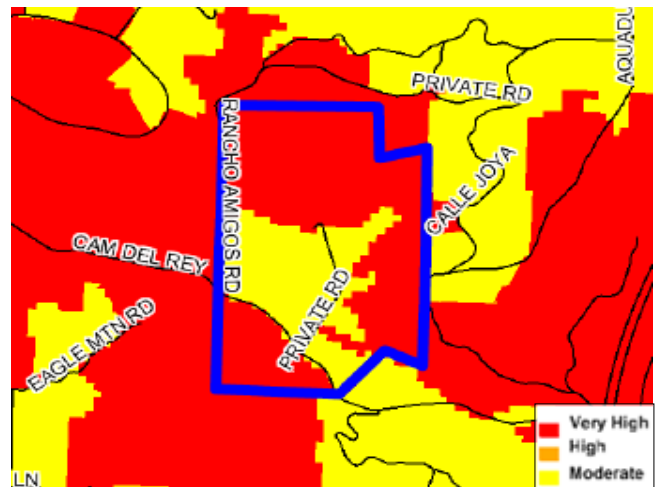
Wetlands



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

# PROPERTY SPECIFIC REQUEST

BO22 (cont.)



Project Management • Development Processing • Land Use Planning  
Environmental Analysis • Project Representation



Honorable Bill Horn  
San Diego County Supervisor  
County Administration Building  
1600 Pacific Highway  
San Diego, CA 92101

February 8, 2011

RE: Brisa Del Mar, TM 5492, General Plan Update

Supervisor Horn:

On Friday, January 28, 2011, the County DPLU staff released its response to the many changes to the proposed General Plan Update (GPU) that were requested by the public before the Board in November and December of 2010. The Staff's response has been to classify the requested changes, termed Project Specific Requests, into three categories: minor, moderate, and major. These categories purportedly represent increasingly extensive levels of change to the GPU.

The Brisa del Mar project has been categorized as a 'moderate' level project (see Attachment A, the project's excerpt from the staff report). The summary box in the upper left indicates that opposition is expected, and that EIR recirculation would also be expected. We cannot really understand how these determinations have been made and why they are associated with this project. Expected opposition is based on "staff's experience." This is an unexplained and subjective statement that does nothing to illuminate the rationale behind this important determination. This is contrary to our experience. We have presented aspects of the project to the Bonsall Community Sponsor Group, who have responded with their support.

Similarly unexplained is Staff's conclusion that the proposed changes would require recirculation of the GPU Environmental Impact Report (EIR). There are no references, for example, to the provisions of the EIR that will need to be altered. A cursory review of that document shows that the Brisa Del Mar project has been included in the EIR analysis. Section 1.4.1 Location, states that, "The northwest and southwest areas of the unincorporated County are more developed than the eastern areas and most new development is directed toward these more

BONSALL

## PROPERTY SPECIFIC REQUEST

BO22 (cont.)

developed areas." Bonsall is listed at one of these more developed areas. A small change in the density of a project in Bonsall would logically fall within this characterization. More importantly, Section 1.14.2.4, Private Projects Not Included in the General Plan Update Land Use Map, states that "All TMs and TPMs that are currently in process by the County were reviewed for consistency with the General Plan Update. Those that would result in higher densities (more dwelling units) than would be allowed by the General Plan Update have been included in the cumulative analysis." Table 1-11 (Attachment B) lists these projects and includes Brisa Del Mar (listed in the attachment as Item 8). The cumulative effect of the project as currently proposed has been taken into account.

This 'moderate' classification is being made despite the fact that the applicant is accepting part of the GPU down zoning. Our request is simply for a portion of the property to be changed from SR10 to SR4. Further, there is no gain in density with the request. We simply maintain the project density we have been working with for the past four years.

The Brisa del Mar project, as proposed, is greatly reduced in scale from the originally-approved 33-lot project that was approved in 1991. Since that time the project proponent has agreed to significant reductions which respond to myriad environmental concerns, reducing the scope of the project and its profitability. The project as it stands today proposes 22 estate residential lots in an equestrian setting and preserves 61 percent of the entire area in continuous open space. The avoidance of impacts has been of major concern to the applicant and has directed all aspects of the project's design.

Our current project design fits the land, is very conducive to the equestrian/estate residential character of the area, preserves a maximum of the resources onsite, self-mitigates for impacts, and ultimately, provides an elegant and suitable housing project that is welcome by the community of Bonsall.

The new filtering methods that the County has employed using the arbitrary labels of 'minor,' 'moderate,' and 'major,' are a last-minute additional layer of analysis added to the process a short 12 days before the hearing. They serve to further institutionalize the down zoning – which has not been approved – while applying premature and unverifiable judgment to each project currently defending itself.

We implore the Board of Supervisors to listen to individual property owners' concerns. The GPU, while motivated by good intentions, punishes many individual property owners who comply with regulations and meet environmental goals. We urge you to seek clarification of the criteria used to classify our project and continue to support Brisa Del Mar's request, regardless of the characterization by Staff, as the responsible and economically viable proposal that has been before you for so long.

BONSALL

## PROPERTY SPECIFIC REQUEST

BO22 (cont.)

Thank you for the support you have shown for individual property owners in the County. We look forward to talking with your staff further about the Brisa Del Mar project.

Sincerely,



Mark Thompson  
Principal

CC: Supervisor Greg Cox  
Supervisor Dianne Jacob  
Supervisor Pam Slater-Price  
Supervisor Ron Roberts  
Dustin Steiner  
Eric Gibson  
Diane Buell  
Ernest Moody  
Steve Grogan

BONSALL

# PROPERTY SPECIFIC REQUEST

BO22 (cont.)

1.0 Project Description, Location, and Environmental Setting

**Table 1-11. Projects Not Included in the Proposed General Plan Update Land Use Map**

Project No.	Project Name	Required Approvals	Community	Dwelling Units	Acres
1	Park Alpine (TM 5433)	TM	Alpine	41	117.54
2	Rancho Nuevo (TM 5475)	TM	Alpine	18	60.14
3	Mckany (TPM 21044)	TPM	Alpine	4	1.53
4	Daoud Subdivision (TPM 20832)	TPM	Alpine	3	23.91
5	West Lilac Farms I & II (TM 5276)	TM	Bonsall	34	92.00
6	Dabbs (TM 5346)	TM	Bonsall	9	38.37
7	Merriam Mountains (GPA 04-006) <sup>(1)</sup>	GPA/SP/TM/REZ	N. County Metro and Bonsall	2700	2,327.00
8	Brisa Del Mar (TM 5492)	TM/	Bonsall	27	206.00
9	Tabata (TPM 20729)	TPM	Bonsall	4	33.75
10	Cunningham (TPM 20788)	TPM	Bonsall	3	26.11
11	Stehly Caminito Quieto (TPM 20799)	TPM	Bonsall	4	11.69
12	Tran (TPM 20835)	TPM	Bonsall	5	16.86
13	Northcutt, (TPM 20860)	TPM	Bonsall	2	11.77
14	Pfaff (TPM 21016)	TPM	Bonsall	2	7.79
15	Dienhart (TPM 20664)	TPM	Bonsall	3	28.36
16	Marquart Ranch (TM 5410)	TM	Bonsall	9	44.20
17	Twin Oaks 4 (TPM 20954)	TPM	Bonsall	4	37.93
18	Palisades Estates (TM 5158)	TM	Bonsall	38	408.40
19	Kendall Family Trust (TPM 20849)	TPM	Bonsall	2	5.01
20	Yaqui Pass (TM 5552)	TM	Borrego Springs	330	534.43
21	Pine Creek Ranch (TM 5238)	TM	Central Mountain	19	109.08
22	Pine Valley Park Estates (SP 03-001)	GPA/SP/REZ/TM	Central Mountain	22	38.30
23	The Slope (TPM 20765)	TPM	Central Mountain	4	35.00
24	Kenyon (TPM 20857)	TPM	Central Mountain	3	15.88
25	Shellstrom, (TPM 21094)	TPM	Central Mountain	4	23.04
26	4740 Dehesa Road/Sloan Canyon Road (TM 5485)	TM	Crest/Dehesa	10	31.89
27	Kemerko (TPM 20716)	TPM	Crest/Dehesa	5	93.10
28	Price (TPM 20762)	TPM	Crest/Dehesa	3	24.30
29	Walls (TPM 21008)	TPM	Crest/Dehesa	5	72.00
30	Kearney (TPM 20715)	TPM	Crest/Dehesa	3	13.30
31	Williams (TPM 20875)	TPM	Crest/Dehesa	2	9.00
32	Bursztyn (TPM 20840)	TPM	Crest/Dehesa	4	23.52
33	Woodhead (TPM 20541)	TPM	Crest/Dehesa	4	24.00
34	Mesquite Trails Ranch (SP 04-004)	SP/TM/MUP	Desert	480	309.51
35	Borrego Country Club Estates (TM 5487) <sup>(1)</sup>	TM	Desert	148	172.07
36	Borrego 50 (TM 5511) <sup>(1)</sup>	TM	Desert	34	50.09
37	Borrego Springs Senior Condominiums (TM 5512)	TM	Desert	122	5.24
38	Yaqui Pass (TPM 5513) <sup>(1)</sup>	TPM	Desert	72	33.10

BONSALL

# 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 <sup>1</sup>	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

Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

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

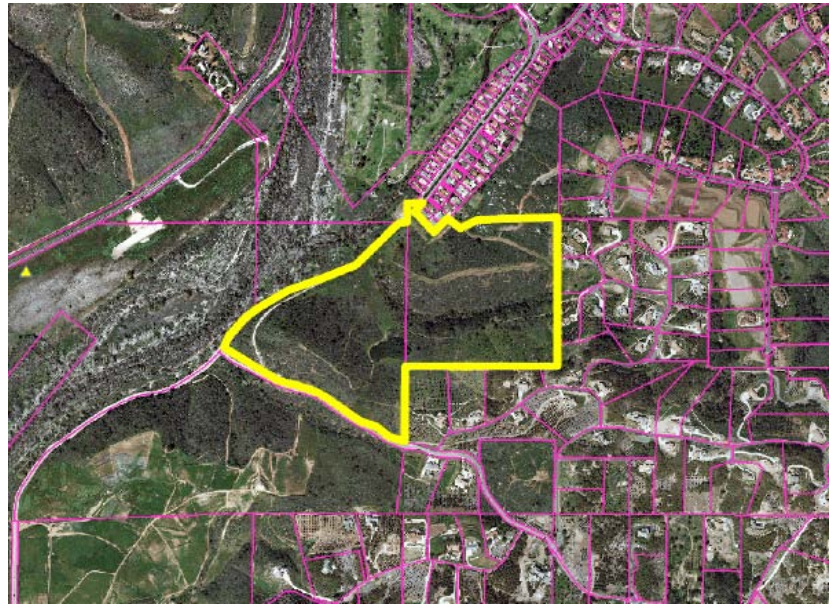
**Land Use**

*General Plan*

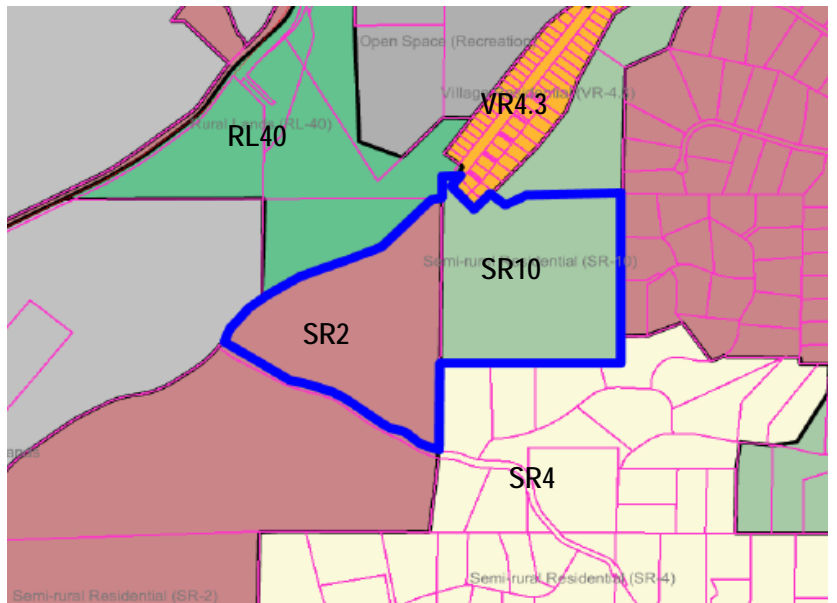
Scenario	Designation
Existing General Plan	1 du/2, 4 ac
PC / Staff Recommendation	SR10/SR2
Referral	SR10/SR2
Hybrid	
Draft Land Use	
Environmentally Superior	SR10/RL40

*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**

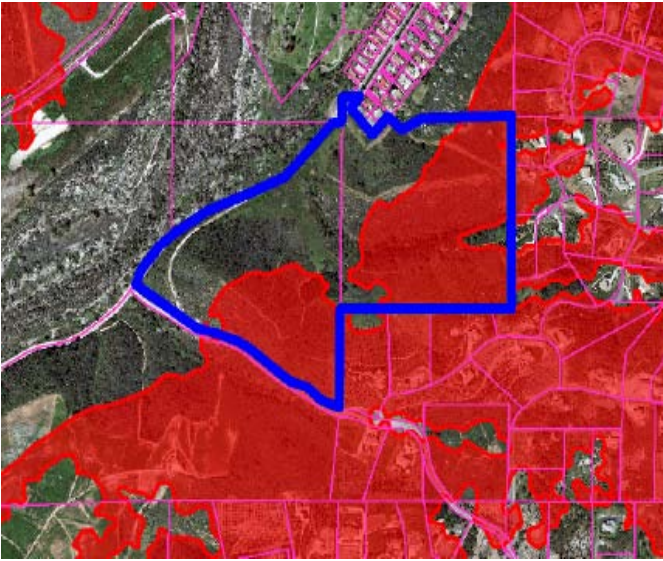
The subject property consists of two parcels, one of which is proposed with the SR2 designation and one is SR10. The property owner's request is to switch the designations from one to the other to be consistent with the Yuan TPM21150 and the Master Parcel Plan associated with it which is currently in 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.

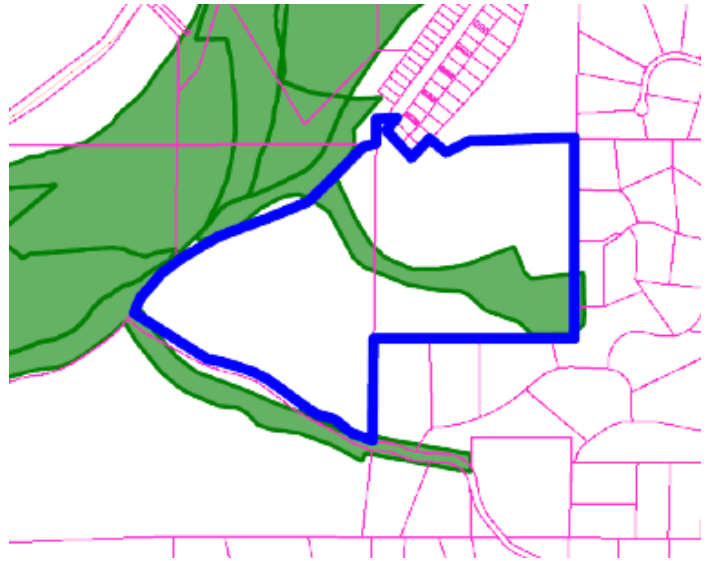
BONSALL

# PROPERTY SPECIFIC REQUEST

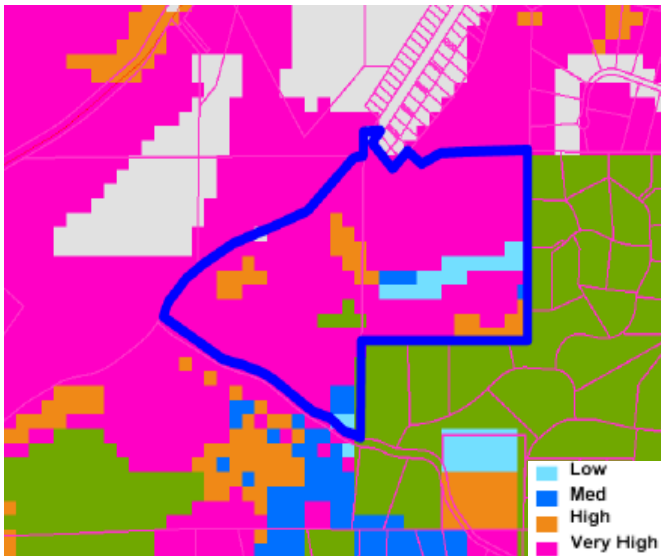
BO23 (cont.)



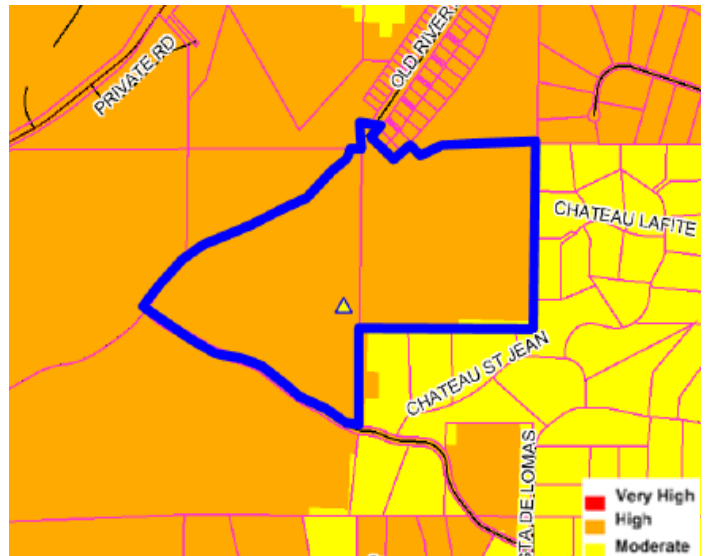
Steep Slope (Greater than 25%)



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 <sup>1</sup>	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:

Guy Grotke

Size:

10.5 acres

1 parcel

Location/Description:

Intersection of Green Hills Way and Elevado 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

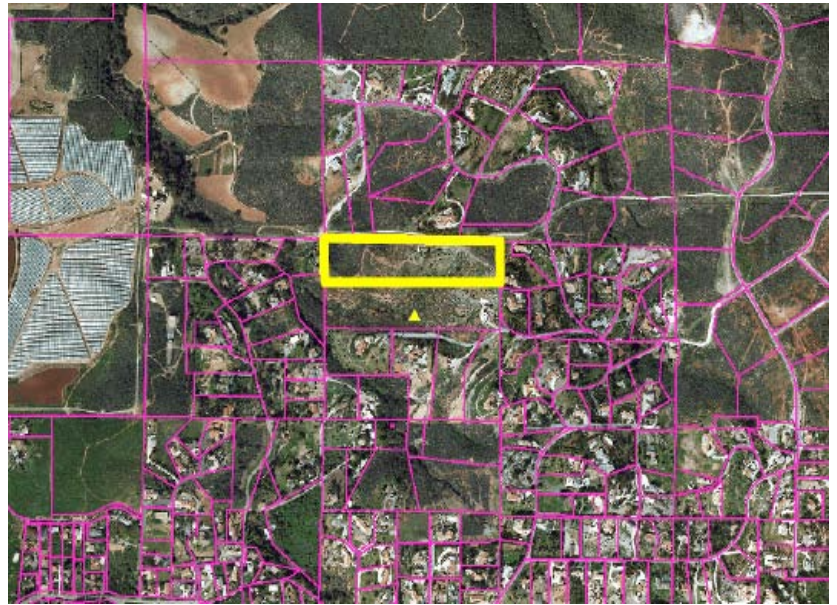
**Land Use**

*General Plan*

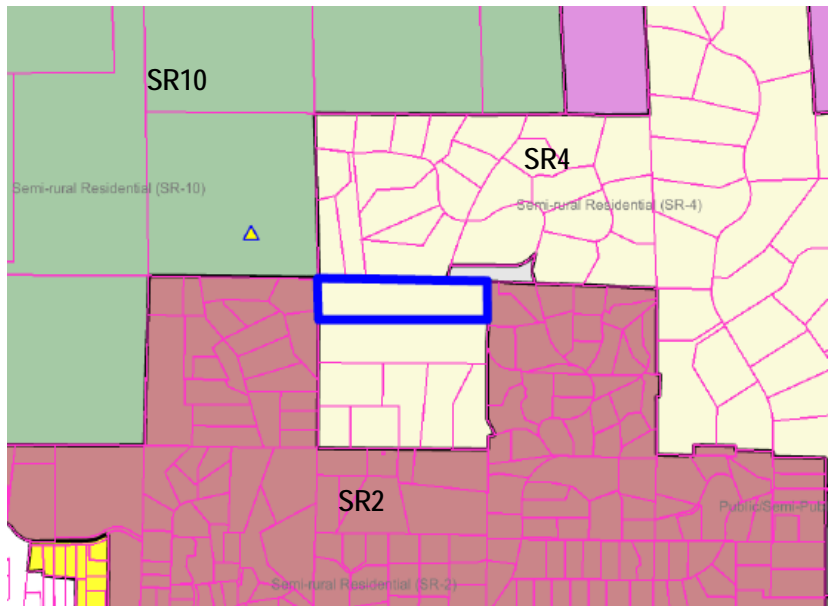
Scenario	Designation
Existing General Plan	1 du/2,4 ac
PC / Staff Recommendation	SR4
Referral	SR4
Hybrid	
Draft Land Use	
Environmentally Superior	

*Zoning*

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



Aerial



PC/Staff Recommendation

**Discussion**

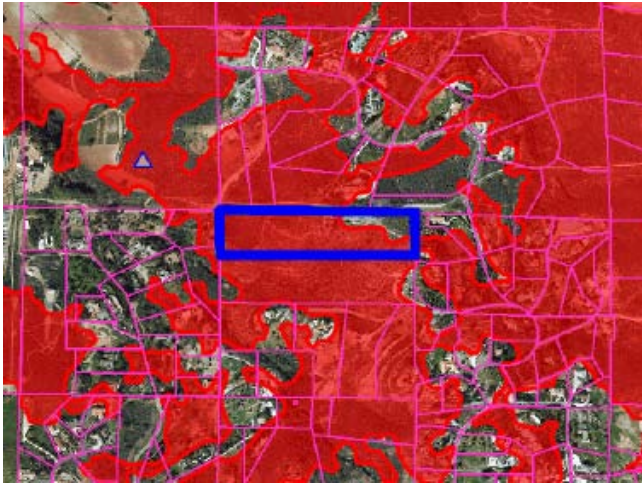
Due to nearly the entire property being constrained by steep slopes, the property owner's request would only allow for a lot split. However, redesignation of subject property to SR2 would create an island of SR4 designation immediately south of this parcel. Although SR2 is more intensive than the range 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.

**BONSALL**

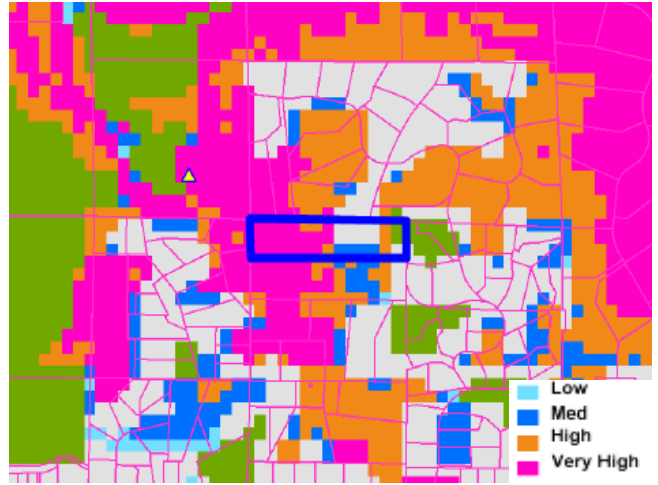


# PROPERTY SPECIFIC REQUEST

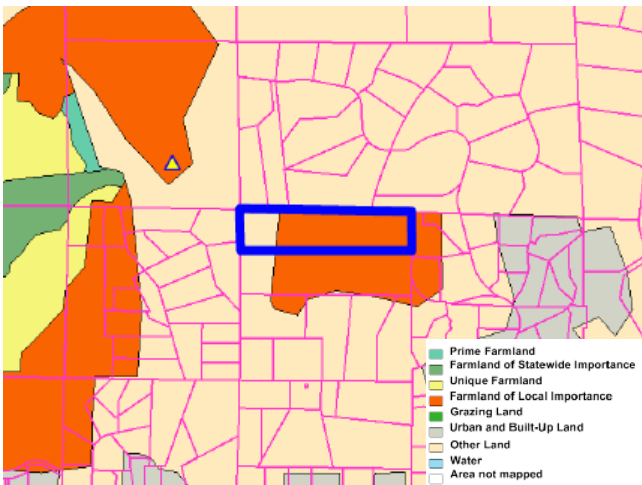
B024 (cont.)



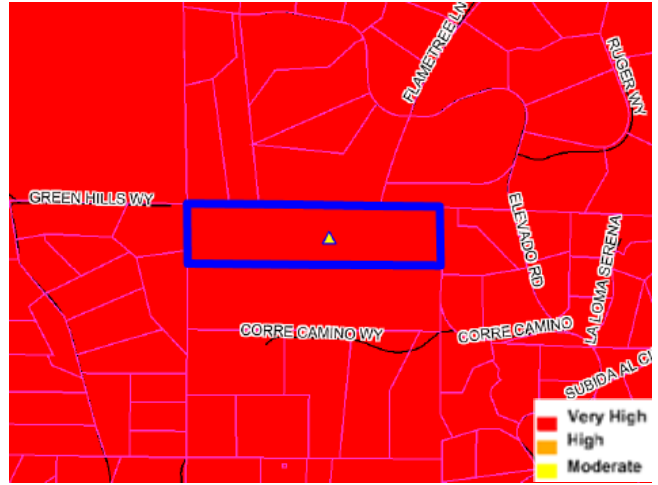
Steep Slope (Greater than 25%)



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 <sup>1</sup>
Opposition Expected <sup>2</sup>	Yes
Spot Designation/Zone	No <sup>3</sup>
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

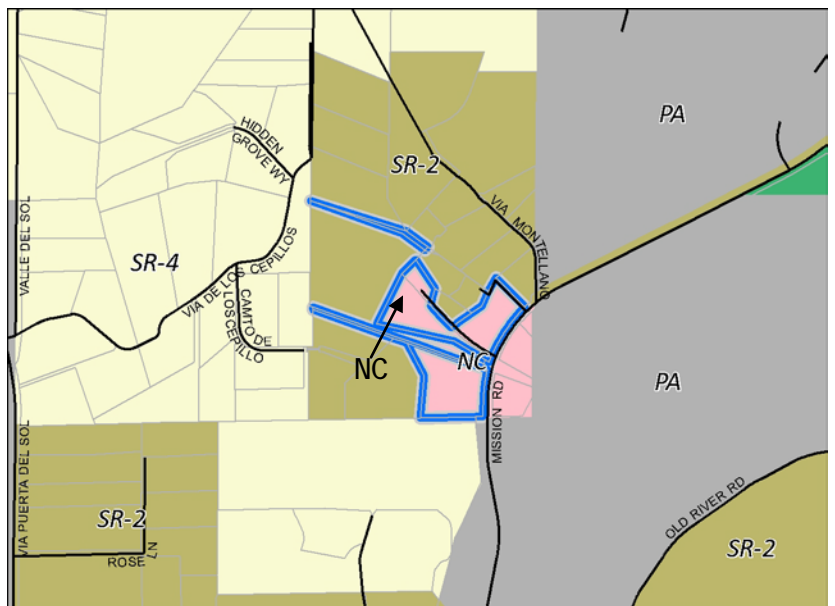
Scenario	Designation
Existing General Plan	General Commercial
PC / Staff Recommendation	Neighborhood Commercial
Referral	Neighborhood Commercial
Hybrid	
Draft Land Use	
Environmentally Superior	

#### 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).

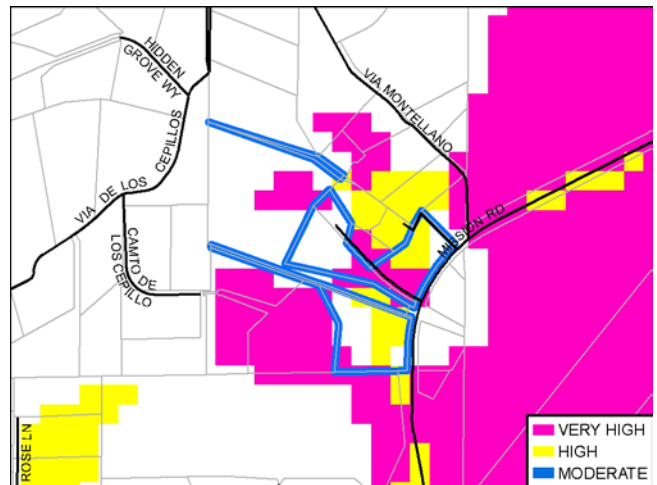
The Bonsall Community Sponsor Group has recommended that a Special Study Area (SSA) be established for this area for additional commercial uses to be developed in light of the alignment for State Route 76 being modified to no longer split the area. The existing alignment of SR-76 will be maintained as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

# PROPERTY SPECIFIC REQUEST

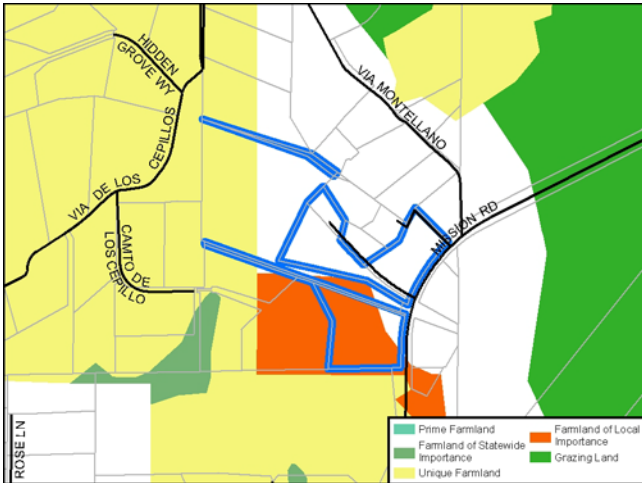
B025 (cont.)



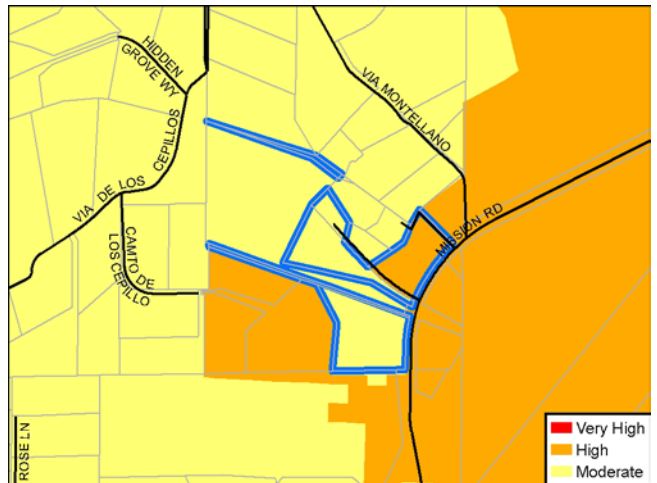
Steep Slope (Greater than 25%)



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

<b>Property Specific Request:</b> Change land use designation from Neighborhood Commercial to General Commercial	
Requested by: Timothy Crandall	
Community Recommendation	SSA <sup>1</sup>
Opposition Expected <sup>2</sup>	Yes
Spot Designation/Zone	No <sup>3</sup>
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):**

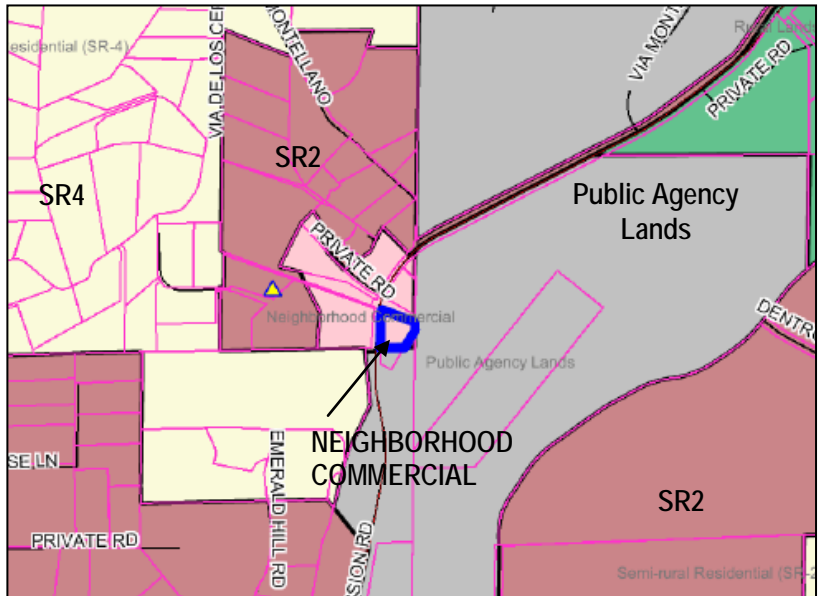
- - high; ◐ - partially; ○ - none
- Steep slope (greater than 25%)
- Floodplain
- ◐ Wetlands
- Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zones

### Land Use

<i>General Plan</i>	
Scenario	Designation
Existing General Plan	1 du / 4,8,20 ac
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

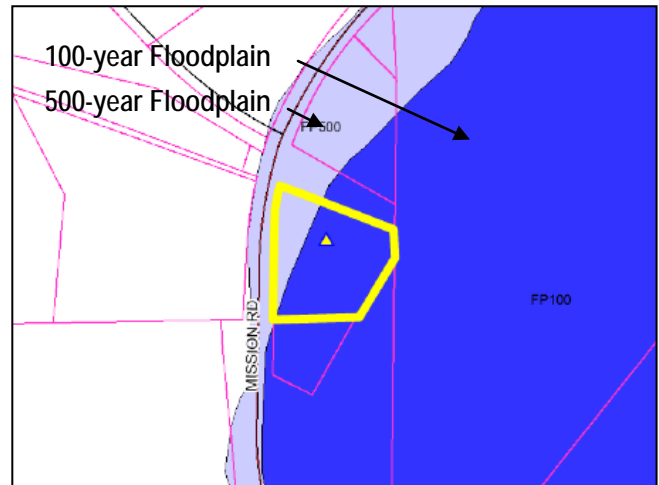
The property owners are requesting to retain the General Commercial land use designation. They oppose Neighborhood Commercial because it would limit future commercial uses, especially given the opportunities forthcoming with changes to SR-76. The owners also note that there are no other areas of Bonsall 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 BO27]

# PROPERTY SPECIFIC REQUEST

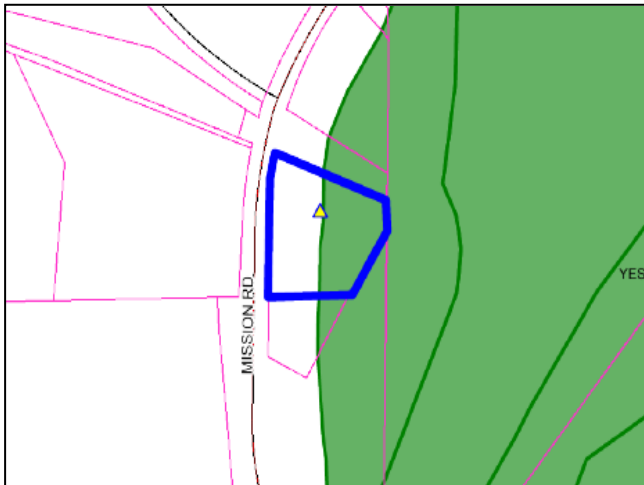
B026 (cont.)



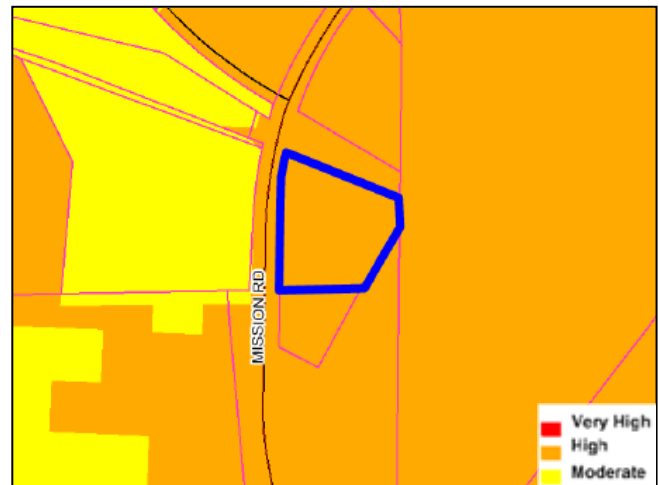
Steep Slope (Greater than 25%)



Floodplain



Wetlands



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

## BO27

### Property Specific Request:

Change land use designation from Neighborhood Commercial to General Commercial

Requested by: Robert Paulsen

Community Recommendation	SSA <sup>1</sup>
Opposition Expected <sup>2</sup>	Yes
Spot Designation/Zone	No <sup>3</sup>
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:

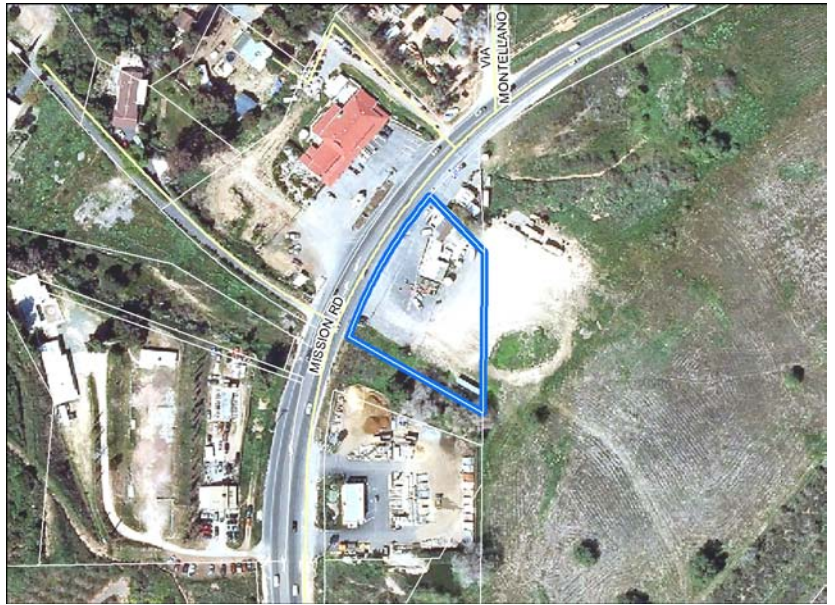
Intersection of Mission Road and Via Montellano;  
Inside County Water Authority boundary

#### Prevalence of Constraints (See following page):

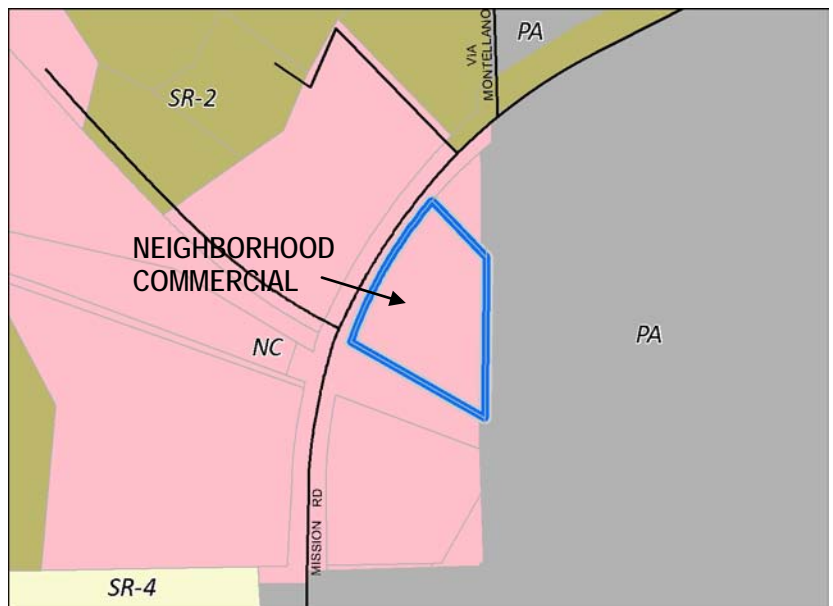
- - high; ◐ - partially; ○ - none
- ◐ Steep slope (greater than 25%)
- Floodplain
- ◐ Wetlands
- Habitat Value
- ◐ Agricultural Lands
- Fire Hazard Severity Zones

### 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

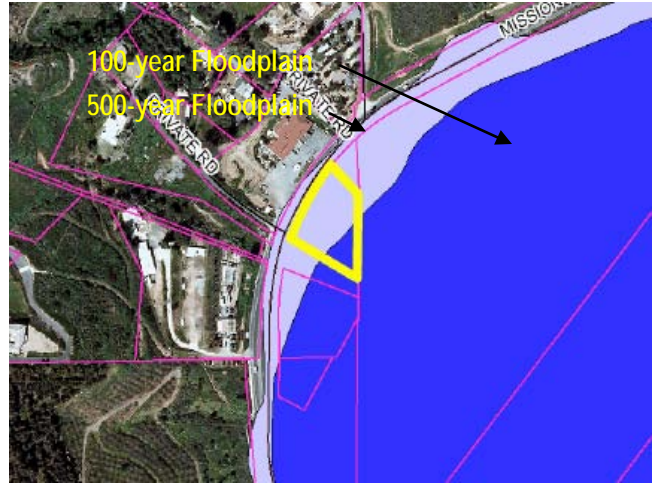
The property owners are requesting to retain the General Commercial land use designation. They oppose Neighborhood Commercial because it would limit future commercial uses, especially given the opportunities forthcoming with changes to SR-76. The owners also note that there are no other areas of Bonsall 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%)



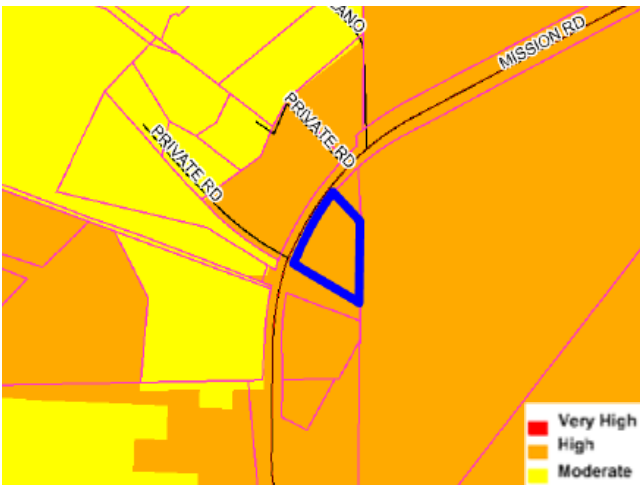
Floodplain



Wetlands



Agricultural Lands (Prime Ag)



Fire Hazard Severity Zones

BONSALL

# PROPERTY SPECIFIC REQUEST

## BO29

### Property Specific Request:

Change land use designation from SR10 to SR2

Requested by: Mark Wollam

Community Recommendation	SR10
Opposition Expected <sup>1</sup>	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

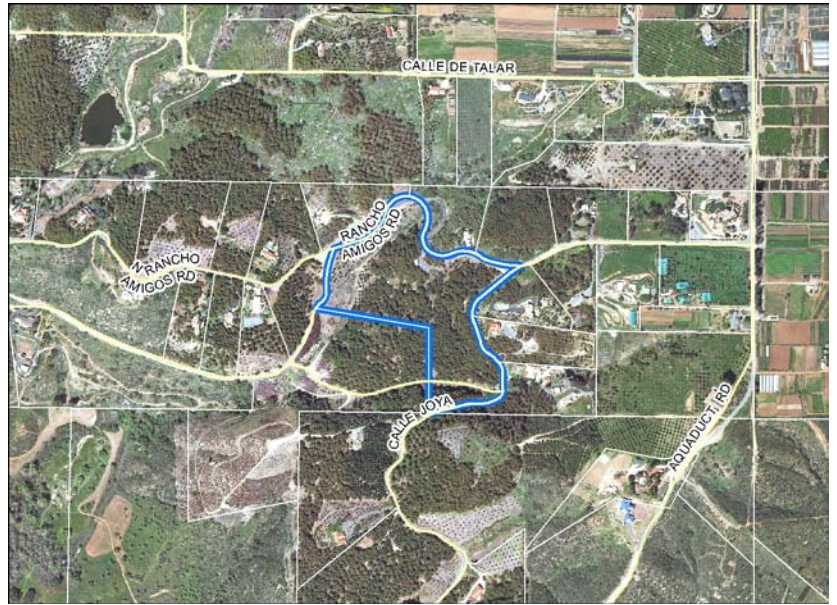
*General Plan*

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

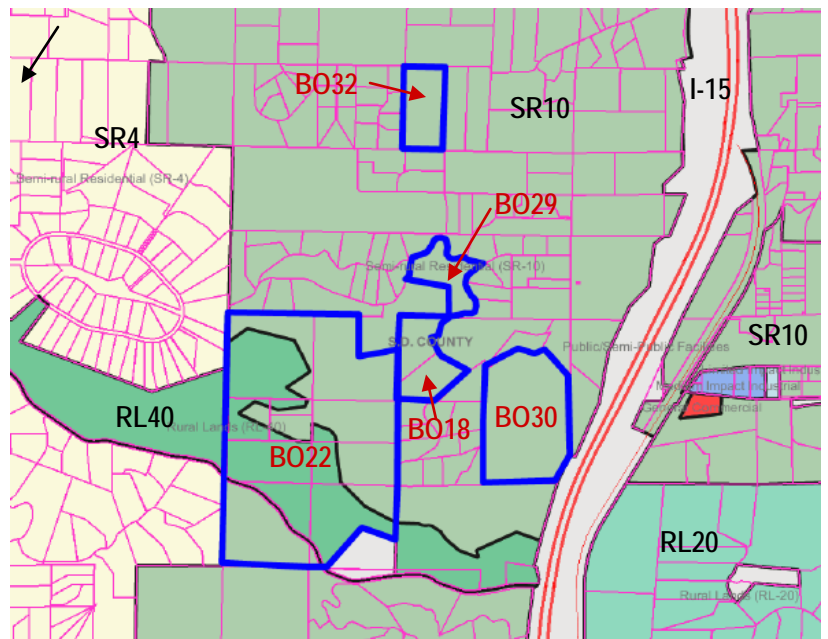
*Zoning*

Existing — A70, 4-acre minimum lot size

Proposed — Same as existing



Aerial



PC/Staff Recommendation

### Discussion

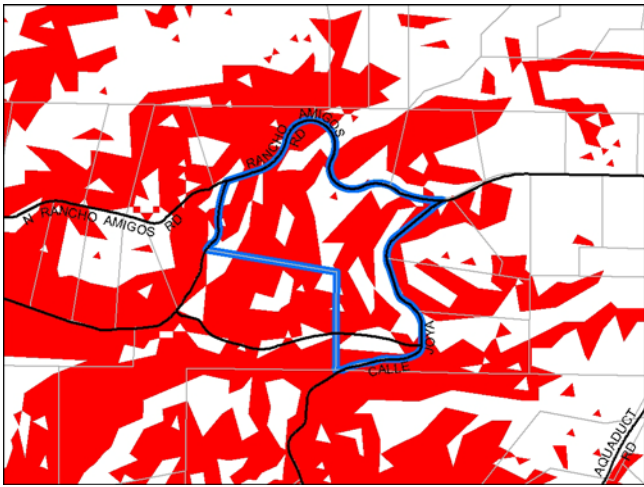
Parcel is surrounded by lots of 2.5 to 10 acres that are proposed for a land use designation of SR10. Since property location is along the western edge of the Community Planning Area, an increase in density to SR2 would not be supported by the Community Development Model. Also, a SR2 density is outside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

BO29 is in close proximity to property requests BO18, B022, 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.

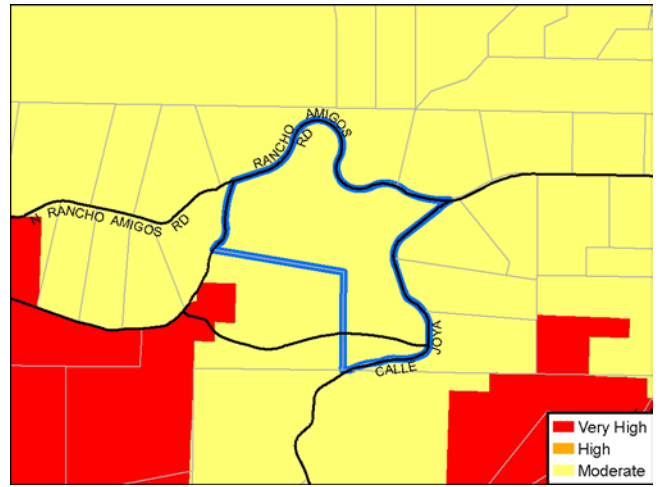


# PROPERTY SPECIFIC REQUEST

B029 (cont.)



Steep Slope (Greater than 25%)



Fire Hazard Severity Zone

BONSALL

# PROPERTY SPECIFIC REQUEST

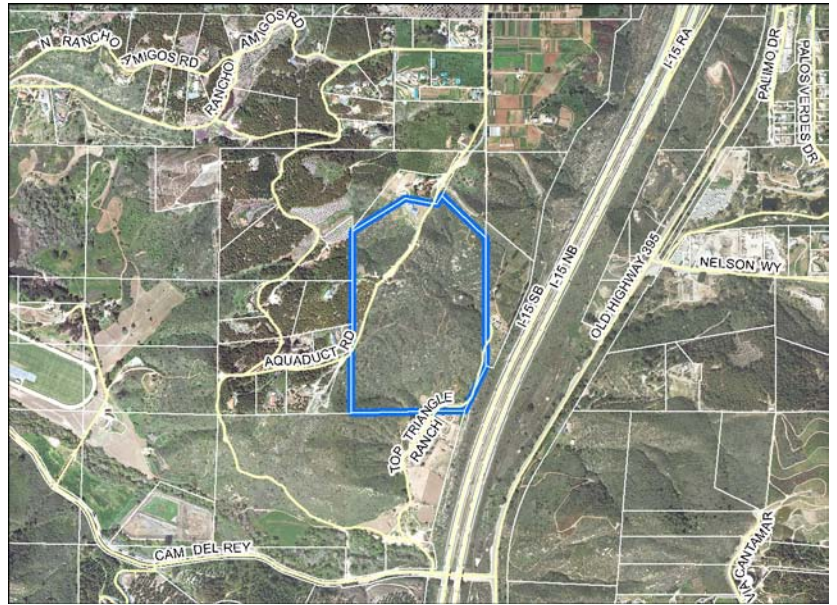
## BO30

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

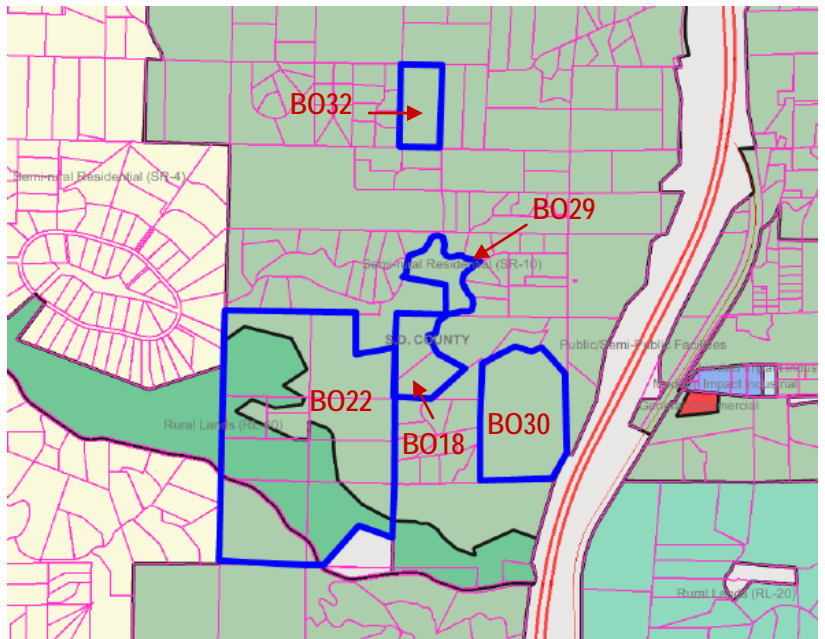
Note:  
1- Based on staff's experience

<b>Property Description</b>	
<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"> <li>● - high; ◐ - partially; ○ - none</li> <li>● Steep slope (greater than 25%)</li> <li>○ Floodplain</li> <li>○ Wetlands</li> <li>● Habitat Value</li> <li>◐ Agricultural Lands</li> <li>● Fire Hazard Severity Zones</li> </ul>	

<b>Land Use</b>	
<i>General Plan</i>	
<b>Scenario</b>	<b>Designation</b>
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

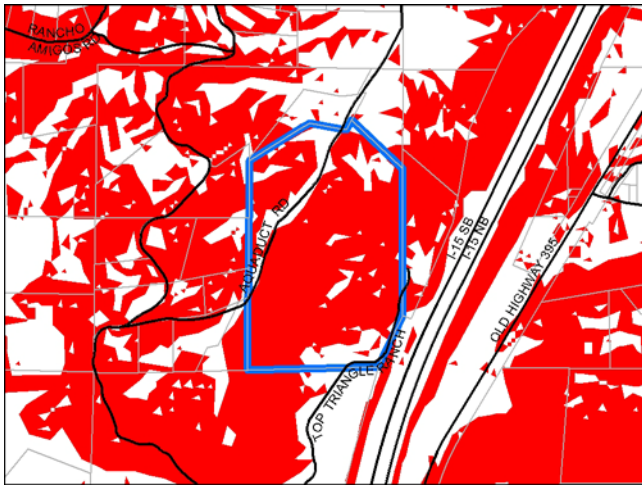
### Discussion

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.

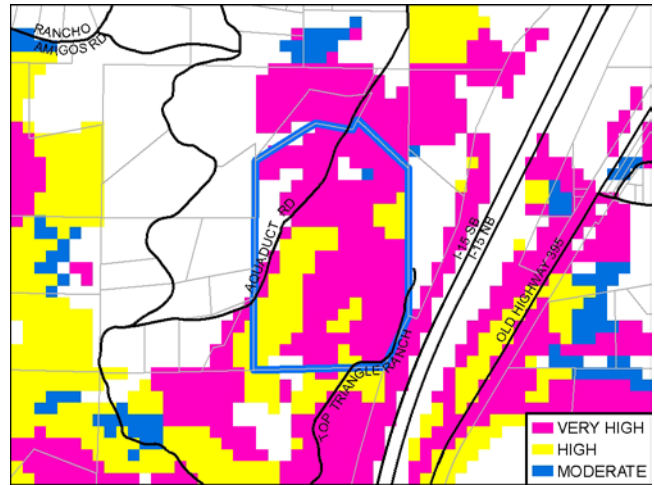
The property owner request's a general plan designation consistent with the approved TPM 21159; which would require a SR4 designation. This would result in a spot designation. To rectify the spot designation and avoid inconsistency with the Community Development Model would require an additional 260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

# PROPERTY SPECIFIC REQUEST

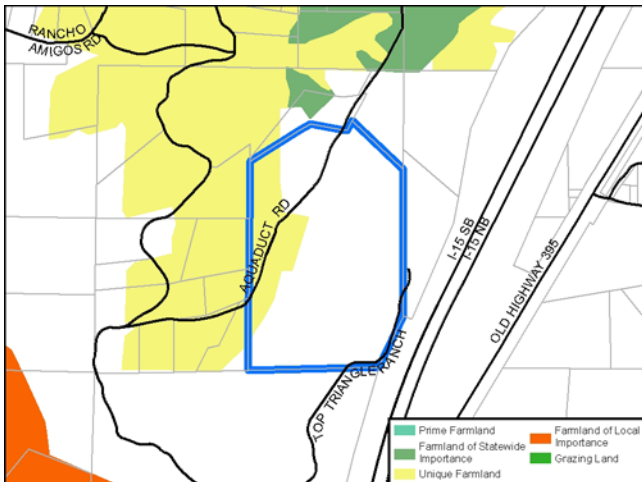
BO30 (cont.)



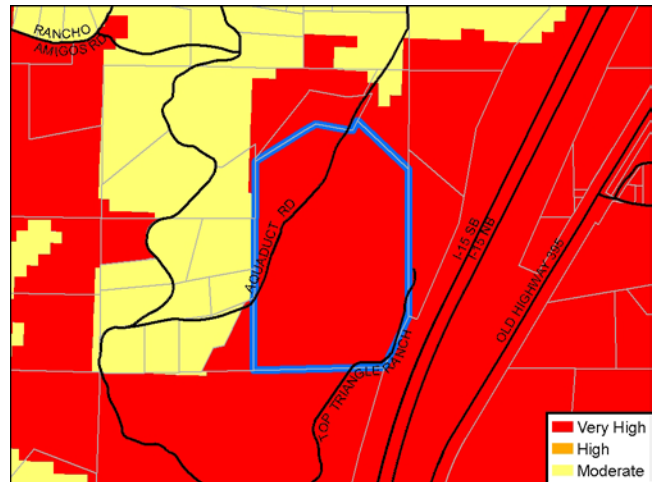
Steep Slope (Greater than 25%)



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	SR4
Opposition Expected <sup>1</sup>	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

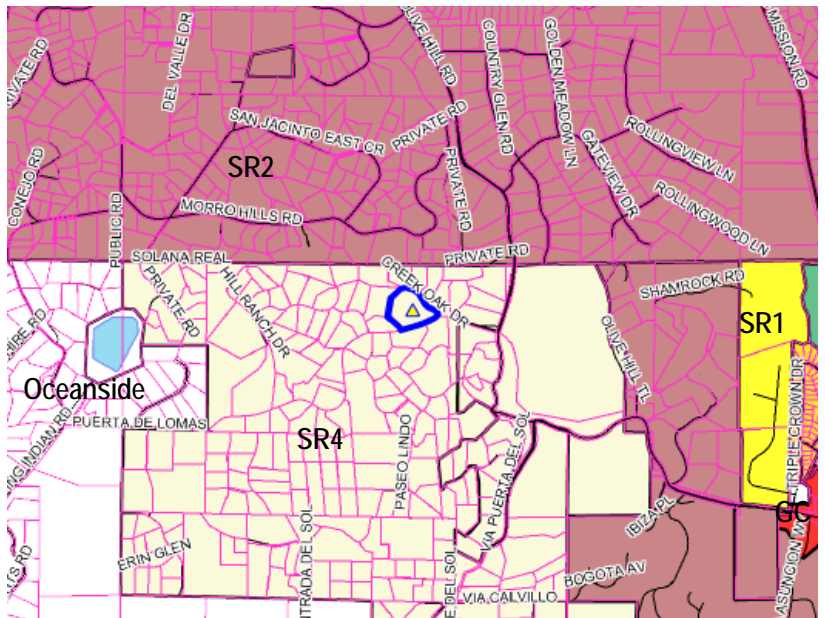
- Prevalence of Constraints (See following page):
- - high; ◐ - partially; ○ - none
  - ◐ Steep slope (greater than 25%)
  - Floodplain
  - ◐ Wetlands
  - ◐ Habitat Value
  - ◐ Agricultural Lands
  - ◐ Fire Hazard Severity Zones

**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



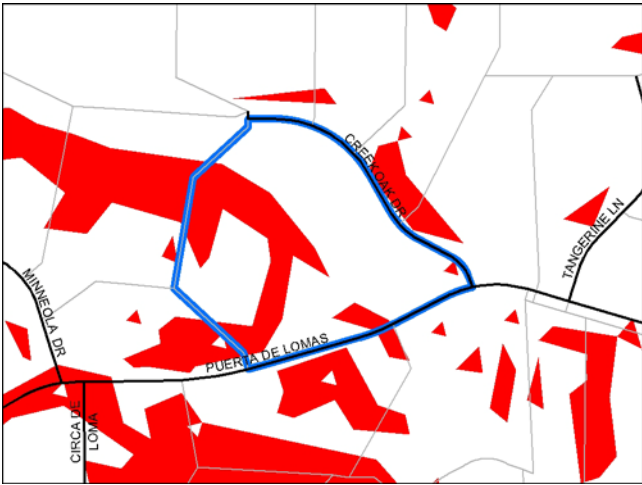
PC/Staff Recommendation

**Discussion**

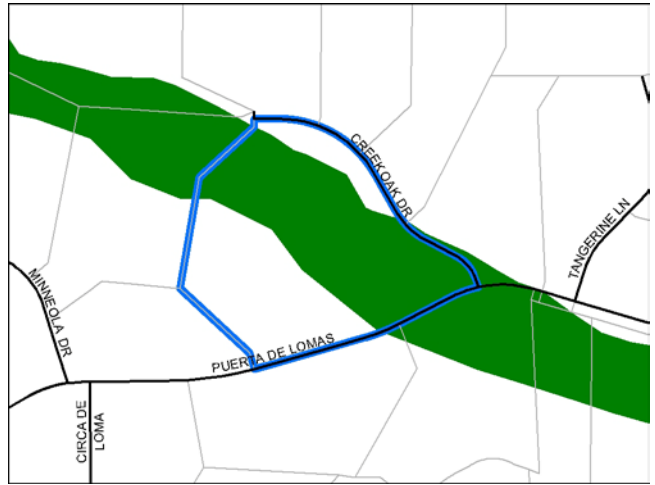
Subject property is located within an area parcelized into two to five-acre lots. Property owners' request would cause a spot designation unless the designation for surrounding parcels is also changed. Although the SR2 density is more intensive than the range of alternatives evaluated in the EIR, it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

# PROPERTY SPECIFIC REQUEST

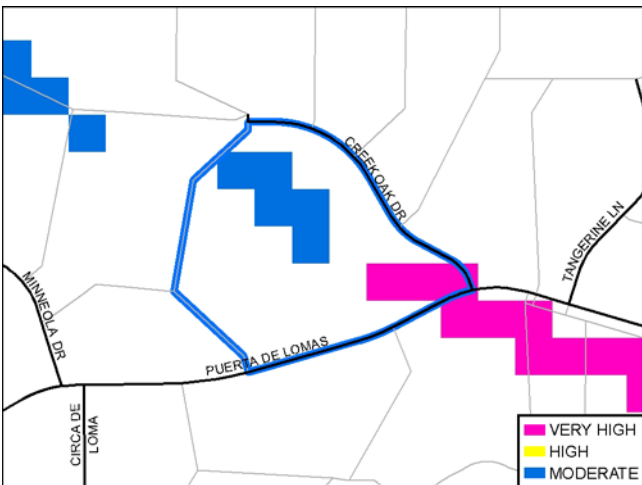
B031 (cont.)



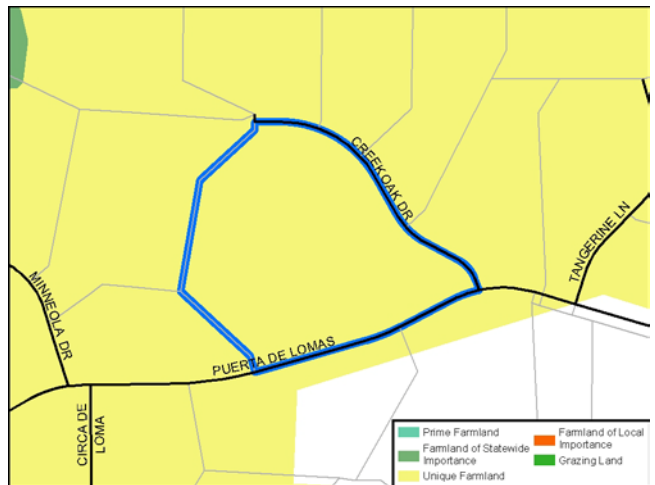
Steep Slope (Greater than 25%)



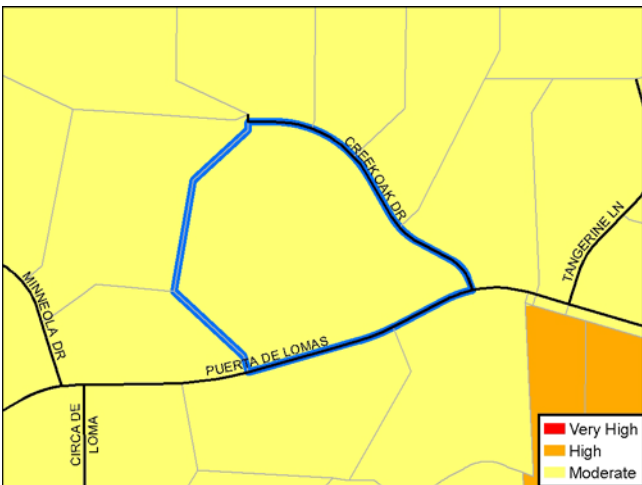
Wetlands



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 <sup>1</sup>	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

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

### Land Use

#### General Plan

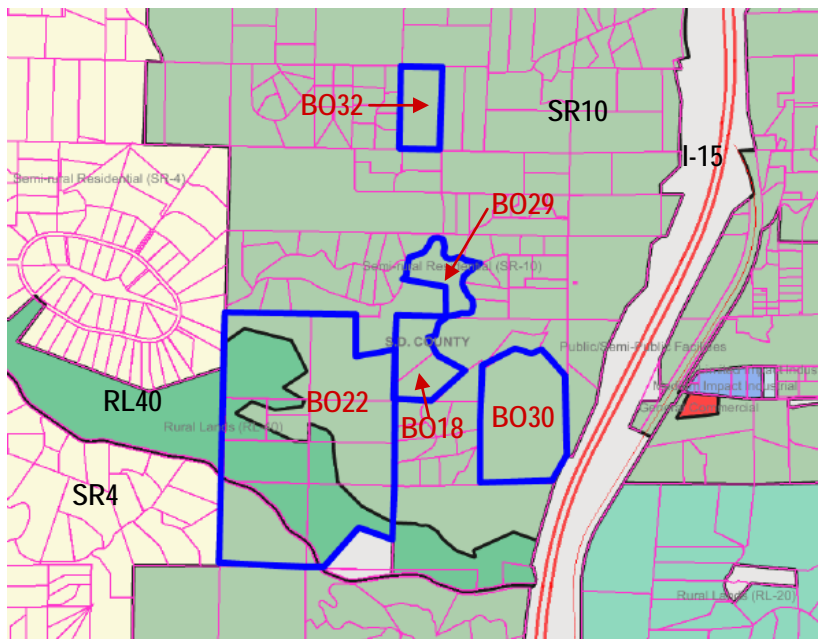
Scenario	Designation
Existing General Plan	1 du/2,4,8 ac
PC / Staff Recommendation	SR10
Referral	SR10
Hybrid	
Draft Land Use	
Environmentally Superior	RL20

#### Zoning

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



Aerial



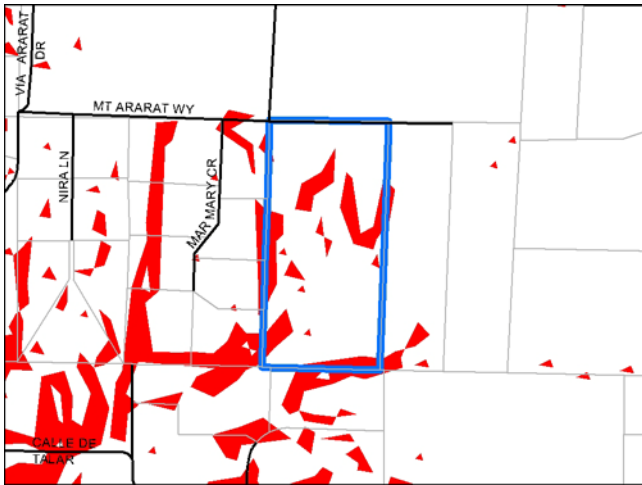
PC/Staff Recommendation

### Discussion

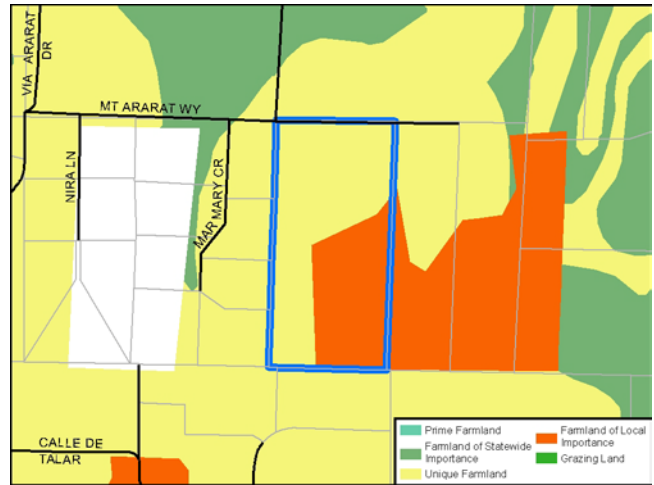
The area to the south and west of the subject property is parcelized into two to four-acre lots; however, larger parcels similar in size to the subject parcel are located to the north and east. The property owner's request would cause a spot designation unless the designation for surrounding parcels 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

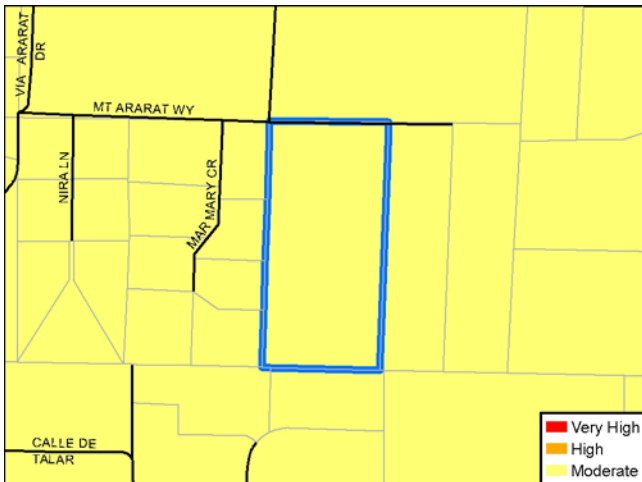
B032 (cont.)



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	SR10
Opposition Expected <sup>1</sup>	Yes
Spot Designation/Zone	Yes
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	Yes
Level of Change	Major

Note:  
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 County Water Authority boundary

Prevalence of Constraints (See following page):

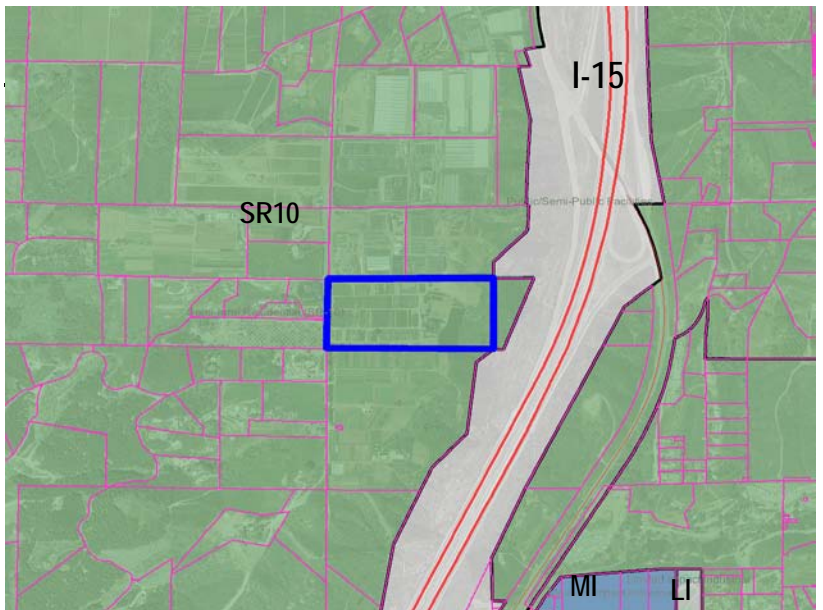
- - high; ◐ - partially; ○ - none
- ◐ Steep slope (greater than 25%)
- Floodplain
- Wetlands
- ◐ Habitat Value
- ◐ Agricultural Lands
- ◐ Fire Hazard Severity Zones

### 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, 2-acre minimum lot size	
Proposed — A70, 4-acre minimum lot size	



Aerial



PC/Staff Recommendation

### Discussion

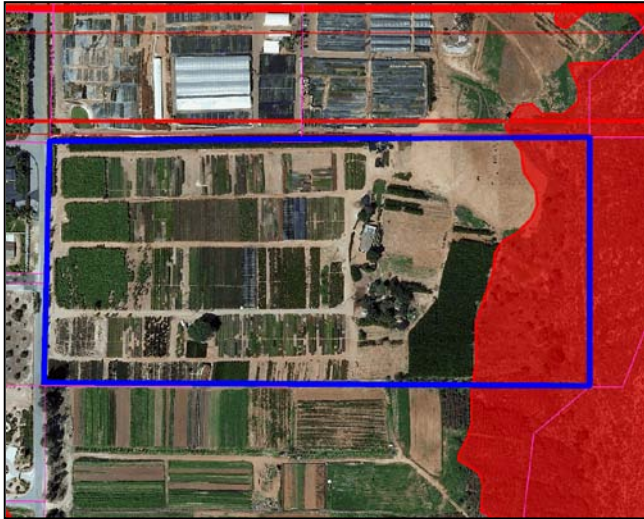
This property is in Bonsall on the west side of the Interstate 15, in an agricultural area. The property owner's request would result in a spot designation would likely require additional parcels to be designated at Semi-Rural 2. A SR2 designation in this area would not support the Community Development Model. This would likely require recirculation of the EIR.

**BONSALL**

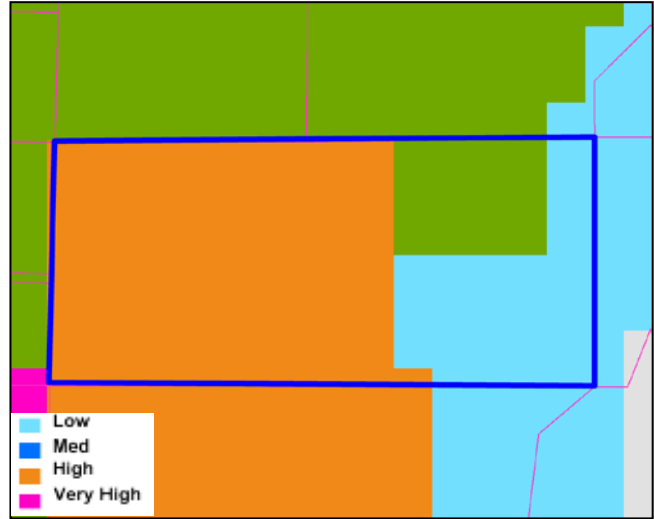


# PROPERTY SPECIFIC REQUEST

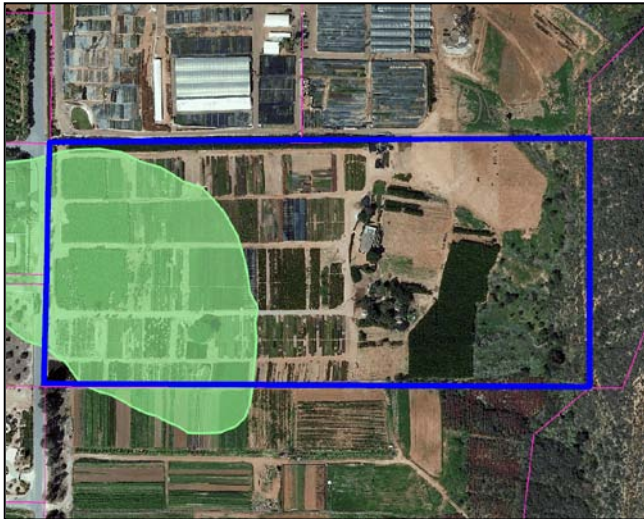
B033 (cont.)



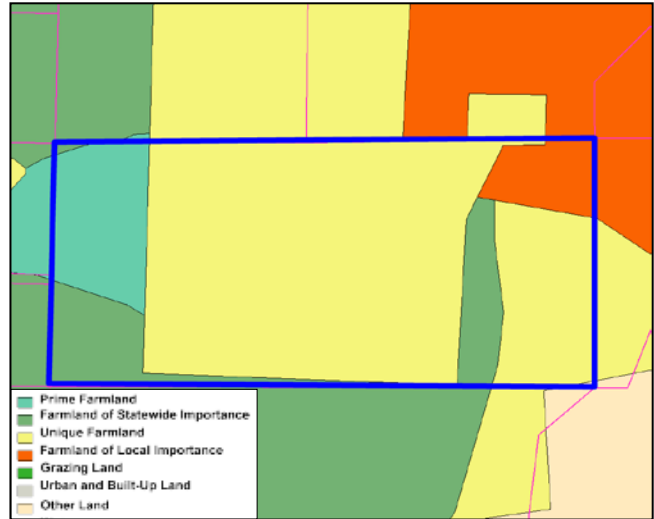
**Steep Slope (Greater than 25%)**



**Habitat Evaluation Model**



**Prime Agricultural Land**



**Agricultural Lands**



**Fire Hazard Severity Zones**

BONSALL