

# Lone Oak Ranch Consistency Analysis

**Lone Oak Ranch**  
**1535 Lone Oak Road**  
**County of San Diego, California**

TM: PDS 2014-TM-5585  
MUP: PDS 2014-MUP-14-017  
ENV. LOG: PDS 2014-ER-14-08-006

Prepared for:  
**SAN DIEGO COUNTY**  
**DEPARTMENT OF PLANNING AND LAND USE**

June 2015

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# SECTION 1 INTRODUCTION

## 1.1 Project Location

The proposed project site is located southeast of the corner of Buena Creek Road and Lone Oak Road just east of the City of Vista, California, within northwestern San Diego County (Figures 1 and 2).

## 1.2 Project Description

The Lone Oak Road property is approximately 12.6 net acres (14.2 gross acres) located in an unincorporated area of San Diego County located between the City of Vista and the City of San Marcos.

The site is comprised of two individual Assessor Parcels: 181-162-06-00 (8.27 AC) & 184-080-01-00 (4.84 AC). Taken together, these parcels have been designated a legal lot by Certificate of Compliance.

The property is located within a Village Regional Category of the County General Plan and the site is designated for 2 dwelling units per gross acre. There is no slope factor for this designation. In addition, the project site is located within the North County Metro Subregional Plan.

Current zoning of the property is split based upon the underlying Assessor's Parcels. Parcel 181-162-06-00 is zoned A70 (Limited Agriculture) and Parcel 184-080-01-00 is zoned RR (Rural Residential). Both zones permit a.5 acre minimum lot size. The allowed density of the subject 12.6 acre property is 25 dwelling units after subtracting existing and proposed public roads. (General Plan = 28 DUs/ Zoning=25 DUs)

The existing topography of the site is gently sloping from east to west falling approximately 4-5% from a high point of about 566 feet to low points that range from approximately 518-525 feet in elevation. The properties entire northwest frontage along Buena Creek Road is occupied by said Buena Creek. As such, the first 100-200 feet of the site adjacent to the roadway is encumbered by the floodway/floodplain of the creek as well as sensitive biological resources. Based upon the projects Biological Report, the remainder the project site contains no sensitive biological resources.

The proposed development would set aside in excess of one quarter (+25%) of the net site acreage for permanent open space and create a Planned Residential Development of 24 single-family lots for the remainder of the site. Proposed lot sizes range from approximately 8,400 – 18,150 SF, with a project average lot size of 12,270 SF. These reduced lot sizes are supported by General Plan Land Use policies which support the attainment of General Plan planned densities and which promote conservation oriented project design with a PRD Site Plan.

Vehicular access to the site is provided via a proposed gated vehicular access driveway along Lone Oak Road very near to the existing property access. The design also provides for a secondary access point from Cleveland Trail further easterly along the projects northerly boundary. Circulation within the project is provided by 26-foot wide private streets within a 40-foot wide easement. The project also includes improvements to the Lone Oak/Buena Creek intersection and the widening of Lone Oak Road on and adjacent to the project site. The

development also proposes to extend and/or relocate existing water and sewer services across the project site.

Development of the project site will incorporate detention basins that mitigate peak flows generated by the project. In addition, the project site will be designed to address all criteria set forth by the Regional Water Quality Control Board's most current regulations and the County of San Diego SUSMP. A Storm Water Management Plan (SWMP) has been completed to determine the appropriate location and sizing of site Best Management Practices (BMPs) which include source control, site design, low impact development (LID) and treatment controls to conform to the County of San Diego's water quality criteria.

### **1.3 Surrounding Area**

The surrounding area can be categorized as residential, agricultural, and undeveloped land covered in native vegetation. To the north of the project site is Cleveland Trail, an agricultural operation, and native vegetation. To the east of the project site is residential uses, an apiary, undeveloped land, and the Sugarbush project (TM-5295). The properties to the south are developed with single-family residences and Lone Oak Road. The properties to the west are also mostly developed with single-family residences and Buena Creek Road (See Figure 8).

The surrounding General Plan designation is VR-2 to the north, south, and west and Specific Plan Area (Sugarbush Specific Plan) to the east. The surrounding zoning is RR and A70 to the north, A70, S88, and RR to the east, RR to the south, and RR to the west.

The surrounding topography is mostly flat with the area along Buena Creek Road being the lowest area. The property to the east slopes upward and becomes relatively steep.

## **SECTION 2 DRAFT MAJOR USE PERMIT FINDINGS**

**Pursuant to Section 6600 of the San Diego County Zoning Ordinance, a Planned Development requires approval of a Major Use Permit. In order to grant a Major Use Permit, findings pursuant to Section 7358.a of the Zoning Ordinance must be made. The required findings and supporting documentation are discussed below:**

**Major Use Permit Findings (Required for Major Use Permit for a PRD):**

- a. That the location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures, with consideration given to:**
  - 1. Harmony in scale, bulk, coverage and density;**
  - 2. The availability of public facilities, services and utilities;**
  - 3. The harmful effect, if any, upon desirable neighborhood character;**
  - 4. The generation of traffic and the capacity and physical character of surrounding streets;**
  - 5. The suitability of the site for the type and intensity of use or development which is proposed; and**
  - 6. Any other relevant impact of the proposed use.**

- a. **That the location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures, with consideration given to:**

**1. Harmony in scale, bulk, coverage and density;**

The project is a residential subdivision on 24 single-family dwellings ranging in size from approximately 8,400 square feet to 18,150 square feet, for an average of 12,270 square feet. The project site is subject to the Village Regional Category (VR-2) and is within the North County Metro Community Plan. Open space will be dedicated along the western portion of the project between the proposed houses and Buena Creek Road and total 25% of the area of the subdivision.

The area in which the project is located can be categorized as a residential, agricultural, and undisturbed property. This subdivision is compatible with the surrounding area which is developed with single-family residential, agricultural, and native vegetation.

Scale, Bulk, and Coverage. The project is zoned for a minimum lot size of 0.5 acre and will include 24 residential lots ranging from 8,400 to 18,150 in size and also includes 3.1 acres of open space. Surrounding land uses are zoned for a minimum lot size of 0.5 acres. Abutting properties range in size from 0.3 to 29.4. Within ½ mile perimeter of the project, there are parcels that range in size from 0.1 to 46.8 acres.

The parcel is also subject to the “G” height designator, which allows for a maximum of two stories and 35 feet in height. The project proposes houses ranging in height from 20 to 28 feet in height and that are both one and two stories. The surrounding properties are also subject to the “G” height designator and include both one and two stories. The houses have a maximum coverage of 3,757 square feet, which is similar to the lot coverage of the surrounding area.

The scale, bulk, and coverage of the project will be reduced by the proposed preliminary landscape plan and project design. The project includes a landscape plan that includes Strawberry, Brisbane Box, Southern Magnolia, Fern Pine, Western Redbud, Grape Myrtle, California Sycamore, Coast Live Oak, and African Sumac planted throughout the project site. The project will also retain mature trees along the western and southern project boundary to help further camouflage the development. In addition, the project only proposes single story houses along the southern project boundary, where the development will abut existing houses and includes a minimum 25-40’ setback from the western and southern property lines, a 50’ setback from the centerline of Cleveland Trail, and a large open space easement and detention basins between the proposed structures and Buena Creek Road and Lone Oak Road.

Density: The project is subject to the VR-2 land use designation that allows a density of two dwelling units per acre. The project site is 12.6 net acres, which would allow a maximum of 25 lots. The project proposes 24 lots, which equates to a density of 1.90 dwelling units per acre. Surrounding lands are designated VR-2 and Specific Plan Area. When viewed from a larger perspective, these smaller lot sizes and proposed density are consistent with the existing lot sizes and density of the surrounding community. A survey of the surrounding development patterns within a one-half mile radius of the project site shows that approximately 637 parcels currently exist or have approved

tentative maps. Of this total, 204 parcels, 32% or nearly one-third, are less than one-half acre in size and have a density greater than or equal to two units per acre, while the remaining approx. two-thirds, or 433 lots, are one-half acre or larger and have a density of less than two units per acre. The approval of the proposed development would slightly shift the current amount of parcels that are at a density greater than or equal to two units per acre from 32% to approximately 35%. The project meets the density as identified in the General Plan and is consistent with surrounding land uses.

*2. The availability of public facilities, services, and utilities:*

The project would be served by the Vista Irrigation district for water, Buena Sanitation District for Sewer, and by the Vista Fire Protection District for fire service. The project also would be served by the Vista Unified School District. The project has received service availability forms from each of these districts. Additionally, a traffic analysis has been performed for the proposed development and has determined that the project traffic will be adequately handled by the existing local roadway system. Therefore, the project has demonstrated adequate availability of public facilities, services, and utilities.

*3. The harmful effect, if any, upon desirable neighborhood character:*

The project is a residential conservation subdivision of 24-single family residential lots that includes a 3.1 acre open space easement. The area in which the project is located is within a Village designation of the General Plan. A survey of the surrounding development patterns within a one-half mile radius of the project site shows that approximately 637 parcels currently exist or have approved tentative maps. Of this total, 204 parcels, 32% or nearly one-third, are less than one-half acre in size and have a density greater than or equal to two units per acre, while the remaining approx. two-thirds, or 433 lots, are one-half acre or larger and have a density of less than two units per acre. The project is surrounded by single family residences on the eastern, southern, and western sides. Additionally, the project is bordered by Buena Creek Road on the west and by Lone Oak Road along a portion of the southern boundary of the project.

The project includes a landscape plan that includes Strawberry, Brisbane Box, Southern Magnolia, Fern Pine, Western Redbud, Crepe Myrtle, California Sycamore, Coast Live Oak, and African Sumac planted throughout the project site. The project will also retain mature trees along the western and southern project boundary to help further reduce the potential impacts of the development on existing neighboring properties. In addition, the project only proposes single story houses along the southern project boundary, where the development will abut existing homes and includes a minimum 25-40' setback from the western and southern property lines, a 50' setback from the centerline of Cleveland Trail, and a large open space easement and detention basins between the proposed structures and Buena Creek Road and Lone Oak Road.

When considering the development pattern in the area that is largely made up of single family dwellings with a similar density and the design features including landscaping and buffers, no harmful effect will occur to the surrounding community character.

*4. The generation of traffic and the capacity and physical character of surrounding streets:*

The project would result in 240 average daily trips, would be accommodated by Lone Oak Road, Cleveland Trail and Buena Creek Road. Per the projects traffic study, the project will improve the intersection of Lone Oak Road and Buena Creek Road. To

mitigate for the projects cumulative impacts, the project would participate in the County's Transportation Impact Fee (TIF) program. Therefore, the generation of the project's traffic could be accommodated by the surrounding streets with the proposed mitigation measures.

*5. The suitability of the site for the type and intensity of use or development, which is proposed:*

The project is a conservation subdivision of 24 residential lots that includes the preservation of 3.1 acres of open space along a wetland and area of oak woodland in compliance with the Planned Residential Development standards of the San Diego County Zoning Ordinance. The project fronts onto three separate roads: Lone Oak Road, Buena Creek, and Cleveland Trail. A traffic study has been completed which indicates that these roads are adequate to serve the project after the project improves the intersection of Lone Oak and Buena Creek Road. The project has received service availability forms for water, sewer, fire, and school service. All service availability forms indicate that facilities are available to serve the project or are in close proximity. Approximately 27,350 cubic yards of balanced cut and fill are required for the project which equates to approximately 1,139 cubic yards per unit. Finally, the project is consistent with the surrounding land uses and lot sizes as discussed above. Therefore, the project site is suitable for the type and intensity of use or development that is proposed.

6. Any other relevant impact of the proposed use:  
None.

**b. That the impacts, as described in paragraph 'a' of this section, and the location of the proposed use will be consistent with the San Diego County General Plan.**

As mentioned above, the San Diego County General Plan Land Use Designation for the subject property is Village Residential 2 (VR-2) which allows up to 2 units per gross acre and is within the North County Metro Subregional Plan. The gross acreage of the subject property at 14.15 acres would thus allow development of up to 28 dwelling units on the property. Therefore, the proposed 24-unit development is below the maximum 28 dwelling units, contemplated by the General Plan, the project is consistent with the assignment of Land Use Designations. Additional information on why the project is consistent with the General Plan and North County Metro Subregional Plan can be found below in Section 4.

**c. That the requirements of the California Environmental Quality Act have been complied with.**

The requirements of the California Environmental Quality Act have been complied with. A comprehensive environmental evaluation has been completed for the project as documented in the projects §15183 Exemption Checklist. This evaluation concludes that the project qualifies for an exemption from additional environmental review because it is consistent with the development density and use characteristics established by the County of San Diego General Plan, as analyzed by the San Diego County General Plan Update Final Program EIR (GPU EIR, ER #02-ZA-001, SCH #2002111067), and all required findings can be made.

## **SECTION 3 PLANNED RESIDENTIAL DEVELOPMENT ANALYSIS**

**a. Compatibility with Adjacent Land Uses. A planned development shall be designed and developed in a manner compatible with and complementary to existing and potential residential development in the immediate vicinity of the project site. Site planning on the perimeter shall give consideration to protection of the property from adverse surrounding influences, as well as protection of the surrounding areas from potentially adverse influences within the development.**

The Lone Oak Ranch project is a proposed new 24-unit single family “conservation subdivision” located in an area of the County that is developed, almost exclusively, with similar single family residential uses. As such, the proposed residential use will be compatible with and complementary to adjacent residential uses and residents in the community in which it is located.

The development of the project site features a combination of one- and two-story detached homes located on individual single-family lots ranging from approx. 8400 SF to 18,150 SF with an average lot size of 12,270 SF. In addition, more than 25% of the project site will be set aside as permanent open space. In return for this substantial open space set-aside, County regulations provide for a reduction on individual residential lots sizes so long as overall permitted densities for the project site are not exceeded. Based upon the existing General Plan Land Use designation up to 28 units would be permitted, while zoning would allow up to 25 units.

When viewed from a larger community perspective, these smaller lot sizes are not inconsistent with the existing developed character of the surrounding community. A survey of the surrounding development patterns within a one-half mile radius of the project site shows that approximately 637 parcels currently exist or have approved maps. Of this total, 204 parcels, 32% or nearly one-third, are less than one-half acre in size, while the remaining approx. two-thirds, or 433 lots, are one-half acre or larger. Within this area, a half-mile radius of the project, the smaller lots are arrayed predominately north, south and east of the project site with fewer lots to the west. The approval of the proposed development would slightly shift the current 32%/68% mix to a 35%/65% ratio.

Similarly, the scale and character of the existing surrounding community is defined by a mixture of one- and two-story homes with coverages and squares footages similar to the one- and two-story homes proposed by the subject project.

It is most important to note that the project has been purposefully designed to reduce any potential harmful effects or impacts of upon adjoining properties. Where existing properties and homes directly abut the proposed development, lot sizes have been increased and single-story homes plotted. In addition, proposed rear yard setbacks have been increased to provide greater separations between proposed homes and their existing neighbors (Figure 7). The applicant has worked extensively and cooperatively with neighbors and has redesigned proposed grading along the projects southerly boundary to pull it back from the project boundary in order to preserve existing ground surface elevations in an effort to protect and maintain existing stands of mature screening trees and shrubbery. Finally, the scale, bulk, and coverage of the project will be reduced by the proposed preliminary landscape. The project includes a

landscape plan that includes Strawberry, Brisbane Box, Southern Magnolia, Fern Pine, Western Redbud, Crepe Myrtle, California Sycamore, Coast Live Oak, and African Sumac planted throughout the project site.

**b. Relation to Natural Features. A planned development shall relate harmoniously to the topography of its site, make suitable provision for preservation of water courses, wooded areas, rough terrain and similar natural features and areas, and shall otherwise be so designed as to use such natural features and amenities to best advantage.**

As noted above, the Lone Oak Ranch project is a proposed new “conservation subdivision”. More than 25% of the project site will be set aside as permanent open space for the preservation of a large 3.1-acre area of sensitive waterway and habitat that is associated with Buena Creek and its ecosystem along the western boundary of the project site. The remaining portion of the site proposed for development is largely disturbed and relatively flat. The project grading and improvements have been designed to blend harmoniously with the existing gentle rolling terrain of the site. Earthwork grading quantities for the project are approximately 27,350 cubic yards of balanced cut and fill (approximately 1,139 cubic yards per unit).

In return for this substantial open space set-aside, County regulations provide for a reduction on individual residential lots sizes so long as overall permitted densities for the project site are not exceeded. The remainder of the site therefore proposes the development of twenty-four (24) new one- and two-story homes located on individual single-family lots ranging in size from approx. 8400 SF to 18,150 SF in area with an overall average lot size of 12,270 SF.

## **SECTION 4 GENERAL PLAN CONSISTENCY ANALYSIS**

The project is compatible with neighboring land uses at its proposed location and is fully consistent with applicable County General Plan and Subregional Plan policies. The following is an analysis of project plan consistency with applicable County General Plan and Subregional Plan policies.

### **LU-1.9 - Achievement of Planned Densities**

**Recognizing that the General Plan was created with the concept that subdivisions will be able to achieve densities shown on the Land Use Map, planned densities are intended to be achieved through the subdivision process except in cases where regulations or site specific characteristics render such densities infeasible.**

The property is located in the Village Regional Category of the County Regional Land Use Element. In addition, the property is located in the VR, Village Residential Plan Designation of the North County Metro Subregional Plan. As such, the site is designated for 2 dwelling units per gross acre. There is no slope factor for this designation.

Based upon the properties designation of Village Residential 2 (VR-2), the gross acreage of the subject property at 14.15 acres would thus allow development of up to 28 dwelling units on the property. Therefore, the proposed 24-unit development may be found to be consistent with the San Diego County General Plan.

### **LU-6.3 - Conservation-Oriented Project Design.**

**Support conservation-oriented project design. This can be achieved with mechanisms such as, but not limited to, Specific Plans, lot area averaging, and reductions in lot size with corresponding requirements for preserved open space (Planned Residential Developments). Projects that rely on lot size reductions should incorporate specific design techniques, perimeter lot sizes, or buffers, to achieve compatibility with community character. [See applicable community plan for possible relevant policies.]**

The Lone Oak Ranch project is a proposed new 24-unit single family “conservation subdivision”. More than 25% of the project site is proposed to be set aside as permanent biological open space in order to protect and preserve the most sensitive portion of the property. In return for this significant open space set-aside, County regulations provide for a reduction in residential lots sizes (Planned Residential Developments) so long as overall permitted densities for the project site are not exceeded. Based upon the existing General Plan Land Use designation up to 28 units would be permitted.

In addition, it is important to note that the project has also been purposefully designed to mitigate any potential harmful effects or impacts of upon adjoining properties. Where existing properties and homes directly adjoin the perimeter of the proposed development, lot sizes have been increased and single-story homes plotted. In addition, proposed rear yard setbacks have been increased to provide greater separations between proposed homes and their existing neighbors.

Finally, the applicant has worked extensively and cooperatively with immediate neighbors and has redesigned proposed grading along the projects southerly boundary to pull it back from the project boundary in order to preserve existing ground surface elevations in an effort to protect and maintain existing stands of mature screening trees and shrubbery.

As such, the proposed residential use will be compatible with and complementary to adjacent residential uses and residents in the community in which it is located.

#### **LU-6.4 Sustainable Subdivision Design.**

**Require that residential subdivisions be planned to conserve open space and natural resources, protect agricultural operations including grazing, increase fire safety and defensibility, reduce impervious footprints, use sustainable development practices, and, when appropriate, provide public amenities. [See applicable community plan for possible relevant policies].**

The Lone Oak Ranch project is a proposed new 24-unit single family “conservation subdivision”. More than 25% of the project site is proposed to be set aside as permanent biological open space in order to protect and preserve the most sensitive portions of the property. In addition, a fire protection plan has been prepared for the project to insure that adequate measures are incorporated into the design of the subdivision that ensure that proposed structures are adequately setback from potential fire fuel load areas and that sufficient defensible space to protect each home is provided. The proposed development has also been designed to minimize impervious area of the project site by utilizing a majority of two-story structures in areas where it will not negatively impact upon existing neighboring homes and by reducing private circulation street pavement widths to County minimums requirements. In total, the impervious footprint of the project accounts for only 25% to the total site area, while private and common permeable

areas comprise the remaining 75%. Finally, the project will be designed to meet or exceed California State Title 24 energy conservation standards.

#### **LU-6.6 Integration of Natural Features into Project Design.**

**Require incorporation of natural features (including mature oaks, indigenous trees, and rock formations) into proposed development and require avoidance of sensitive environmental resources.**

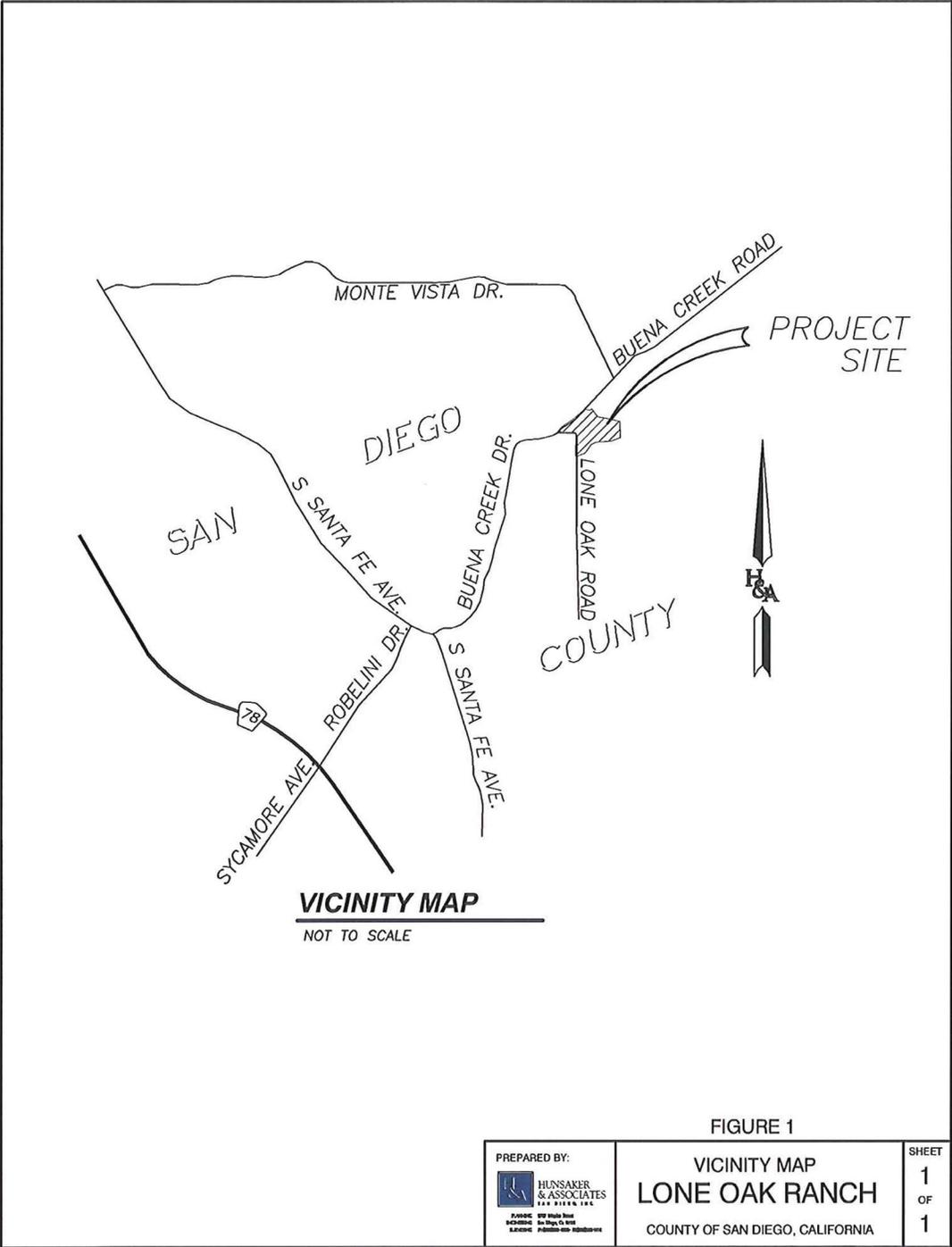
The Lone Oak Ranch project is a proposed “conservation subdivision”. More than 25% of the project site’s most environmentally sensitive areas will be set aside as permanent open space for the preservation of a 3.1-acre area of habitat that is associated with Buena Creek and its ecosystem along the western boundary of the project site. The remaining portion of the site proposed for development is largely disturbed and relatively flat. The project grading and improvements have been designed to blend harmoniously with the existing gentle rolling terrain of the site.

#### **LU-9.12 Achieving Planned Densities in Villages.**

**In villages, encourage future residential development to achieve planned densities through multi-family, mixed use, and small lot single family projects that are compatible with the community character.**

The property is located in the Village Regional Category of the County Regional Land Use Element. In addition, the property is located in the VR, Village Residential Plan Designation of the North County Metro Subregional Plan. As such, the site is designated for 2 dwelling units per gross acre. There is no slope factor for this designation.

Based upon the properties designation of Village Residential 2 (VR-2), the gross acreage of the subject property at 14.15 acres would thus allow development of up to 28 dwelling units on the property. As discussed above in Section 2, the project is also consistent with the surrounding community character. Therefore, the proposed 24-unit development may be found to be consistent with the San Diego County General Plan.



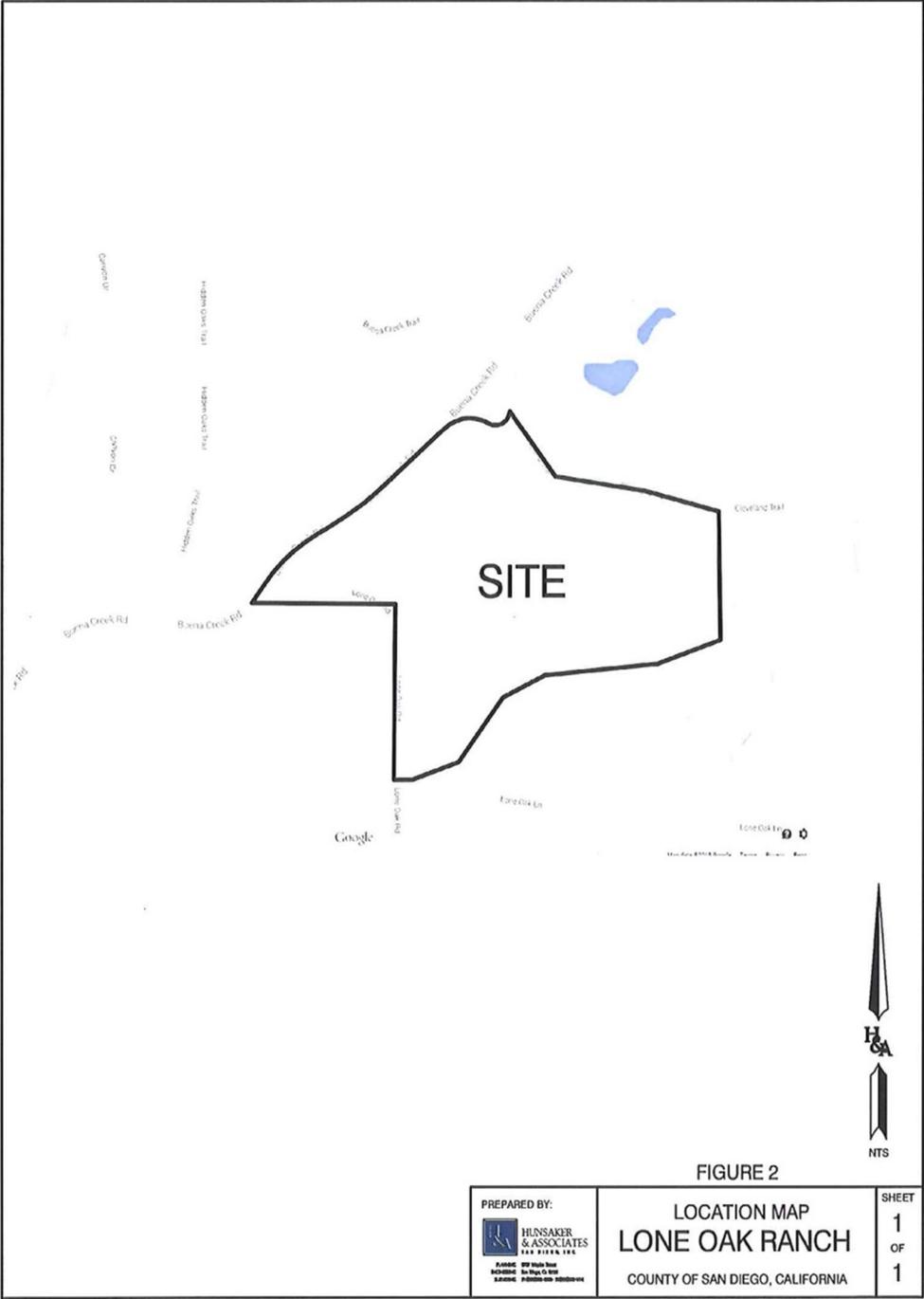


FIGURE 2

<p>PREPARED BY:</p>  <p><b>HUNSAKER &amp; ASSOCIATES</b> S.A. &amp; ASSOCIATES PLANNERS ARCHITECTS ENGINEERS</p>	<p>LOCATION MAP <b>LONE OAK RANCH</b> COUNTY OF SAN DIEGO, CALIFORNIA</p>	<p>SHEET 1 OF 1</p>
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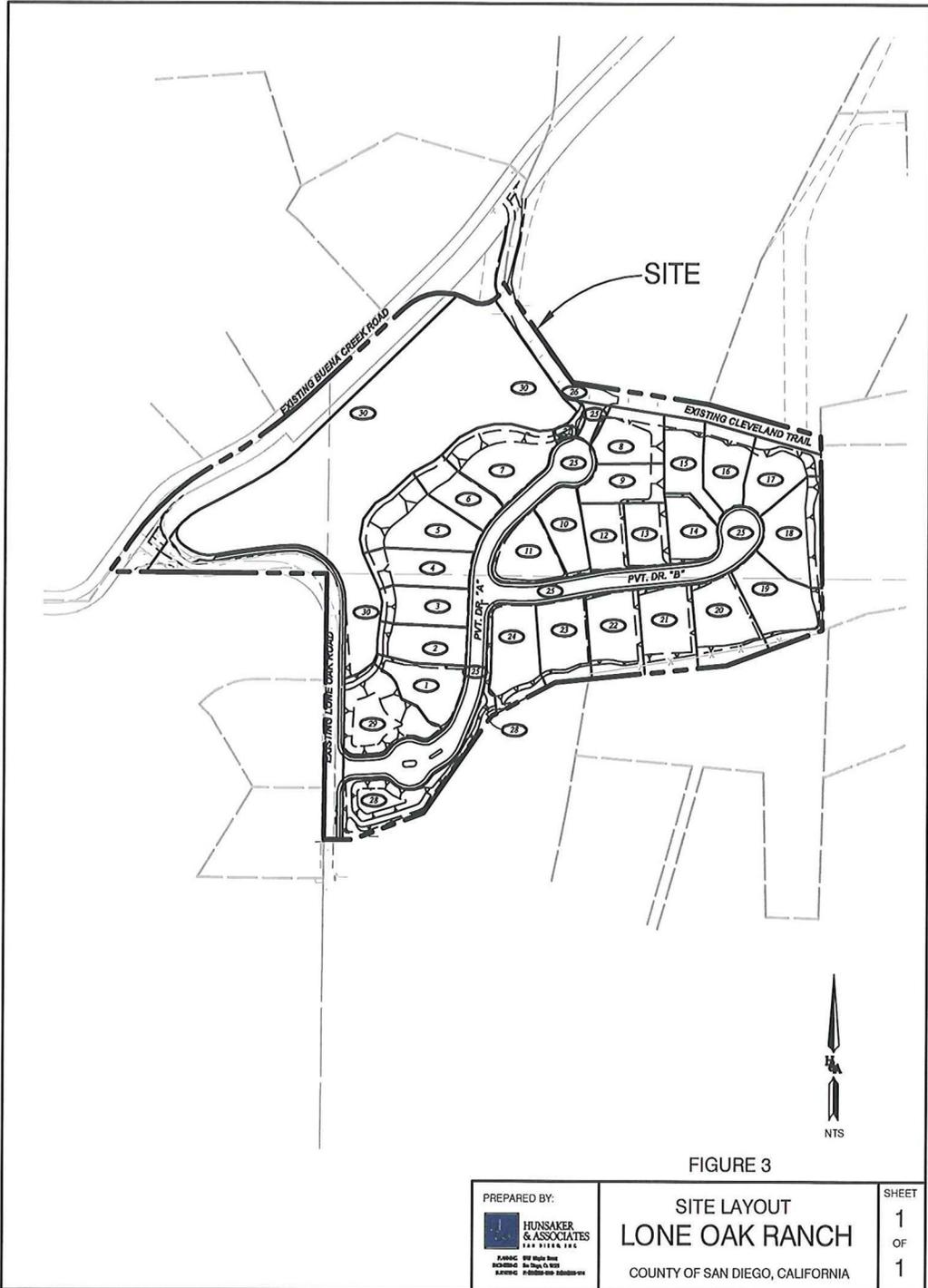
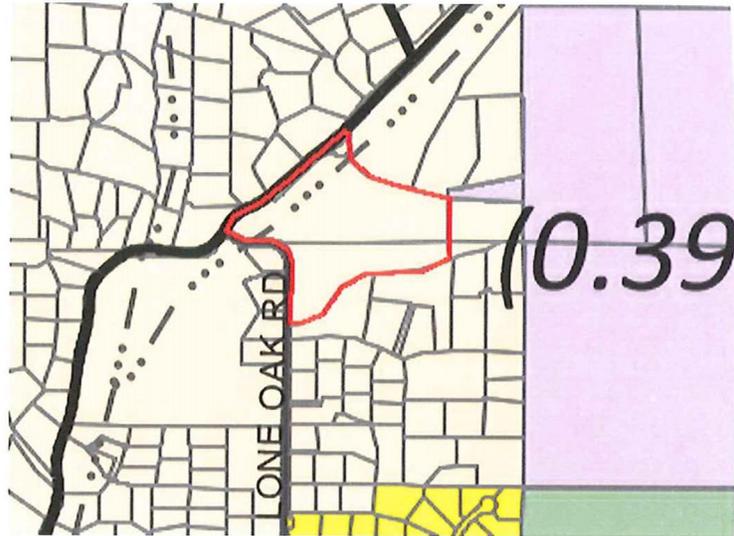


FIGURE 3

<p>PREPARED BY:</p>  <p><b>HUNSAKER &amp; ASSOCIATES</b> LAND DESIGN, INC.</p> <p><small>PLANNING AND DESIGN SERVICES ARCHITECTURE AND INTERIOR DESIGN LANDSCAPE ARCHITECTURE</small></p>	<p><b>SITE LAYOUT</b> <b>LONE OAK RANCH</b></p> <p>COUNTY OF SAN DIEGO, CALIFORNIA</p>	<p>SHEET <b>1</b> OF <b>1</b></p>
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**North County Metro**  
Community Planning Area

General Plan Land Use Designations<sup>1,2</sup>

Adopted August 2011

 Village Residential (VR-2)

FIGURE 4

PREPARED BY:  <b>HUNSAKER &amp; ASSOCIATES</b> <small>PLANNERS ARCHITECTS ENGINEERS</small>	<b>VICINITY MAP</b> <b>LONE OAK RANCH</b> COUNTY OF SAN DIEGO, CALIFORNIA	SHEET <b>1</b> OF <b>1</b>
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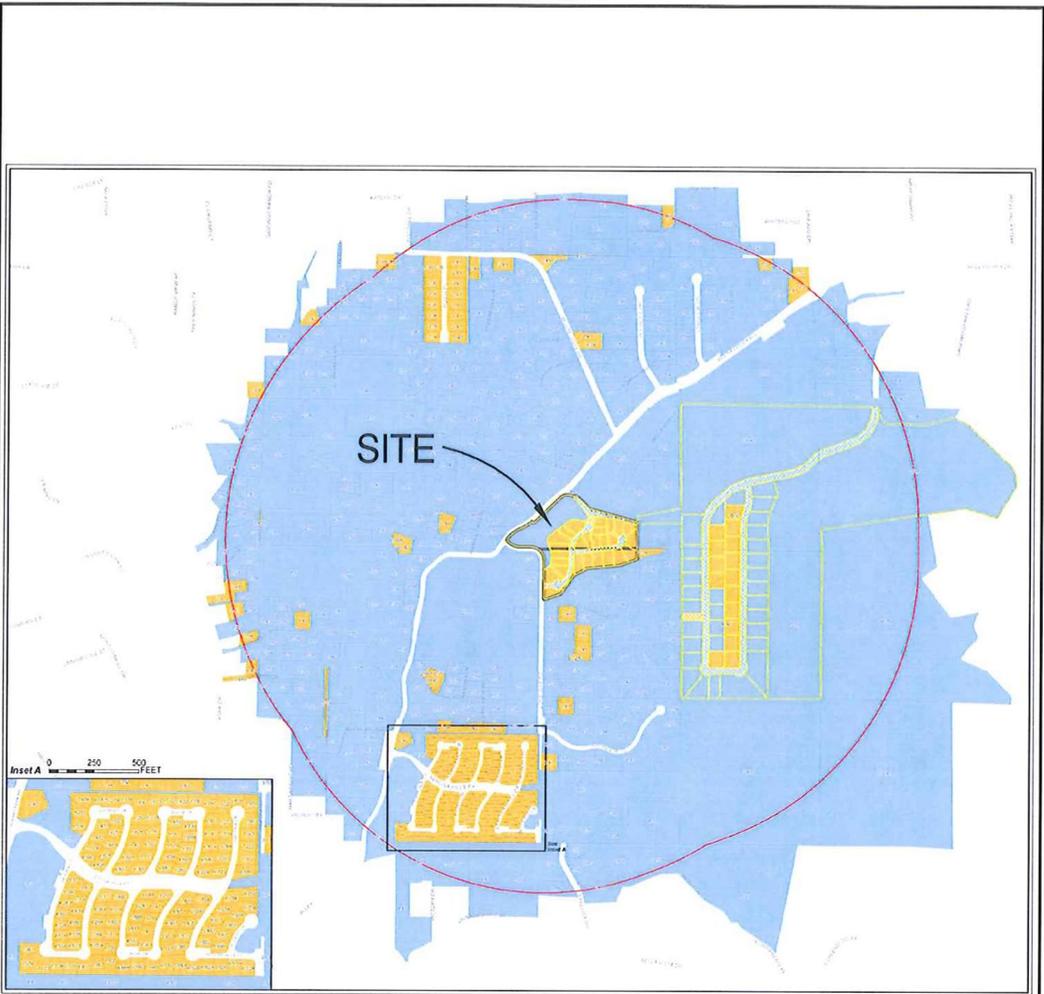
R:\1191\APR\Exhibits\DH 037 general plan.dwg [Feb-17-2015:13:39]

## EXISTING ZONING

APN NO.		184-080-01/181-162-06
USE REGULATIONS		RR/A70
ANIMAL REGS		J/M
DEVELOPMENT REGULATIONS	DENSITY	-/-
	LOT SIZE	0.5 AC./0.5 AC.
	BUILDING TYPE	C/C
	MAX FLOOR AREA	-/-
	FLOOR AREA RATIO	-/-
	HEIGHT	G/G
	LOT COVERAGE	-/-
	SETBACK	G/C
	OPEN SPACE	-/-
SPECIAL AREA REGULATIONS		-/-

FIGURE 5

PREPARED BY:  <b>HUNSAKER &amp; ASSOCIATES</b> <small>PLANNERS ARCHITECTS</small> <small>10000 San Diego Ave. San Diego, CA 92121 619-591-1000</small>	<b>VICINITY MAP LONE OAK RANCH</b>  COUNTY OF SAN DIEGO, CALIFORNIA	SHEET <b>1</b> OF <b>1</b>
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- LOTS:**
- HALF ACRE OR LESS
  - OVER HALF ACRE
  - PROPOSED LOTS
  - PROPOSED ROADWAY/ACCESS
  - SUBJECT LOTS

FIGURE 6

PREPARED BY:  
  
 HUNSAKER & ASSOCIATES  
 LLP  
 REGISTERED PROFESSIONAL ENGINEERS  
 ARCHITECTS  
 PLANNERS  
 LANDSCAPE ARCHITECTS

**SURROUNDING LAND USE**  
**LONE OAK RANCH**  
 COUNTY OF SAN DIEGO, CALIFORNIA

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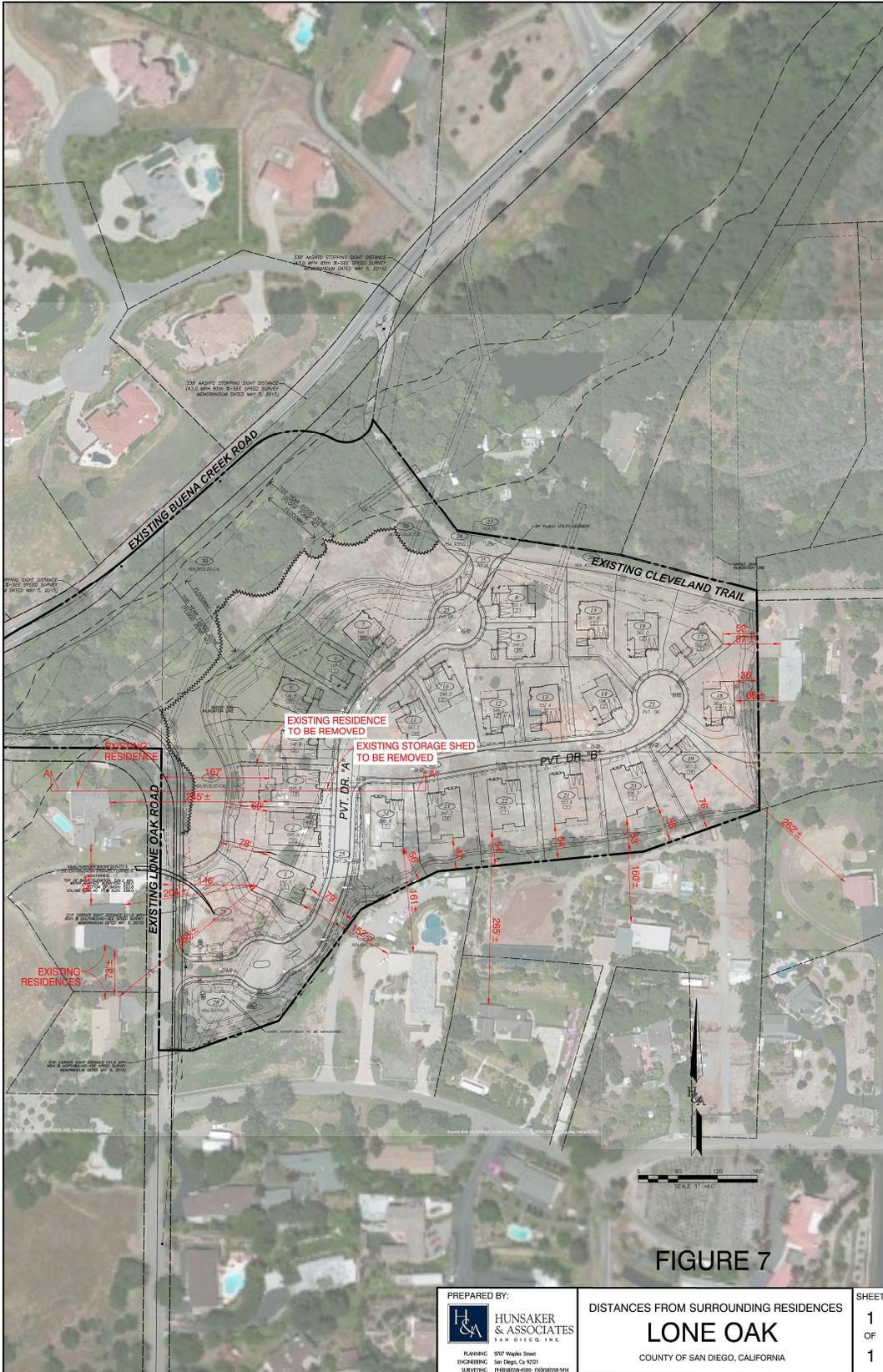


FIGURE 7

PREPARED BY:  
 HUNSAKER & ASSOCIATES  
 SAN DIEGO, INC.  
 PLANNING: 9107 Wagon Wheel  
 ENGINEERING: San Diego, CA 92121  
 SURVEYING: P19000004-0000 - P19000004-0004

DISTANCES FROM SURROUNDING RESIDENCES  
**LONE OAK**  
 COUNTY OF SAN DIEGO, CALIFORNIA

SHEET  
 1  
 OF  
 1

NO. 244-347

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