

3.1.6 Land Use/Planning/Community Character

3.1.6.1 Existing Conditions

The project site is located in the community of Bonsall in unincorporated northern San Diego County. The community of Bonsall values the rural characteristics of the community which includes a series of hills, valleys, and drainage areas. The hill and valley topography has resulted in a predominance of low density estate type residential lots and agricultural land uses. Also characterizing the Bonsall area is its golf courses and equestrian facilities. Commercial land uses in Bonsall are centered in the Mission Road/Olive Hill Road and State Route 76 (SR-76) area.

Land uses in the vicinity of the project site include low density residential and agricultural uses. Interstate 15 (I-15) is approximately 2,000 feet east of the eastern boundary of the project site. I-15 provides north-south access from San Diego County north through Riverside and San Bernardino counties.

Applicable Plans and Policies

San Diego County General Plan

The San Diego County General Plan guides the future development of the unincorporated area of San Diego County. The General Plan includes 12 Elements; Land Use, Circulation, Housing, Conservation, Open Space, Noise, Public Safety, Energy, Public Facility, Recreation, Scenic Highway, and Seismic Safety. The proposed project site is currently designated in the existing General Plan as (19) Intensive Agriculture, which allows a minimum lot size of 2-acre on sites with less than 25 percent slope. Up to 41 dwelling units could be allowed on the project site.

General Plan Update

The County is currently working on a comprehensive update of the General Plan. No decisions have been made by the Board of Supervisors on the General Plan Update at this time. The project site is part of a 2004 residential referral that resulted in a Referral Map with a Semi-Rural Residential 4 (SR-4) designation on the larger northern parcel (127-271-28) and a Semi-Rural Residential 10 (SR-10) designation on the smaller southern parcel (127-290-05). The County staff recommendation for the General Plan Update would designate the site SR-10. Under these designations, the project would not be consistent with the General Plan Update. However, there is a pending request to have the project site designated SR-4 with a 2-acre minimum lot size in the Zoning Ordinance Update. This proposal is consistent with the Community Recommendation of SR-4. If this proposal for the General Plan Update is approved by the Board of Supervisors, the project would be consistent with the minimum lot size of 2 acres, but not with the overall density of one dwelling unit per 4 acres.

Additionally, the project is governed by the existing County General Plan and not the General Plan Update as a result of the County's "pipeline policy" adopted by the Board of Supervisors on August 6, 2003. Under this pipeline policy, tentative map and tentative parcel map applications that were deemed complete by August 6, 2003 were subject to the existing General Plan regulations and not the General Plan Update. The tentative map application for the project was deemed complete by the County on February 6, 2002. As of October 2010, the San Diego County General Plan Update had not been adopted by the County. Adoption of the General Plan Update is anticipated in the summer of 2011.

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San Diego County Zoning Ordinance

The purpose of the San Diego County Zoning Ordinance is to serve the public health, safety, and general welfare and to provide the advantages resulting from implementation of the San Diego County General Plan. The project site is currently zoned as A70 (Agriculture), and permits residential developments on minimum lot sizes of 2 acres, which would permit up to 41 dwelling units on the project site.

San Diego County Noise Ordinance

The County uses a quantitative noise ordinance to control excessive noise generated in the County (County of San Diego 2005). The noise ordinance limits are in terms of a 1-hour average sound level. The allowable noise limits depend upon the County's zoning district and time of day.

The project site is zoned A-70 (agriculture). The standard for this zoning would be a one-hour average sound level of 50 A-weighted decibels (dBA) between the hours of 7 AM and 10 PM and a one-hour average sound level of 45 dBA between the hours of 10 PM and 7 AM. If the measured ambient noise level exceeds the applicable limit noted above, the allowable one-hour average noise level is the ambient noise level.

Construction noise is governed by the County Code. Specifically, Section 36.410 of the San Diego County Code provides it is unlawful to operate any construction equipment so as to cause at or beyond the property line of any property upon which a legal dwelling unit is located an average sound level greater than 75 dB between the hours of 7 AM through 7 PM, Monday through Saturday, excluding legal holidays. The County interprets the average sound level to mean the one-hour average sound level.

San Diego County Resource Protection Ordinance

The purpose of the Resource Protection Ordinance (RPO) is to protect sensitive resources and prevent their degradation and loss. The sensitive resources protected by the RPO include wetlands, wetland buffer areas, sensitive habitat lands, and unique vegetation communities, which are defined as follows:

Lands having one or more of the following attributes are defined as "wetlands:"

- At least periodically, the land supports a predominance of hydrophytes (plants whose habitat is water or very wet places);
- The substratum is predominantly undrained hydric soils; or
- An ephemeral or perennial stream is present, whose substratum is predominately non-soil, and such lands contribute to the biological functions or values of wetlands in the drainage system.

"Wetland buffer" areas include lands that provide a buffer area of an appropriate size to protect the environmental and functional habitat values of the wetland, or which are integrally important in supporting the full range of the wetland and adjacent upland biological community. Buffer widths shall be 50 to 200 feet from the edge of the wetland, as appropriate, based on above factors. Where oak woodland occurs adjacent to the wetland, the wetland buffer shall include the entirety of the oak habitat (not to exceed 200 feet in width).

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“Sensitive habitat lands” include those that support unique vegetation communities, or the habitats of rare or endangered species or sub-species of animals or plants, including the area which is necessary to support a viable population of any of these species in perpetuity, or which is critical to the proper functioning of a balanced natural ecosystem or which serves as a functioning corridor.

“Unique vegetation community” refers to associations of plant species which are rare or substantially depleted. These may contain rare or endangered species, but other species may be included because they are unusual or limited due to a number of factors, including: (a) they are only found in the San Diego region; (b) they are a local representative of a species or association of species not generally found in San Diego County; or (c) they are outstanding examples of the community type as identified in the California Department of Fish and Game (CDFG) listing of community associations.

Bonsall Community Plan

The Bonsall Community Plan (Part XVI of the San Diego County General Plan) contains goals for maintaining the rural character of the community. The plan also contains policies established to ensure that the goals are attained. The applicable goals and policies relating to land use and community character are identified in Table 3.1.6-1 at the end of this chapter.

Natural Community Conservation Program

The project is located within the Natural Community Conservation Program (NCCP) area under the California NCCP Act. As a part of the NCCP, a draft North County Multiple Species Conservation Plan (NCMSCP) has been submitted to United States Fish and Wildlife Service (USFWS) and CDFG in support of applications for permits and authorizations for incidental “take” of listed, threatened or endangered species or other species of concern (County of San Diego 2008). The NCMSCP is under development and has not been approved at this time. The NCMSCP is being created as a practical, science-based conservation approach to protect and contribute to the recovery of sensitive species within the Planning Area, while providing for continued economic growth and prosperity for land owners, agricultural operators, businesses, and residents. The NCMSCP will serve as a multiple species Habitat Conservation Plan (HCP) pursuant to Section 10(a)(1)(B) of the federal Endangered Species Act (ESA), as well as satisfying the NCCP for that area. In the meantime, the County has agreed to process projects in a manner as not to jeopardize the preparation of the future NCMSCP.

Bonsall Community Character

The Bonsall Community Plan includes a community character goal, as follows: “Preserve and enhance the rural character of Bonsall through the protection of agriculture, estate lots, ridgelines and the community’s natural resources.” The Bonsall Community Plan notes that the Bonsall area consists primarily of low-density estate type residential and agricultural uses. Developed residential areas throughout Bonsall consist primarily of low density, estate type lots, many of which are combined with agricultural uses. This type of development, as well as the rolling hill and valley topography of the area, gives Bonsall its rural atmosphere (Bonsall Community Plan pp. 3, 6). Areas surrounding the project site consist of estate residential lots and agriculture combined and operated on small lots. The average lot size in the project vicinity is 3.7 acres.

3.1.6.2 Analysis of Project Effects and Determination as to Significance

Guideline for Determining Significance

For the purposes of this Environmental Impact Report (EIR), a significant impact to land use would occur as a result of project implementation if the project would:

1. Physically divide an established community.
2. Conflict with applicable land use plan, policy or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect.
 - a. San Diego County General Plan
 - b. Bonsall Community Plan
 - c. San Diego County Ordinances
 - d. Habitat Conservation Plans (HCP)
3. Create land uses that are incompatible with existing and planned surrounding land uses.

Additionally, for the purposes of this EIR, a significant impact to community character would occur as a result of project implementation if the project would:

4. Physically change the character of an established neighborhood.
5. Modify land use in a way that is incompatible with the area's existing community character.

Guideline Source

The guidelines for significant impacts to land use, planning and aesthetics are based on Appendix G of the *California Environmental Quality Act (CEQA) Guidelines*, as modified to represent the plans, policies and regulations that are applicable to the project.

Analysis (Guideline 1 – Division of an Established Community)

The project proposes development of 28 residential lots ranging in size from 2.1 to 5.9 acres on the 92.8-acre site. The project will preserve 22.6 acres of land within an Agricultural Open Space easement. In addition to the 22.6 acres of land preserved within the Agricultural Open Space easement, an additional 35.9 acres will not be disturbed due to project grading or construction. This 35.9-acre area contains agriculture. While there is no guarantee that future owners will retain this agriculture on site, the project includes several features which will encourage the continuation of agriculture on the 35.9 acres. This includes maintenance of existing irrigation systems which will be retained and the record of successful estate residential and agricultural activities successfully occurring on large-lot subdivisions in this portion of San Diego County.

The project's median parcel size of 3.3 acres is consistent with the median parcel size of surrounding properties, which is 3.7 acres. Areas surrounding the site consist of estate residential lots and agriculture combined and operated successfully on small lots for a number of years. The 2008 San Diego County crop report notes that 63 percent of San Diego County farms are one to nine acres in size with 77 percent of the farmers living on their land. The project is consistent with the estate lots and agricultural uses in the surrounding area.

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This site is zoned A70 which permits residential developments on minimum lot sizes of 2 acres. This zoning designation would permit 41 dwelling units to be constructed on the project site. The project proposes 28 dwelling units, 13 dwelling units less than permitted by the zoning designation on site. The Bonsall Community Plan provides that developed residential areas throughout Bonsall consist primarily of low density, estate type lots, many of which are combined with agricultural uses. This type of development, as well as the rolling hills and valley topography of the area, give Bonsall its rural atmosphere. Additionally, the Bonsall Community Plan notes that due to the relatively small area needed for certain tree crops, such as avocado and citrus, agriculture may effectively coexist with residential use. This mix of land uses serves to preserve and enhance the rural character of the area by providing a vegetation buffer between houses (San Diego County 1993). Therefore, by retaining agricultural operations on site and combining this with residential estate type lots, the project is consistent with the established characteristics of the community. The project does not propose any new major roadways, water supply systems, or utilities in the area. Therefore, the project would not disrupt or divide the established community and a less than significant impact is identified.

Analysis (Guideline 2a – Consistency with General Plan for Environmental Effects)

The existing San Diego County General Plan designates the project site as Intensive Agriculture. This designation permits residential development on 2-, 4-, and 8-acre lots under the following circumstances:

- At least 80 percent of the land of a proposed parcel does not exceed 25 percent slope;
- The land is planted, and has been planted, for at least the previous 1-year period, in one or more commercial crops that remain commercially viable on 2-acre lots;
- A continuing supply of irrigation water is available to the land;
- The land has access to a publicly maintained road without the necessity of a significant amount of grading;
- Two-acre parcels on the land will not have a significant adverse environmental impact which cannot be mitigated.
- Four-acre minimum parcel size where the average slope of a proposed parcel does not exceed 25 percent and the above findings cannot be made.
- Eight-acre minimum parcel size where the average slope of a proposed parcel is greater than 25 percent.

As identified above in the analysis of Guideline 1, the project proposes lots sizes ranging from 2.1 to 5.9 acres in size. Additionally, as identified in Guideline 2, the project contains no average slopes greater than 25 percent. The project is consistent with environmental goals and policies stated the Land Use, Conservation, Noise, and Public Facility Elements of the General Plan as discussed in the applicable chapters of this DEIR. Therefore, the project is consistent with the environmental goals of the General Plan and impacts are less than significant.

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Analysis (Guideline 2b – Consistency with Bonsall Community Plan)

The Bonsall Community Plan (part of the San Diego County General Plan) contains goals and policies for maintaining the rural character of the community. The applicable goals and policies of the Bonsall Community Plan are identified below, as well as a discussion of the project's compliance with each of the policies. See Table 3.1.6-1 at the end of this section. The Bonsall Community Plan is also being updated as part of the San Diego County General Plan Update; however, as of May 2009, a draft has not yet been released. As detailed in Table 3.1.6-1, the project is consistent with the applicable goals and policies for the Bonsall Community Plan and impacts are less than significant.

Analysis (Guideline 2c – Consistency with San Diego County Ordinances)

The San Diego County Zoning Ordinance designates the proposed project site as A70 (Agriculture). Permitted uses within the A70 zone include: Family Residential, Essential Services, Fire Protection Services, Horticulture (all types), Tree Crops, Row and Field Crops, Packing and Processing (Limited and Wholesale Limited Winery). The project would construct 28 single-family residences and retain existing agricultural uses including 22.6 acres in an Agricultural Open Space easement on-site. In addition to the 22.6 acres of land preserved within the Agricultural Open Space easement, an additional 35.9 acres will be not be disturbed due to project grading or construction. Existing agricultural uses include avocado and citrus groves and cut flower operations. Activities associated with implementation of the project would be consistent with the existing on-site zoning. Therefore, the project is consistent with the San Diego County Zoning Ordinance.

Refer to Sections 2.3 and 3.1.4 for a discussion of the project's consistency with the Resource Protection Ordinance. Refer to Section 3.1.7 for a discussion of the project's consistency with the Noise Ordinance. No inconsistencies have been identified and impacts are less than significant.

Analysis (Guideline 2d – Consistency with Habitat Conservation Plans)

None of the species identified for protection under the NCCP or the proposed NCMSCP were identified on-site during any of the biological surveys. Additionally, according to the draft NCMSCP Conservation Analysis Map, the project site is not located within a proposed pre-approved mitigation area (PAMA) (County of San Diego 2007b). Therefore, the project would not interfere with the conservation and mitigation strategy of the proposed NCMSCP and impacts would be less than significant.

Because natural vegetation is not present on the project site, the property is not relevant for reserve planning. Therefore, development of the project site is not inconsistent with the Southern California Coastal Sage Scrub Natural Communities Conservation Planning Process (NCCP) Guidelines, and no impact is identified.

Analysis (Guideline 3 – Land Use Compatibility)

The project proposes development of 28 residential lots ranging in size from 2.1 to 5.9 acres. The project will preserve 22.6 acres of land within an Agricultural Open Space easement. In addition to the 22.6 acres of land preserved within the Agricultural Open Space easement, an additional 35.9 acres will be not be disturbed due to project grading or construction. This 35.9-acre area contains agriculture. While there is no guarantee that future owners will retain this agriculture on site, the project includes several features which will encourage the continuation of agriculture on the 35.9 acres. This includes maintenance of the existing irrigation systems which will be retained, and the record of successful estate residential and

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agricultural activities occurring on large-lot subdivisions in this portion of San Diego County. The project proposes a parcel size (median of 3.3 acres) and land use (estate residential and agriculture) that is similar to the surrounding area. Therefore, potential land use compatibility impacts are less than significant.

Analysis (Guideline 4 – Change in Character of the Established Bonsall Neighborhood)

As noted in the Bonsall Community Plan, community character in the Bonsall area consists primarily of low density estate type lots which are combined with agricultural uses. This type of development, as well as the rolling hill and valley topography of the area, gives Bonsall its rural atmosphere. The project site is located in an area that combines estate residential and agricultural activities with an average lot size of 3.7 acres. The project as proposed is consistent with the existing community character in the area and with the Bonsall community planning area since it includes a mixture of large estate lots averaging 3.3 acres in medium size combined with agricultural uses. The project will preserve 22.6 acres of land within an Agricultural Open Space easement which will be maintained in perpetuity, thereby ensuring continuation of the mixed use estate lot and agricultural uses present in the surrounding area and in the Bonsall community. In addition to the 22.6 acres of land preserved within the Agricultural Open Space easement, an additional 35.9 acres will be not be disturbed due to project grading or construction. This 35.9-acre area contains agriculture. While there is no guarantee that future owners will retain this agriculture on site, the project includes several features which will encourage the continuation of agriculture on the 35.9 acres. This includes maintaining the existing irrigation systems which will be retained, and the record of successful estate residential and agricultural activities occurring on large-lot subdivisions in this portion of San Diego County. Therefore, it is likely that the agricultural activities on the 35.9 acres will remain ongoing. Combined, this represents up to 58.5 acres (64%) of agriculture that could be maintained on the site.

The project, when developed, will appear as an extension of the existing mixed use residential and agricultural uses that surround the project site on all sides. Therefore, the project will not result in a change in the character of the existing neighborhood or the Bonsall community and impacts to community character are less than significant.

Analysis (Guideline 5 – Incompatibility with Existing Community Character)

The project proposes development of 28 residential lots ranging in size from 2.1 to 5.9 acres. The project will preserve 22.6 acres of land within an Agricultural Open Space easement. In addition to the 22.6 acres of land preserved within the Agricultural Open Space easement, an additional 35.9 acres will be not be disturbed due to project grading or construction. This 35.9-acre area contains agriculture. The project's median parcel size of 3.3 acres is consistent with the median parcel size of surrounding properties, which is 3.7 acres. Areas surrounding the site consist of estate residential lots and agriculture combined and operated successfully on small lots for a number of years. The project is consistent with the combined estate lots and agricultural uses in the surrounding area. Therefore, the density and type of use proposed by the project would not result in any incompatibility with the existing community character in the project vicinity and impacts would be less than significant.

3.1.6.3 Cumulative Impacts Analysis

All of the cumulative projects identified in Table 1-2 were considered in this analysis. These projects include applications for major and minor subdivisions. None of these projects proposed include General Plan Amendments or Rezones. Development of the cumulative projects would not divide an established

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community since these projects are consistent with the existing County General Plan and Zoning. Additionally, those cumulative projects that proposed residential development are proposing it at a low density, which is consistent with the rural character of Bonsall and existing uses in the area. Therefore, cumulative impacts related to the division of an established community are less than significant.

As discussed in more detail in Section 2.1.3 of this EIR, on November 2, 2009, Calthorpe Associates submitted a request to the County of San Diego for a Plan Amendment Authorization (PAA) for a project known as the Accretive Plan Amendment (PAA 09-007) requesting permission to process a general plan and amendment and specific plan for a master planned community in the Valley Center Community Planning Area consisting of a maximum of 1,746 dwelling units, 2 schools, a neighborhood-serving commercial village center with retail uses and an active park and a transit center. This PAA request was approved by the Planning Commission on December 17, 2010. This approval allows Accretive to process a general plan amendment, specific plan, and tentative and final subdivision maps that must be approved by the County before the project can proceed without making any judgments on these required entitlements. At this juncture the project applications have not been submitted to the County of San Diego on the Accretive project and environmental review has not commenced. Accordingly, the Accretive project is not a probable future project.

CEQA Guidelines Section 15130(b)(1) requires that the cumulative analysis in an EIR include past, present, and probable future projects. Since the Accretive project is not a probable future project, there is no requirement to evaluate it in this EIR. Nonetheless, the Accretive project has been analyzed in this EIR based upon the very limited information currently available to determine if it would alter any of the cumulative impact analysis.

The PAA submitted for the Accretive project indicates in its conceptual plan that “will be refined through a coordinated effort with the residents of the surrounding community in order to prepare a project design for future General Plan Amendment consideration.” Accordingly, the actual design or density of the Accretive project will not be determined until a later date. As more fully discussed in Section 3.1.6.2 of this EIR, the project is in full compliance with the general plan and zoning for the project site and with all other applicable land use policies. The project does not result in any significant land use impacts. The Accretive project site is located in the Valley Center Planning Area and not within the Bonsall Community Planning Area where the project is located. The Accretive project does not therefore have the potential to create cumulatively significant land use impacts for the project in the Bonsall Community Planning Area. Any significant land use impacts associated with any future development of the Accretive site must be mitigated, where feasible, as part of any future project approvals. Accordingly, no cumulatively significant land use impacts are anticipated from the project in combination with any future development of the Accretive site.

Each of the cumulative projects would be required to adhere to the applicable land use plans and policies. None of the cumulative projects would require General Plan Amendments or Rezones, except for the Accretive project. Therefore, cumulative projects are consistent with the currently-adopted San Diego County General Plan and Zoning Ordinance. Further, based upon the draft NCMSCP Conservation Analysis Map, the cumulative projects do not appear to be located within a proposed PAMA (County of San Diego 2007b). Therefore, cumulative projects will not interfere with the goals and policies of the proposed NCMSCP. As such, cumulative impacts related to inconsistencies with applicable plans and policies are considered less than significant. In summary, cumulative impacts to land use and planning related to environmental plans, regulations, and ordinances are less than significant.

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Community Character

For the reasons noted in Section 3.1.6.2, the project will have a less than significant community character impact, since it is consistent with the pattern of estate lots and agricultural uses that presently exist in both the surrounding area and in the Bonsall community. The cumulative projects include those projects in the immediate vicinity including Dabbs, Stehly, and Pfaff. Each of the cumulative projects proposes a combination of rural residential and agricultural uses consistent with the surrounding area. Dabbs proposes to subdivide 38.4 acres into nine residential parcels of at least 4 acres in size. These parcel sizes are adequate to support agricultural uses on site. The Stehly project is a subdivision of 11.7 acres into four parcels. A minimum of 2 acres of grove will remain on each parcel. The Pfaff project is a minor subdivision of 11.9 acres into two lots. The majority of the Pfaff site consists of citrus and avocado groves with only 2 acres of these groves impacted by the project. The balance of the existing grove will remain on site. The average lot size of these three cumulative projects is 4.13 acres as compared to that of the proposed project with 3.3 acres. Therefore, the cumulative projects are consistent with the existing community character in the area. Because both the project and other planned projects in the area are consistent with the existing rural residential and agricultural uses, cumulative impacts are less than significant.

3.1.6.4 Significance of Impacts Prior to Mitigation

Based upon the analysis presented in Sections 3.1.6.2 and 3.1.6.3, the project will result in less than significant project- and cumulative-level impacts related to land use and community character and no mitigation is required.

3.1.6.5 Conclusion

As shown in the preceding analysis, the project will not divide an established community nor would it contribute to a cumulative division of an established community. Additionally, the project proposes an intensity and type of development that is consistent with surrounding land uses. The project is consistent with the currently-adopted County of San Diego General Plan and Zoning Ordinance because the proposed uses are consistent with the existing land use and zoning designations. The project is also consistent with all of the goals and policies of the Bonsall Community Plan, as discussed in Section 3.1.6.2 and Table 3.1.6-1. The project is not located within a proposed PAMA and, therefore, would not conflict with the preservation and mitigation strategy of the proposed NCMSCP. With regard to community character, the project would not change the character of an established neighborhood, nor would it modify land uses in a way that is incompatible with the area's existing community character. Therefore, project- and cumulative-level impacts to land use, planning and community character resulting from the proposed project are less than significant and no mitigation is required.

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**TABLE 3.1.6-1
Project Consistency with Applicable Plans and Requirements**

Plan	Goal/Policy	Proposed Project Compatibility
San Diego County General Plan	Intensive Agriculture land use designation gives a maximum density of one dwelling unit per 2-acre lot.	The proposed project is consistent with this policy. The project proposes 28 residential units on lots ranging from 2.1 to 5.9 acres. This is within the density limits for the Intensive Agriculture land use designation.
Bonsall Community Plan Community Character Goal	Preserve and enhance the rural character of Bonsall through the protection of agriculture, estate lots, ridgelines and the community's natural resources.	The proposed project is consistent with this goal. The project proposes 28 single-family homes with estate parcel sizes ranging from 2.1 acres to 5.9 acres. The project preserves the rural character through the provision of estate lots as well as the preservation of agriculture on the project site. 22.6 acres of agriculture will be maintained within an Agricultural Open Space easement. In addition to the 22.6 acres, an additional 35.9 acres will be not be disturbed due to project grading or construction. This 35.9-acre area contains agriculture. While there is no guarantee that future owners will retain this agriculture on site, the project includes several features which will encourage the continuation of agriculture on the 35.9 acres. This includes maintaining the existing irrigation systems which will be retained, and the record of successful estate residential and agricultural activities occurring on large-lot subdivisions in this portion of San Diego County. Therefore, the project minimizes the loss of agricultural operations, and proposes residential lots that would be characteristic of estate housing. The natural area in the northeast portion of Lot 16 would be preserved and buffered. There are no ridgelines on site. The project is consistent with the Community Character goal.
Bonsall Community Plan Community Character Policy 1	Where mass transit facilities are not planned, decreases in housing densities should be considered where development at existing densities would result in adverse impacts to traffic circulation.	The proposed project is consistent with this policy. There are not any mass transit facilities located in the project area. However, as discussed in Section 2.1 of this EIR, the traffic study completed for the project concluded the project will not create any significant traffic or traffic safety impacts. Potential cumulative traffic impacts to Camino del Rey will be mitigated to less than significant through payment into the County's Transportation Impact Fee (TIF) program. Therefore, the project will not result in adverse impacts to traffic circulation and the project is consistent with Community Character Policy 1.

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Plan	Goal/Policy	Proposed Project Compatibility
Bonsall Community Plan Community Character Policy 2	Slopes shall be a significant factor when determining the appropriate Plan designation.	The Community Plan designation for the project site is reflected in both the General Plan and Zoning designations for the site. As noted previously, the proposed project is consistent with both the County General Plan and the County Zoning Ordinance. A slope analysis completed for the project indicates the site is relatively flat and contains no steep slope lands. The topography of the project site is relatively flat and consistent with elevations in the surrounding area as shown on Figure 3.1.1-2 of this EIR. The project is therefore consistent with this Community Character Policy 2.
Bonsall Community Plan Community Character Policy 3	The Bonsall Bridge should be preserved as a historic structure of great beauty, symbolic of Bonsall's rural community character. Projects in the Bonsall Bridge area, at the intersection of Highway 76 and East Vista Way should be carefully reviewed to determine if adverse impacts would result to the Bridge or to community character, including traffic impacts to East Vista Way and Highway 76.	This policy is not applicable to the project. The project is not located in the vicinity of the Bonsall Bridge, nor would it result in any direct or indirect impacts to the bridge.
Bonsall Community Plan Community Character Policy 4	Densities should be reduced, when necessary, to prevent intensification that would create traffic conditions which would conflict with the rural community character.	The proposed project is consistent with this policy. As discussed in Section 2.1 of this EIR, the traffic study completed for the project concluded the project will not create any significant traffic or traffic safety impacts. Potential cumulative traffic impacts to Camino del Rey, which is not a rural roadway, will be mitigated to less than significant through payment into the County's TIF program. The density of the project is less than the 41 dwelling units that are allowed under the County's General Plan and Zoning Ordinance based upon the 28 units proposed. The project will not create any traffic conditions that would conflict with the rural community character and the project is therefore consistent with Community Character Policy 4.

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Plan	Goal/Policy	Proposed Project Compatibility
Bonsall Community Plan Community Character Policy 7	Whenever possible, buildings should be sited below ridges or set back with sufficient distance to minimize visual impacts. Screening vegetation is encouraged to visually shield all structures.	The proposed project is consistent with this policy. As discussed in Section 3.1.1 of this document, the project would not result in significant impacts to the visual character of the community. The proposed residential lots take advantage of the varied topography on the site and the retention of a portion of the existing agricultural operations on site to minimize views of the future residences. No ridgelines are on present the site. The project is consistent with Community Character Policy 7.
Bonsall Community Plan Land Use Policy 3	The West Lilac Road corridor of Bonsall has a very rural character, and this should be maintained consistently throughout the length of West Lilac Road.	The proposed project is consistent with this policy. As discussed in Section 2.1 of this EIR, the traffic study completed for the project indicate West Lilac Road is currently operating in an LOS B condition well below its design capacity of 10,900 daily trips. West Lilac Road will continue to operate in an LOS B condition with project traffic. No changes to West Lilac Road are necessary to accommodate project traffic and West Lilac Road will therefore retain its existing rural character. The project is therefore consistent with Land Use Policy 3.
Bonsall Community Plan Land Use Policy 9	Grading should be contoured to blend with natural topography, rather than consist of straight edges.	The proposed project is consistent with this policy. The proposed grading follows the natural terrain as much as possible in the design. Minimal grading is required for creation of housing pads and roads. Grading activities would be contoured to blend with the natural topography of the site which is gently sloped and the project would be consistent with Land Use Policy 9.
Bonsall Community Plan Land Use Policy 10	Significant natural resources and features should be protected. Examples of these include: lakes, ponds, streams, marshes, riparian areas, wetlands areas, habitats, large boulder clusters, large individual trees or stands, and open space in its wild or natural state. These constraints on the land may dictate a lesser yield of lots for subdivision.	The proposed project is consistent with this policy. The project includes a buffer to protect wetland habitat that is located off-site, north of Lot 16. There are no lakes, ponds, streams, marshes, riparian areas, wetlands, stands of scenic trees, or large boulders on the project site. The habitat has been removed because the site has been in agriculture since the 1970s. These environmental constraints have been identified and avoided and the project is consistent with Land Use Policy 10.

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Plan	Goal/Policy	Proposed Project Compatibility
Bonsall Community Plan Residential Goal	Encourage residential development that is consistent with the community's rural character and to its natural resources.	The proposed project is consistent with this goal. The project would construct 28 single-family residences on a 92.8-acre parcel. Lot sizes would range between 2.1 and 5.9 acres in size. This type of low density residential development is consistent with the rural character of Bonsall. Under the current General Plan and zoning designation on the site, up to 41 residential lots could be developed. The project proposes 30 percent fewer lots than could be permitted under the current zoning. Additionally, agricultural operations would be retained on-site. Therefore, the project would preserve the existing characteristics of the project site. Because the project proposes low density development with agricultural use, the project is consistent with the Residential Goal.
Bonsall Community Plan Residential Policy 1	House pads and envelopes shall be shown on all Tentative Maps. In addition, the Health Department layouts shall be included with each Tentative Map for public review.	The proposed project is consistent with this policy. A Tentative Map has been submitted to the County of San Diego exhibiting house pads and envelopes. The Health Department has approved the septic systems for the project. Therefore, the project is consistent with Residential Policy 1.
Bonsall Community Plan Residential Policy 4	The minimum side yard setback for 2-acre or larger lots, in a 2-acre or larger zone should be 25 feet.	The proposed project is consistent with this policy. The lot sizes for the proposed project would range between 2.1 and 5.9 acres in size and would have a minimum side yard setback of 25 feet consistent with Residential Policy 4.
Bonsall Community Plan Residential Policy 6	Adequate mitigation of impacts to roads, schools, and other community facilities should be considered as a factor in approving or disapproving any subdivision of land.	The proposed project is consistent with this policy. As identified in Section 3.2 of this document, impacts to public services, including schools and other community facilities, were found to be less than significant during the Initial Study of the proposed project. Additionally, as discussed in Section 2.1 of this document, project-level impacts to roadways would be less than significant. Cumulative impacts to the a segment of Camino del Rey would be reduced to less than significant through payment into the County's TIF program consistent with Residential Policy 6.
Bonsall Community Plan Residential Policy 10	For proposed subdivisions, dedicated open space easements should be used to protect the environment.	The proposed project is consistent with this policy. The project has been designed to avoid impacts to the off-site riparian area near the corner of Lot 16 by placing it in an Agricultural Open Space easement to extend no less than 100 feet inwards from the

3.1.6 Land Use/Planning/Community Character

Plan	Goal/Policy	Proposed Project Compatibility
		property boundary in the vicinity of the off-site southern coast live oak riparian forest. Agricultural operations would also be retained, 22.6 acres of which would be within an Agricultural Open Space easement. Therefore, a dedicated easement would protect natural resources in the project area consistent with Residential Policy 10.
Bonsall Community Plan Agricultural Goal	Protect and encourage existing and future agriculture/horticulture as a prominent land use throughout the Bonsall area.	The proposed project is consistent with this goal. The project is zoned A70 (Agriculture) by the County Zoning Ordinance. This zone is intended to create and preserve areas primarily for agricultural crop production while allowing single-family residential use. The project will protect and encourage existing and future agriculture activities in two ways. First, the project preserves 22.6 acres of agriculture within an Agricultural Open Space easement. The Agricultural Open Space easement would prohibit the construction or placement of any residence, garage, or any accessory structure that is designed or intended for occupancy by humans, and the placement of any recreational amenities for the purpose of ensuring that the land is available for agricultural use. In addition to the 22.6 acres, an additional 35.9 acres will be not be disturbed due to project grading or construction. This 35.9-acre area contains agriculture. While there is no guarantee that future owners will retain this agriculture on site, the project includes several features which will encourage the continuation of agriculture on the 35.9 acres. This includes maintaining existing irrigation systems which will be retained, and the long record of successful estate residential and agricultural activities successfully occurring on large-lot subdivisions throughout San Diego. Therefore, agricultural operations would remain the prominent land use on the project site and the project is consistent with the Agricultural Goal.
Bonsall Community Plan Agricultural Policy 1	Properties that are in agricultural use and are being proposed for development with estate sized lots should be encouraged to retain agriculture as a compatible use.	The proposed project is consistent with this policy. Agricultural operations would be retained on-site, with 22.6 acres preserved within an Agricultural Open Space easement. In addition to the 22.6 acres, an additional 35.9 acres will be not be disturbed due to project grading or construction. This 35.9-acre area contains agriculture. While there is no guarantee that future owners will retain this agriculture on site, the project includes several

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Plan	Goal/Policy	Proposed Project Compatibility
		features which will encourage the continuation of agriculture on the 35.9 acres. This includes maintaining existing irrigation systems which will be retained, and the record of successful estate residential and agricultural activities occurring on large-lot subdivisions in this portion of San Diego. Therefore, the majority of the significant agricultural resources would be retained as a compatible use, consistent with Agricultural Policy 1.
Bonsall Community Plan Agricultural Policy 2	Areas with existing agriculture and areas defined as suitable for agriculture should be considered for the (19) Intensive Agriculture Plan Designation.	The proposed project is consistent with this policy. The project is designated as (19) Intensive Agriculture in the existing County General Plan. Therefore, the project is consistent with Agricultural Policy 2.
Bonsall Community Plan Agricultural Policy 4	Agricultural use and land suitable for agricultural usage should be protected from land uses which may be incompatible with agriculture.	The proposed project is consistent with this policy. The project site is designated as Intensive Agriculture and zoned A70 (Agriculture). This land use designation and zoning allow for low density residential uses combined with agricultural operations. The project will place 22.6 acres of existing agriculture into an Agricultural Open Space easement, which will afford long term preservation of agriculture. Therefore, the project does not propose any land uses that are incompatible with Agricultural Policy 4.
Bonsall Community Plan Agricultural Policy 6	All discretionary permit applications should be assessed for compatibility with the surrounding neighborhood and community character before they are granted.	The proposed project is consistent with this policy. All discretionary permit actions associated with the project have been analyzed in this document. The actions resulting from approval of discretionary permits would be compatible with the surrounding neighborhood and community character. Therefore, the project is consistent with Agricultural Policy 6.
Bonsall Community Plan Housing Goal	Provide adequate housing opportunities for all residents while maintaining and promoting the rural residential character of the community.	The proposed project is consistent with this goal. The proposed project would construct 28 single-family residences on a 92.8-acre parcel. Existing agricultural operations would be retained along with the new residential uses. This type of low-density development is representative of the rural characteristic of the community. Therefore, the project is consistent with the Housing Goal.

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Plan	Goal/Policy	Proposed Project Compatibility
Bonsall Community Plan Circulation Policy 5	To maintain and/or improve scenic areas, road alignments and realignments shall be designed to minimize the alteration of the natural landform by following the contours of the existing, natural topography without sacrificing safety or sight distance criteria. When road alignments require the removal of existing vegetation, revegetation with native species should be required.	<p>The proposed project is consistent with this policy. The project site is located south of West Lilac Road and northeasterly of the intersection of Via Ararat Drive. The project proposes five private streets within the project site to provide access to individual lots from Aquaduct Road and Via Ararat Drive. Aquaduct Road and Via Ararat Drive would not be realigned by the project. All proposed streets would follow the contours of the existing natural topography.</p> <p>Safety or sight distance criteria have not been sacrificed by following the contours of the existing natural topography for area roadways (Table 2.1-7). Therefore, the project is consistent with Circulation Policy 5.</p>
Bonsall Community Plan Circulation Policy 6	Preservation and protection of sensitive habitats, such as wetlands, shall have priority over road location, relocation or realignment when other practical alternatives are available. Within the Bonsall Community Planning Area, all mitigation is encouraged to be on-site and site specific. Where not appropriate, mitigation within the Bonsall Community Plan Area shall be given primary consideration.	<p>The proposed project is consistent with this policy. The on-site roads and off-site road improvements proposed by the project will not result in wetland or habitat impacts. Therefore, the project is consistent with Circulation Policy 6.</p>
Bonsall Community Plan Circulation Policy 7	Retain the rural character of Bonsall roads by keeping meandering (with safe radii), rolling road surfaces instead of straight and level, high-speed roads. The design of road improvements shall preserve the scenic and rural values of the road, to the maximum extent possible consistent with public safety.	<p>The proposed project is consistent with this policy. The project proposes five private streets within the project site to provide access to individual lots from Aqueduct Road and Via Ararat Drive. The design of Aqueduct Road and Via Ararat Drive would not be impacted by the project. Private roads constructed on the project site would be contoured to the existing natural topography to preserve the scenic and rural values of the area. Therefore, the project is consistent with Circulation Policy 7.</p>

3.1.6 Land Use/Planning/Community Character

Plan	Goal/Policy	Proposed Project Compatibility
Bonsall Community Plan Circulation Policy 11	Utilities shall be undergrounded, with the exception of those that are exempt and cannot be undergrounded.	The proposed project is consistent with this policy. All new utilities associated with the project are proposed to be placed underground. Existing overhead utility lines will be relocated in order to accommodate the widening of Via Ararat Road from West Lilac Road to the project site. Therefore, the project is consistent with Circulation Policy 11.
Bonsall Community Plan Conservation Goal 1	Promote an ecological approach to the preservation, conservation and management of all natural resources within the Bonsall plan area.	The proposed project is consistent with this goal. While there are no natural resources on the site. There is one off-site wetland resource which will be protected through a buffer that is currently agricultural and will be maintained as such, through protections required by the Agricultural Open Space easement. Therefore, the project includes an ecological approach to the preservation and management of natural resources in the Bonsall area and the project is consistent with Conservation Goal 1.
Bonsall Community Plan Conservation Goal 2	Preserve the unique natural and cultural resources on Bonsall, and the San Luis Rey River and associated watershed while supporting its traditional rural and agricultural life-style.	The proposed project is consistent with this goal. The project does not result in any impacts to natural or known cultural resources or any impacts to the San Luis Rey River or its watershed. Therefore, the project is consistent with Conservation Goal 2.
Bonsall Community Plan Conservation Policy 2	Promote types and patterns of development that protect valuable groundwater basins and aquifers from potential pollution and minimize air pollution, fire hazard, soil erosion, silting, slide damage, flooding, and the visual degradation of scenic resources.	The proposed project is consistent with this policy. With implementation of best management practices, the project would not result in significant impacts to water quality. Additionally, impacts related to groundwater, air pollution, fire hazard, soil erosion, silting, slide damage, flooding, and scenic resources are all less than significant. Therefore, the project is consistent with Conservation Policy 2.
Bonsall Community Plan Conservation Policy 3	Promote types and patterns of development which prevent the destruction of important native plant communities or the habitat of any endangered, threatened or other sensitive species including but not limited to: riparian habitat, coastal sage scrub, oak woodlands.	The proposed project is consistent with this policy. No native plant communities or sensitive habitat or species will be impacted by the project. The on-site agricultural preserve area protects the oak woodland located off-site north of Lot 16. Therefore, the project is consistent with Conservation Policy 3.

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Plan	Goal/Policy	Proposed Project Compatibility
Bonsall Community Plan Conservation Policy 4	Encourage the preservation of agricultural lands.	The proposed project is consistent with this policy. Agricultural operations would be preserved on-site, with 22.6 acres preserved within an Agricultural Open Space easement. In addition to the 22.6 acres, an additional 35.9 acres will not be disturbed due to project grading or construction. This 35.9-acre area contains agriculture. While there is no guarantee that future owners will retain this agriculture on site, the project includes several features which will encourage the continuation of agriculture on the 35.9 acres. This includes maintaining existing irrigation systems which will be retained, and the long record of successful estate residential and agricultural activities successfully occurring on large-lot subdivisions throughout San Diego. Therefore, the project is consistent with Conservation Policy 4.
Bonsall Community Plan Cultural Resource Goal 1	Identify and preserve important historic and prehistoric archaeological resources and provide adequate protection for new sites as they are discovered.	The proposed project is consistent with this goal. As discussed in Section 2.3 of this document, no historic or archaeological resources were located on the project site. However, mitigation has been provided to require construction monitoring to ensure that any unidentified cultural resources are identified and protected. Please see Section 2.3.4 of the EIR. Therefore, the project is consistent with Cultural Resource Goal 1.