

BO33

General Plan (Adopted Aug 2011)	SR10
Property Specific Request	SR2
Requested by: Steve Nakai	
Community Recommendation	SR10
Opposition Expected ¹	Yes
Spot Designation/Zone	Yes
Impact to FCI Timeline	None
Change to GPU Principles Needed	Yes
Level of Change (March 2011)	Major ²

Note:

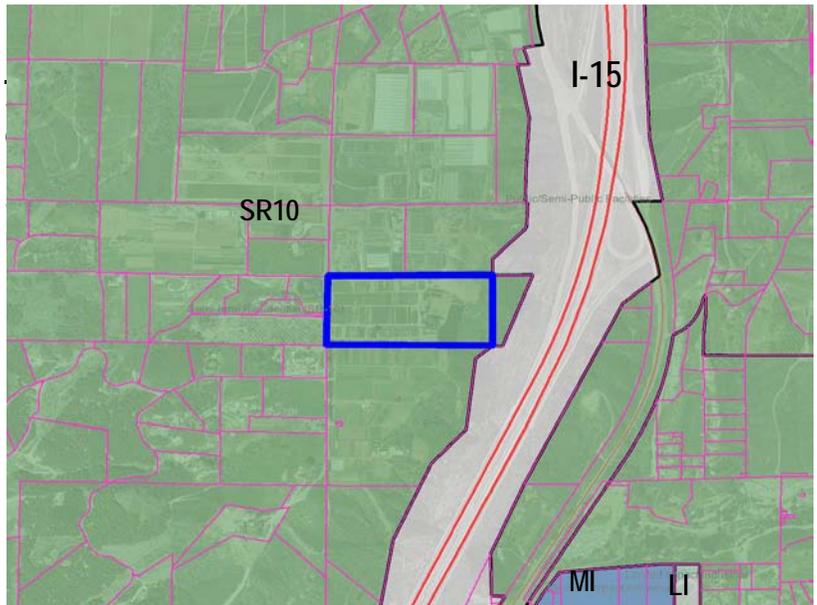
- 1- Based on staff's experience
- 2- Possible land use alternative April 2011: Moderate (attached)

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): <ul style="list-style-type: none"> ● – high; ◐ – partially; ○ - none ◐ Steep slope (greater than 25%) ○ Floodplain ○ Wetlands ◐ Habitat Value ◐ Agricultural Lands ◐ Fire Hazard Severity Zones 	

Land Use	
General Plan	
Scenario	Designation
Former GP	1 du/ 2, 4, 8 ac
GP (Adopted Aug 2011)	SR10
Referral	SR10
Hybrid	
Draft Land Use	
Environmentally Superior	RL20
Zoning	
Former — A70, 2-acre minimum lot size	
Adopted Aug 2011— A70, 4-acre minimum lot size	



Aerial



Adopted Aug 2011

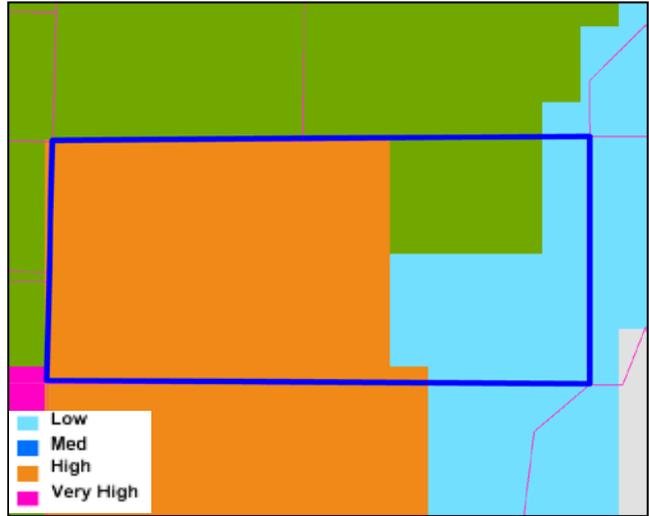
Discussion

This property is in Bonsall on the west side of 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 on the eastern fringes of the community planning area would not be supported by the Community Development Model since this area is composed of SR4 and SR10 designations.

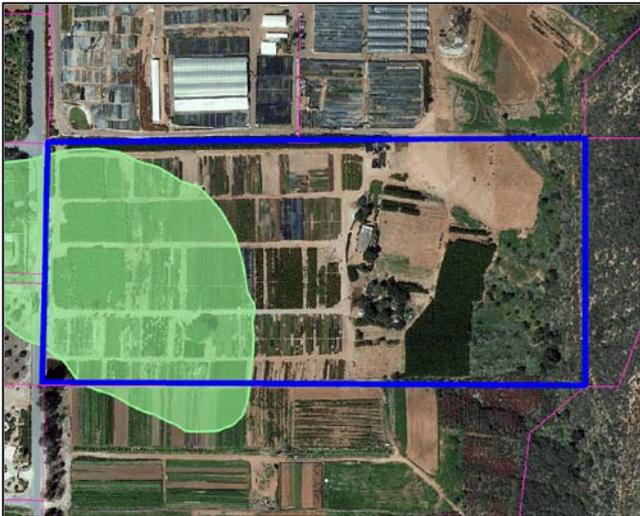
B033 (cont.)



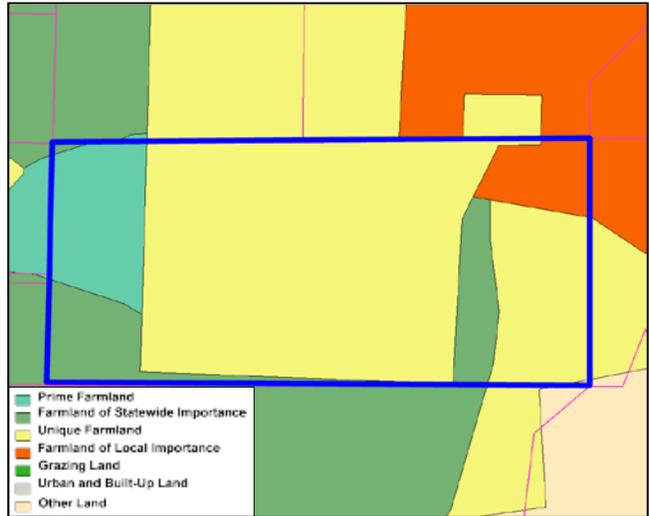
Steep Slope (Greater than 25%)



Habitat Evaluation Model



Prime Agricultural Land



Agricultural Lands



Fire Hazard Severity Zones

BO33 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Semi-Rural 2*	Semi-Rural 10	Major

*Note – On April 13, 2011, staff recommended a compromise for a SR4 designation for this property, which would result in a Moderate level of change. This compromise was NOT adopted (see also BO20 and BO29)

Rationale for Major Category Classification

- The site contains high quality agricultural lands and is distant from any community center, services, or major infrastructure.
- The General Plan Guiding Principles and policies support the preservation of agriculture as an integral component of the region's economy, character, and open space network.
- Any designation more dense than SR4 would conflict with the future commercial agricultural viability of those lands. This concept was endorsed early in the General Plan Update and numerous properties were designated with SR4 or SR10 based on it.
- The General Plan does not include similar or more intense densities in the vicinity and the vast majority of lots in the area are at least four acres or greater.
- The General Plan Community Development Model does not support increased development away from community centers.

General Plan Changes Necessary to Support the Request

- To ensure the SR2 designation is consistently assigned, approximately 3.3 square miles in the eastern portion of Bonsall located from West Lilac Rd to Gopher Canyon Rd would require a change in designation from SR4 and SR10 to SR2 (see Figure 1). This area includes two other requests that were part of a compromise proposed by staff on April 13, 2011.
- The General Plan Guiding Principles and policies would require revisions to deemphasize compact communities.
- Revisions may also be necessary to Guiding Principles and policies that relate to reducing densities in areas with sensitive natural resources and certain constraints.
- The General Plan Guiding Principles and policies would require revisions to deemphasize the importance of agriculture to the County in areas where it is no longer feasible.
- The General Plan Guiding Principles and policies would require revisions to reflect that some communities that have historically been agriculture in character may transition to large lot estate or suburban communities because of the decreasing viability of agriculture.
- In areas where the presence of agricultural lands strongly influenced the General Plan designation, the designation should be reconsidered. This would likely mainly occur in agricultural north county communities such as Bonsall, Fallbrook, Twin Oaks, Valley Center, and Pala/Pauma.

Impact to Forest Conservation Initiative Remapping Timeline

None – This issue relates to agricultural lands which may be considered for densities of SR2 or greater. No lands in the Forest Conservation Initiative area occur in established agricultural communities where SR2 or greater densities might be applied.

Relevant General Plan Principles, Goals, and Policies

A sampling is included below:

Principle 2. Promote health and sustainability by locating new growth near existing and planned infrastructure, services, and jobs in a compact pattern of development.

Goal LU-1 Primacy of the Land Use Element. A land use plan and development doctrine that sustain the intent and integrity of the Community Development Model and the boundaries between Regional Categories.

Policy LU-1.1 Assigning Land Use Designations. Assign land use designations on the Land Use Map in accordance with the Community

Development Model and boundaries established by the Regional Categories Map.

Policy LU-1.3 Development Patterns. Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.

Goal COS-14 Sustainable Land Development. Land use development techniques and patterns that reduce emissions of criteria pollutants and GHGs through minimized transportation and energy demands, while protecting public health and contributing to a more sustainable environment.

Policy COS-14.1 Land Use Development Form. Require that development be located and designed to reduce vehicular trips (and associated air pollution) by utilizing compact regional and community-level development patterns while maintaining community character.

Principle 8. Preserve agriculture as an integral component of the region's economy, character, and open space network.

Policy LU-2.3 Development Densities and Lot Sizes. Assign densities and minimum lot sizes in a manner that is compatible with the character of each unincorporated community.

Policy LU-2.4 Relationship of Land Uses to Community Character. Ensure that the land uses and densities within any Regional Category or Land Use Designation depicted on the Land Use Map reflect the unique issues, character, and development objectives for a Community Plan area, in addition to the General Plan Guiding Principles.

Goal LU-7 Agricultural Conservation. A land use plan that retains and protects farming and agriculture as beneficial resources that contribute to the County's rural character.

Policy LU-7.1 Agricultural Land Development. Protect agricultural lands with lower-density land use designations that support continued agricultural operations.

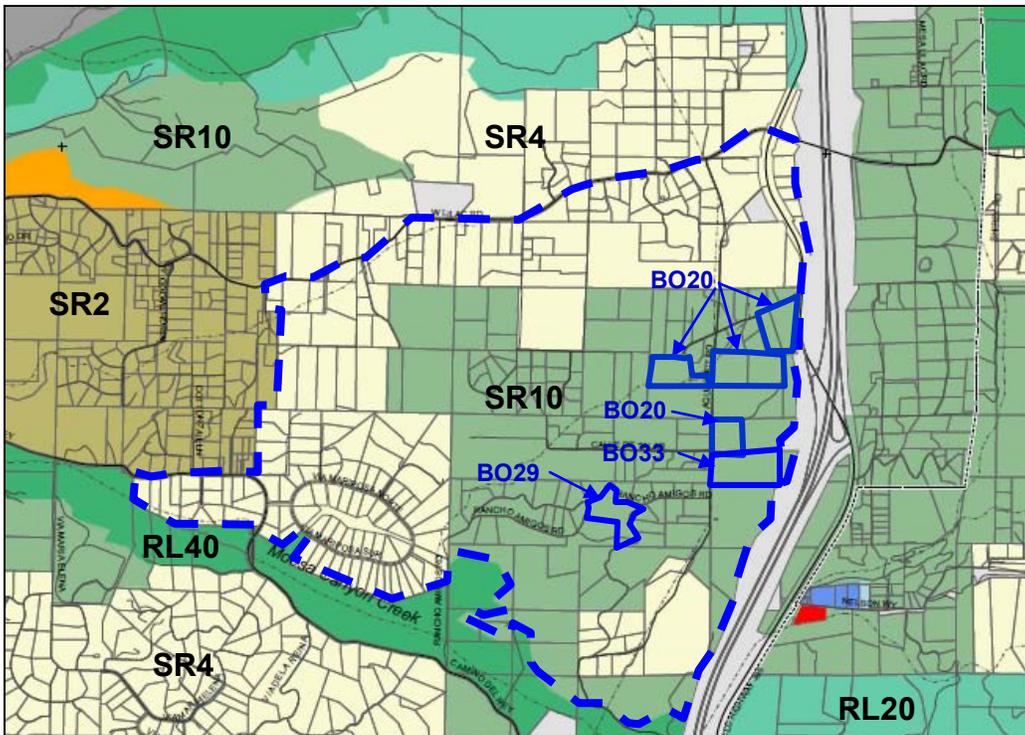
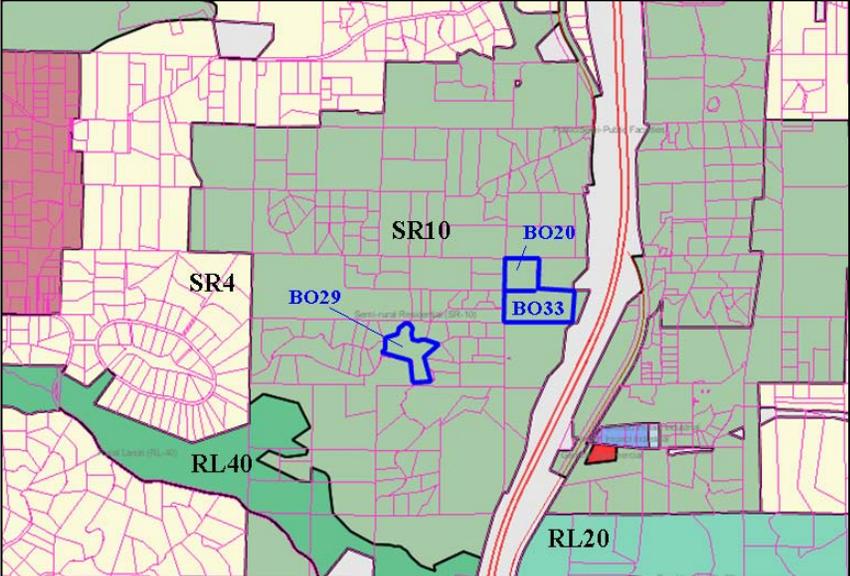
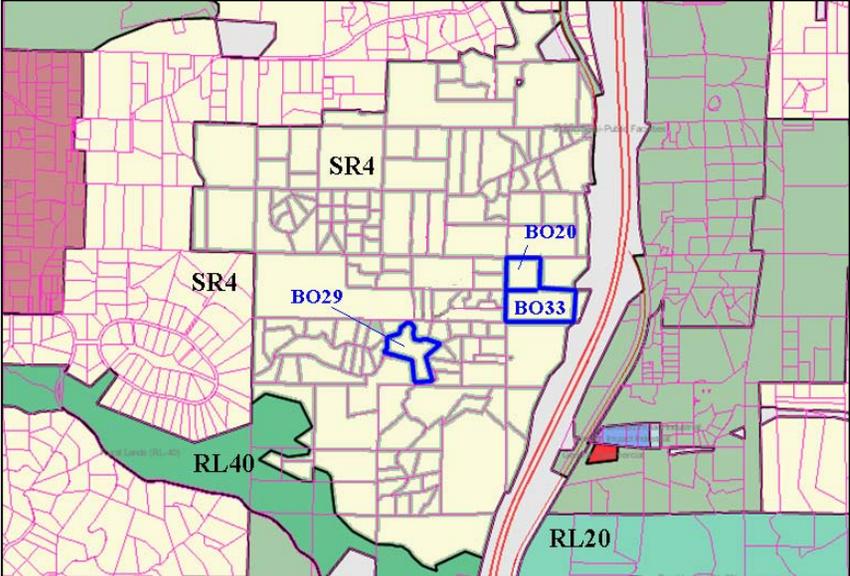


Figure 1: Property Specific Request — Refinements Necessary for Change - - - -

BO20, BO29, BO33 – Gerald Church, Mark Wollam, Steve Nakai

Property Specific Request	PC / Staff Recommendation	Possible Alternative Designation(s)	Level of Change for Alternative
Semi-Rural 2	Semi-Rural 10	Semi-Rural 4	Moderate
			
PC / Staff Recommendation		Possible Alternative Land Use Change	

Discussion:

- These sites were not raised as residential referrals during previous Board of Supervisors and Planning Commission Hearings prior to October 20, 2011; however, they were raised in testimony and correspondence during the Board of Supervisors hearings in the Fall of 2010.
- This potential alternative designation would give the SR4 designation not only to the three subject properties but also to the surrounding area north of Moosa Canyon Creek. Since the most intense designation evaluated in the EIR was SR10, the potential land use change would still require recirculation of the EIR.