

GENERAL PLAN UPDATE STEERING COMMITTEE CONSERVATION SUBDIVISION PROGRAM HANDOUT

August 23, 2008

EXPLANATION OF POSSIBLE GP UPDATE ZONING CHANGES

1. Property Receives Similar Density

Example: Estate Res 1 du/2,4 ac to Semi-rural Res 1 du/2,4,8 ac

- No Change (i.e. stays at minimum 2 acres)
- Minimum lot size decreased based on CP/SG Input (target 0.5 acres if appropriate)

2. Property Receives Decreased Density

Example: Multiple Rural Use 1 du/4,8,20 to Rural Lands 1du/20 ac

- No Change (i.e. stays at minimum 4 acres)
- Minimum lot size decreased based on CP/SG input (target 2 acres if appropriate)
- Minimum lot size increased based on CP/SG input (very limited circumstances)

3. Property Receives Increased Density

Example: Estate Res 1 du/2,4 ac to Village Res 2 du/ac

- Minimum lot size increased based on CP/SG input to match density (2 ac to 0.5 ac)
- Minimum lot size increased based on CP/SG input to target (2 ac to 10,000 sf)

CONSERVATION SUBDIVISION EXAMPLES (SEE HANDOUT)

1. Alpine – TM 5262

- Conservation Subdivision – 18 lots with 0.4-0.6 acre lots
- Approved Project – 15 lots with 1-2 acre lot

2. Ramona – TPM 20930

- Conservation Subdivision – 4 lots with 1 acre lots
- Approved Project – 3 lots with 4 acre lots

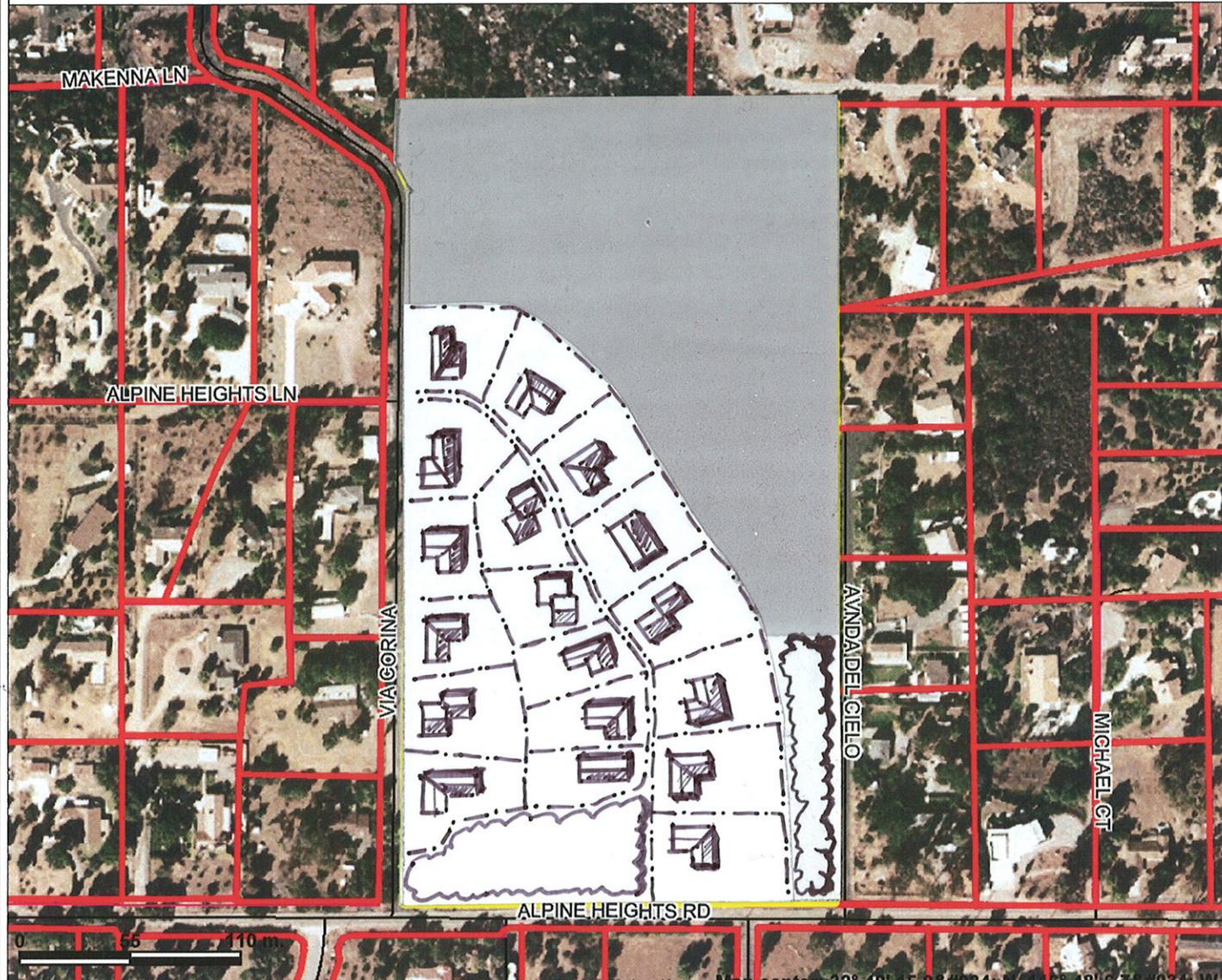
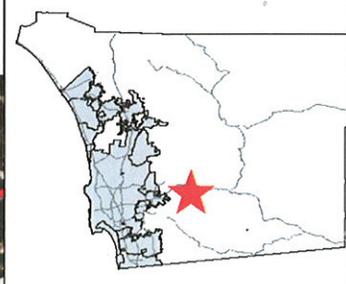
3. Lakeside – TM 5356

- Conservation Subdivision – 13 lots with 7,500 sf lots
- Approved Project – 9 lots with 15,000 sf lots

4. Bonsall – TM 5262

- Conservation Subdivision – 4 lots and remainder with 1 acre lots
- Approved Project – 4 lots and remainder with 4-8 acre lots

Conservation Subdivision - Alpine (TM 5262) SR-1



Legend

- Streets
- Parcel Boundary
- Project Parcel Lines
- Parcel Lines
- Preserved Open Space (9.1 acres)

Lots (acres)

- 1 - .51
- 2 - .58
- 3 - .54
- 4 - .60
- 5 - .63
- 6 - .59
- 7 - .63
- 8 - .67
- 9 - .37
- 10 - .43
- 11 - .45
- 12 - .40
- 13 - .45
- 14 - .54
- 15 - .46
- 16 - .49
- 17 - .57
- 18 - .52

• Existing home on lot 4



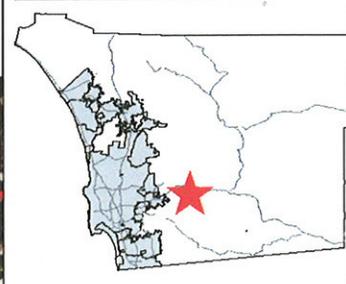
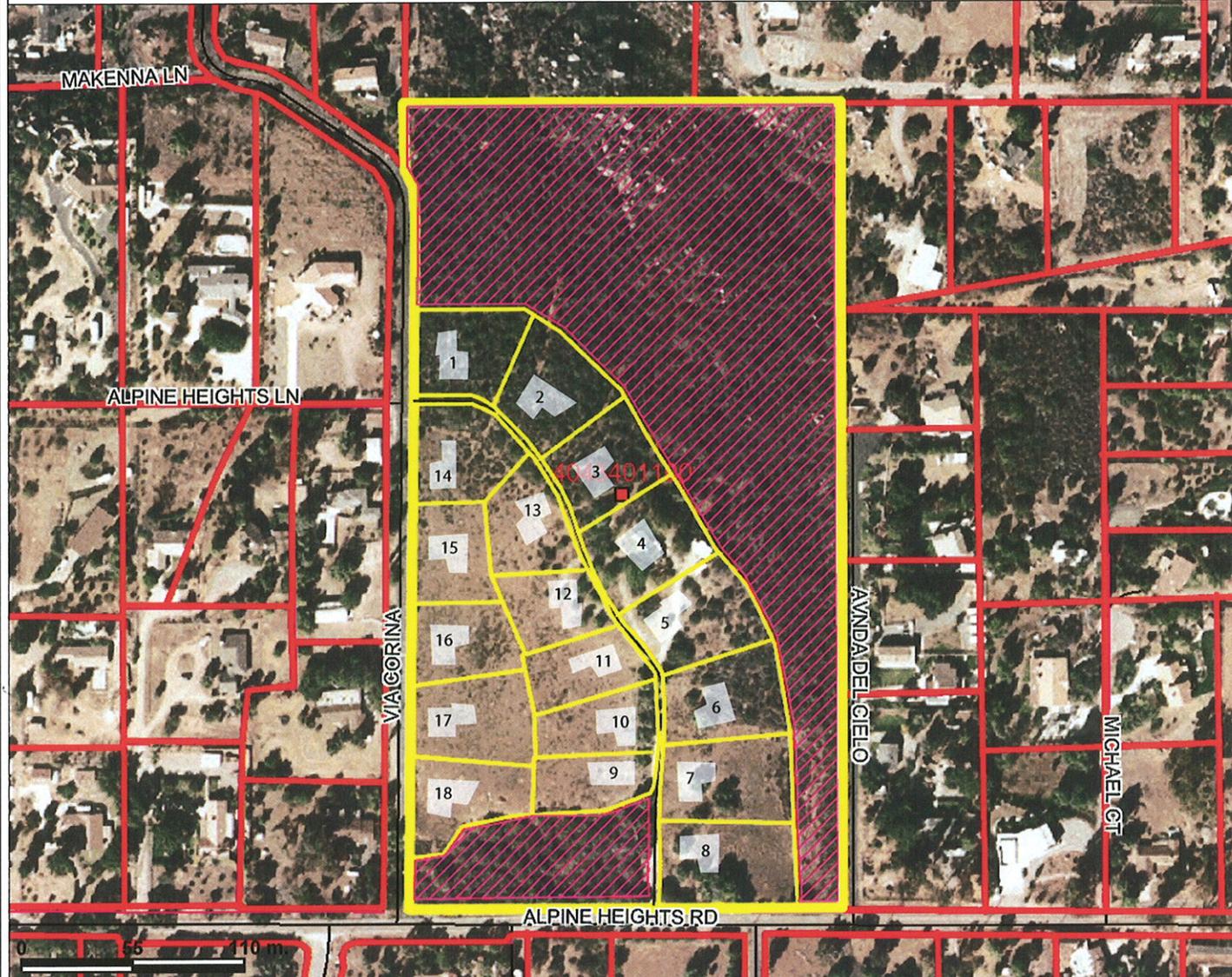
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Conservation Subdivision - Alpine (TM 5262) SR-1



Legend

- Streets
- Parcel Boundary
- Project Parcel Lines
- Parcel Lines
- Preserved Open Space (9.1 acres)

Lots (acres)

- 1 - .51
- 2 - .58
- 3 - .54
- 4 - .60
- 5 - .63
- 6 - .59
- 7 - .63
- 8 - .67
- 9 - .37
- 10 - .43
- 11 - .45
- 12 - .40
- 13 - .45
- 14 - .54
- 15 - .46
- 16 - .49
- 17 - .57
- 18 - .52

• Existing home on lot 4



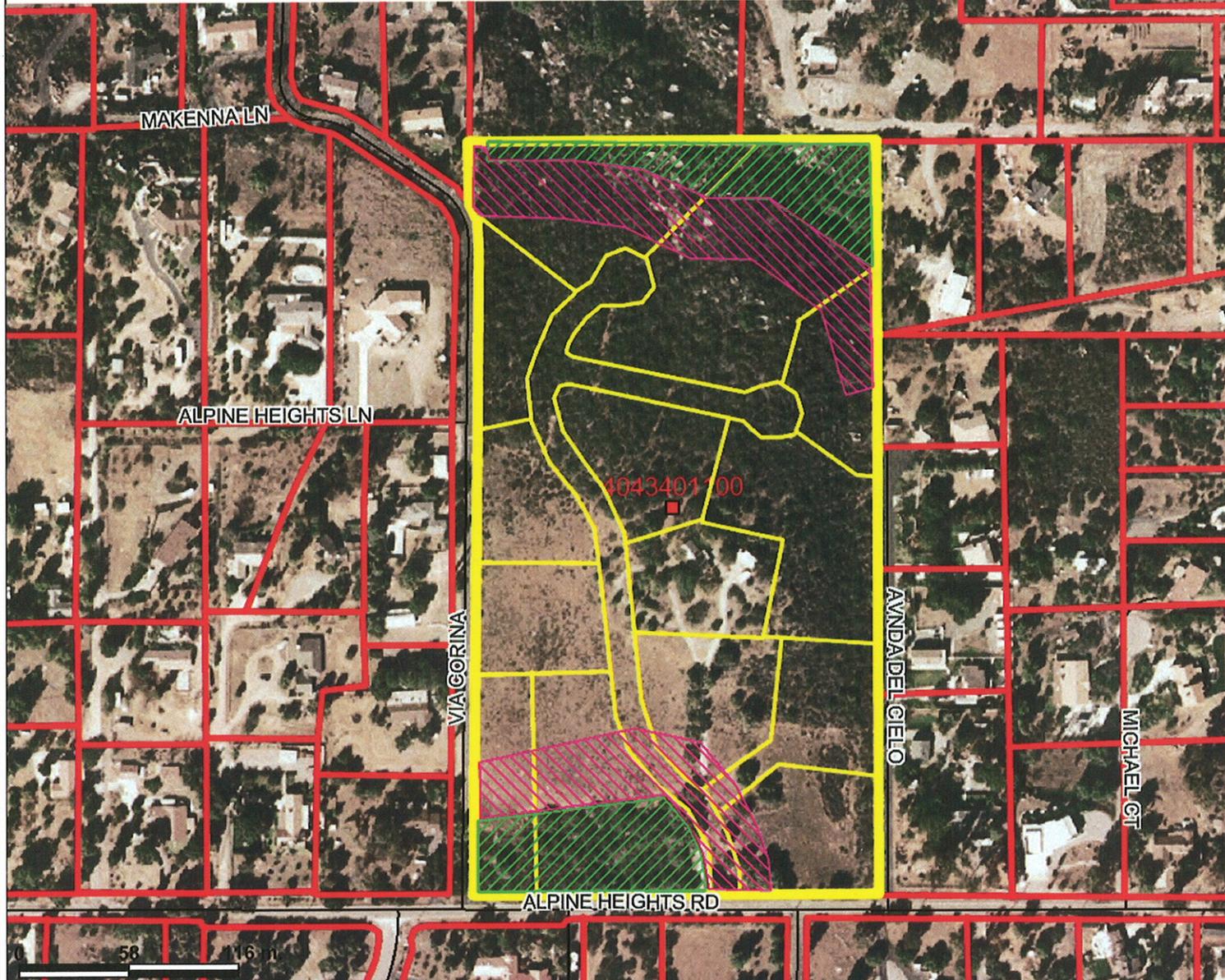
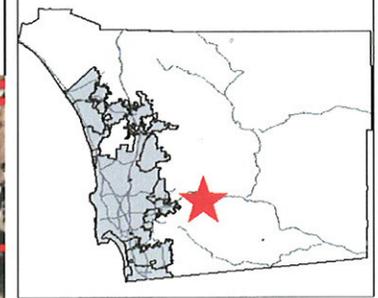
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Processed Project - Alpine (TM 5262) SR-1



Legend

- Streets
- Parcel Lines
- Subdivision Lines
- Project Parcel Lines
- Open Space Easement (Fire)
- Open Space Easement (Bio)

Lots

15 lots; 1-2 acres

Lot size regulations

1 acre



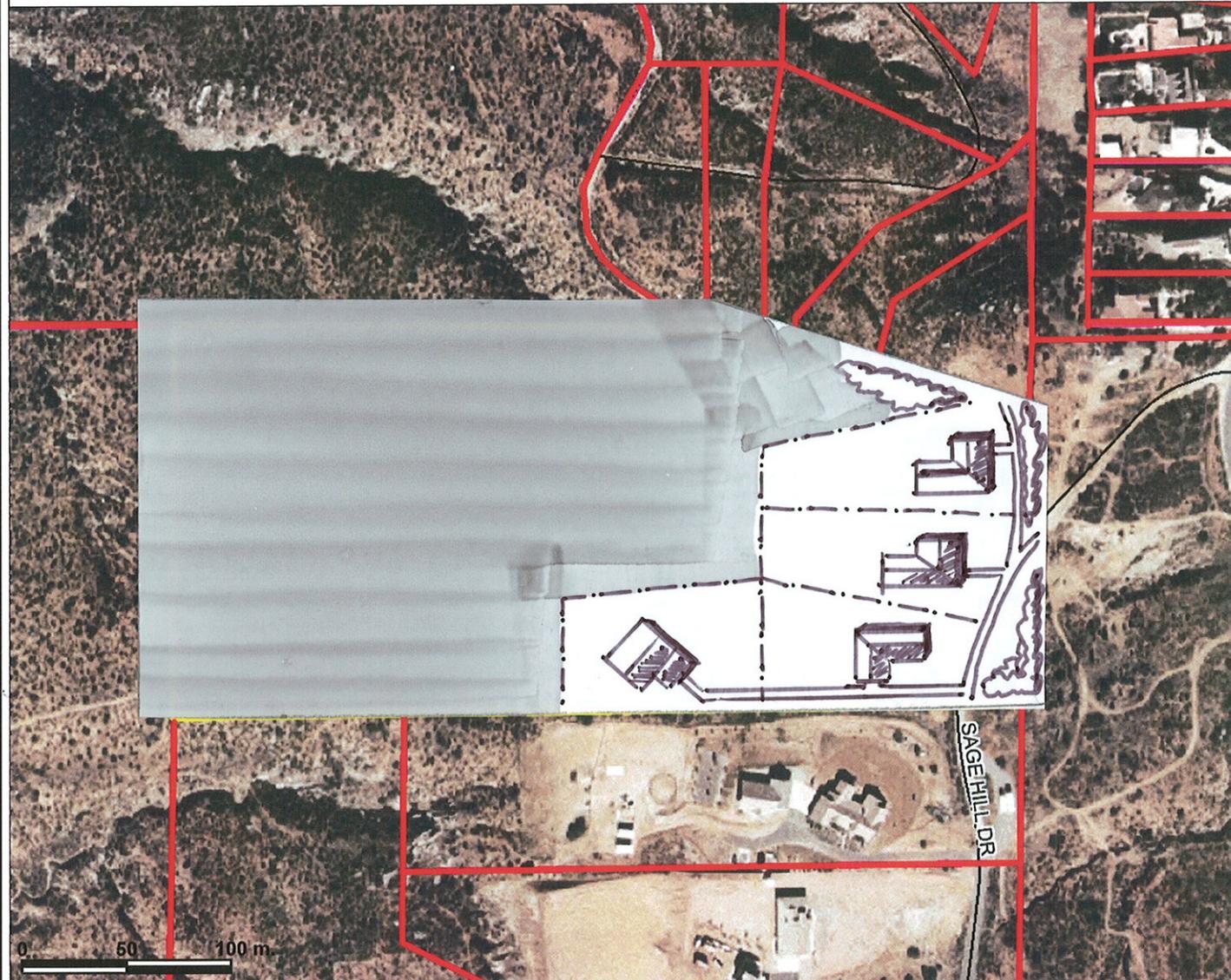
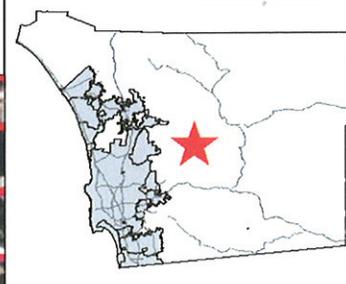
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Conservation Subdivision - Ramona (TPM 20930) SR-4



Legend

- Streets
- Parcel Boundary
- Project Parcel Lines
- Parcel Lines
- Preserved Open Space (11.8 acres)

- Lots
- 1 - 1.1 acres
 - 2 - 1.1 acres
 - 3 - 1.1 acres
 - 4 - 1.1 acres

- Existing house on lot 1



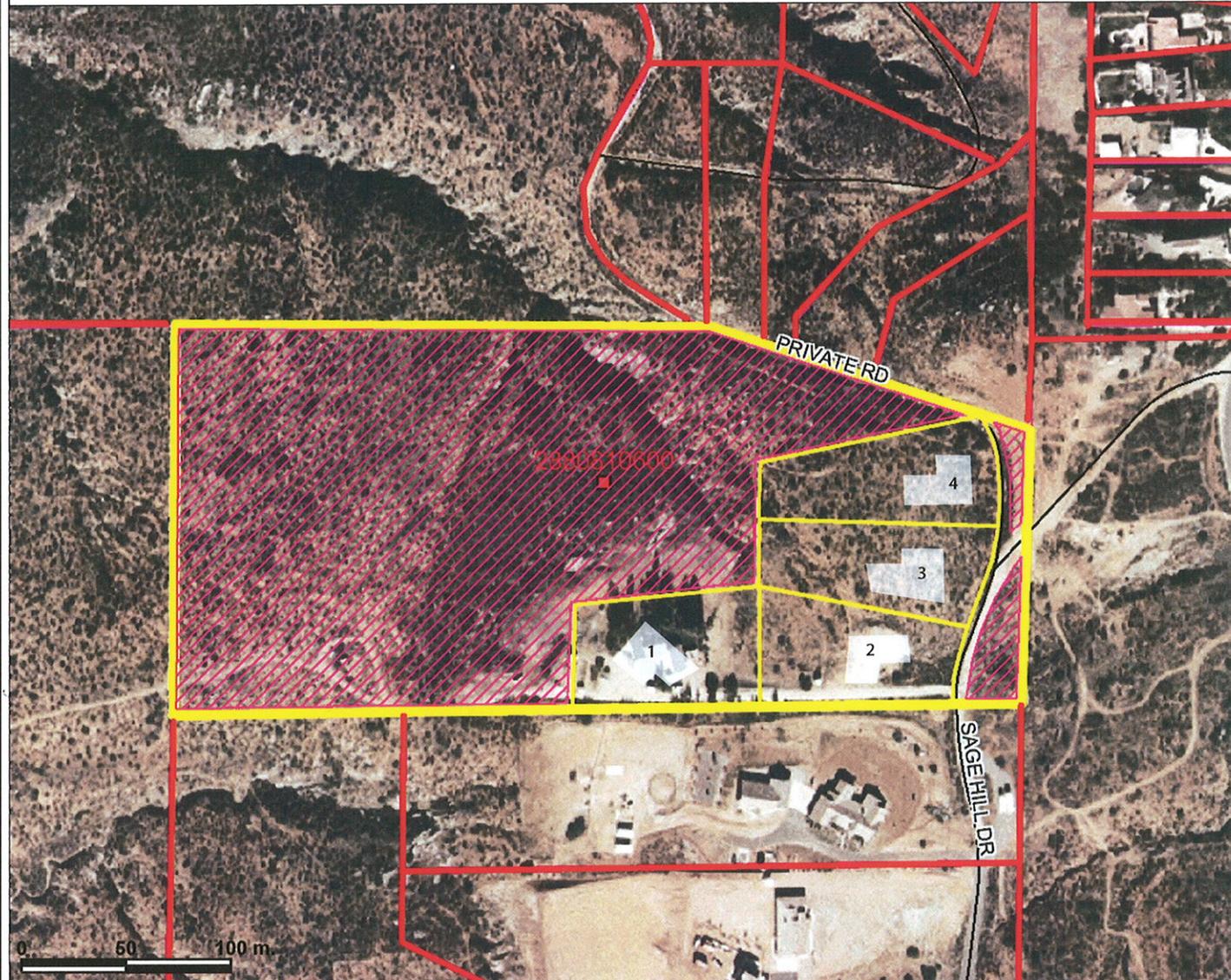
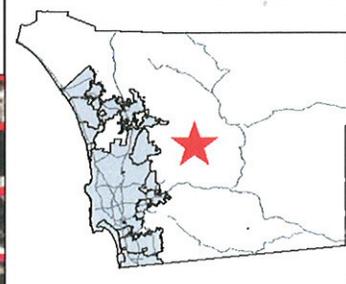
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Conservation Subdivision - Ramona (TPM 20930) SR-4



Legend

- Streets
- Parcel Boundary
- Project Parcel Lines
- Parcel Lines
- Preserved Open Space (11.8 acres)

Lots

- 1 - 1.1 acres
- 2 - 1.1 acres
- 3 - 1.1 acres
- 4 - 1.1 acres

- Existing house on lot 1

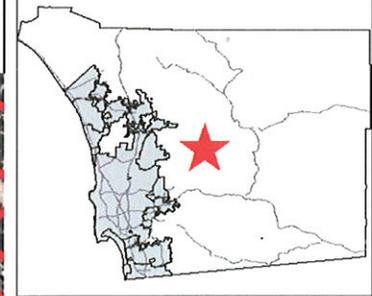
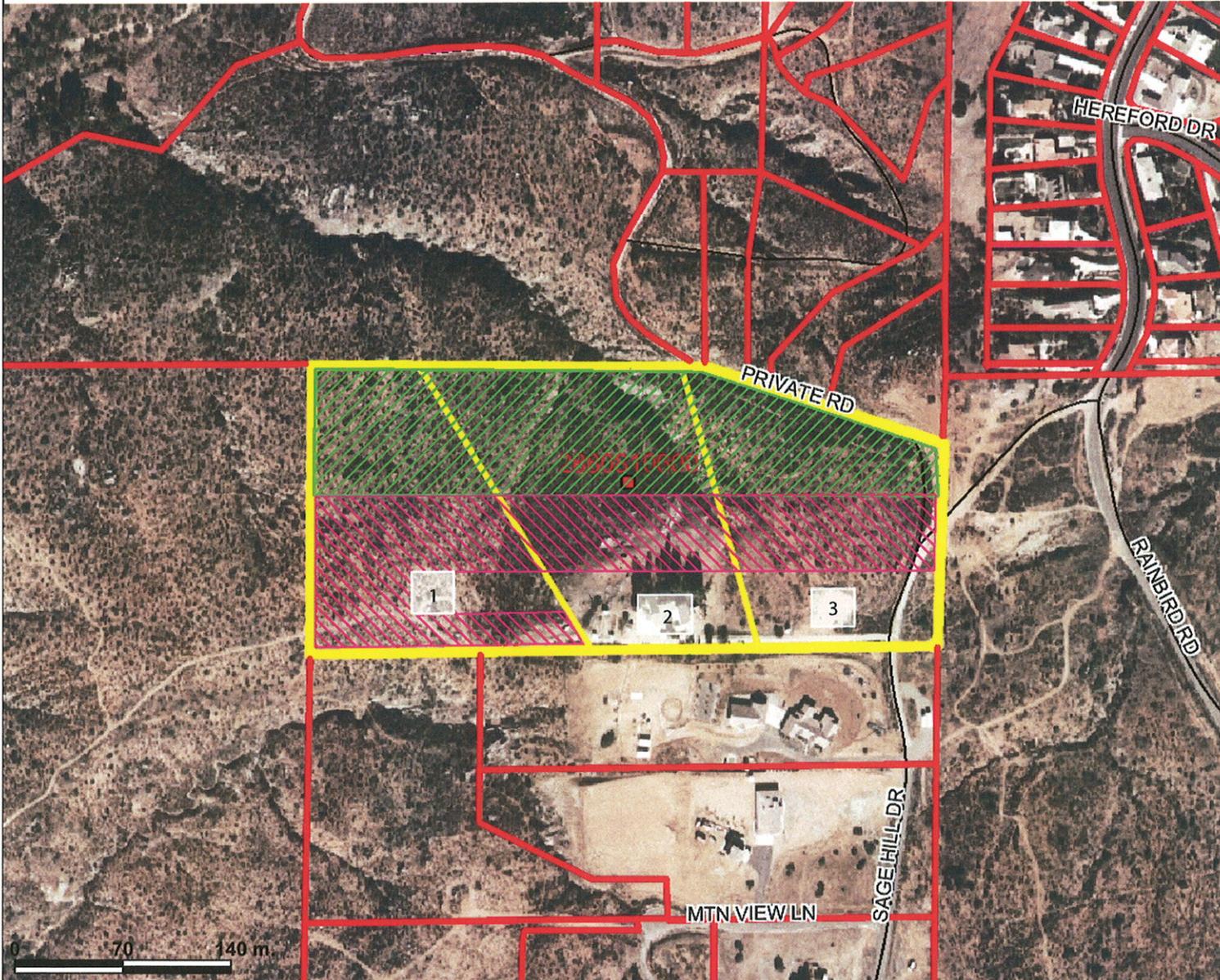
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Processed Project - Ramona (TPM 20930) SR-4



Legend

- Streets
- Parcel Boundary
- Project Parcel Lines
- Parcel Lines
- Bio Open Space Easement
- Building Zone Easement

Lots

- 1 - 4.0 acres
- 2 - 4.0 acres
- 3 - 4.0 acres



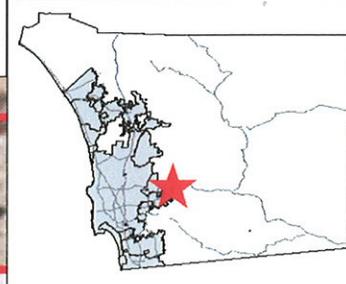
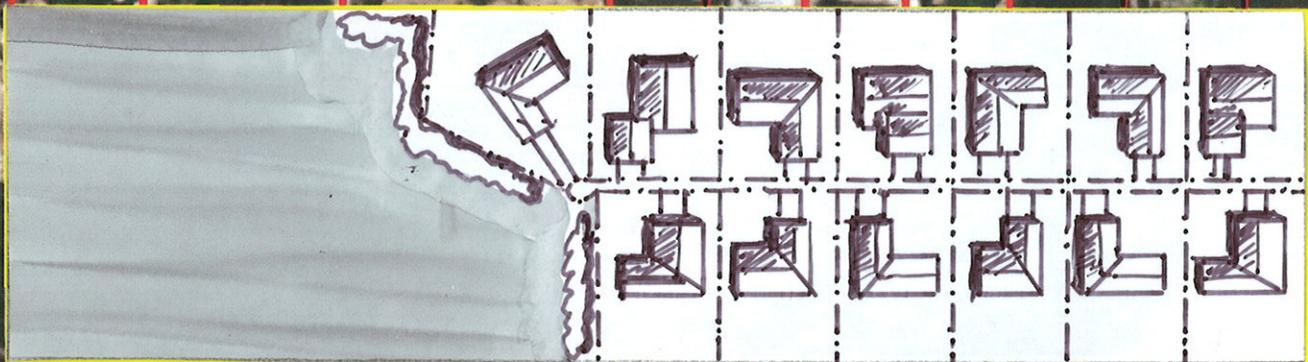
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Conservation Subdivision - Lakeside (TM5356) VR-4.3



Legend

- ~ Streets
- Parcel Boundary
- Project Parcel Lines
- Parcel Lines
- ▨ Preserved Open Space (1.7 acres)

Lots (acres)

| | |
|------|-----|
| 1 - | .19 |
| 2 - | .19 |
| 3 - | .18 |
| 4 - | .18 |
| 5 - | .19 |
| 6 - | .21 |
| 7 - | .23 |
| 8 - | .20 |
| 9 - | .19 |
| 10 - | .18 |
| 11 - | .18 |
| 12 - | .19 |
| 13 - | .19 |

- Consistent with parcels to the north

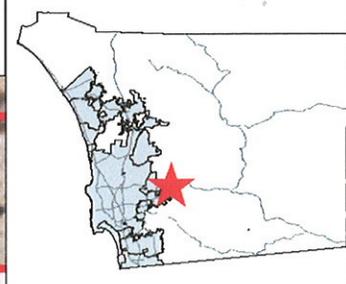
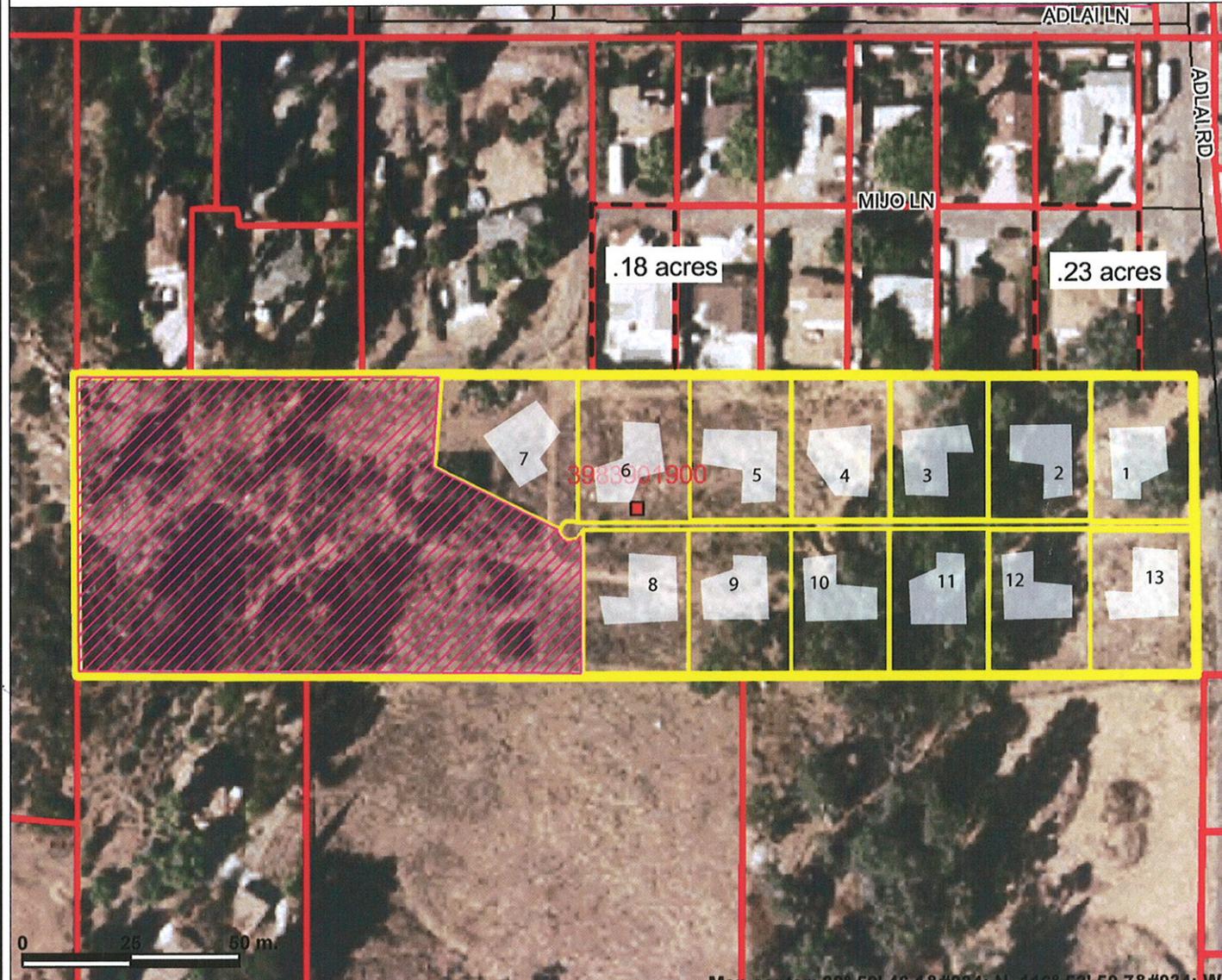
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Conservation Subdivision - Lakeside (TM5356) VR-4.3



Legend

- Streets
- Parcel Boundary
- Project Parcel Lines
- Parcel Lines
- Preserved Open Space (1.7 acres)

Lots (acres)

| | |
|----|-----|
| 1 | .19 |
| 2 | .19 |
| 3 | .18 |
| 4 | .18 |
| 5 | .19 |
| 6 | .21 |
| 7 | .23 |
| 8 | .20 |
| 9 | .19 |
| 10 | .18 |
| 11 | .18 |
| 12 | .19 |
| 13 | .19 |

- Consistent with parcels to the north

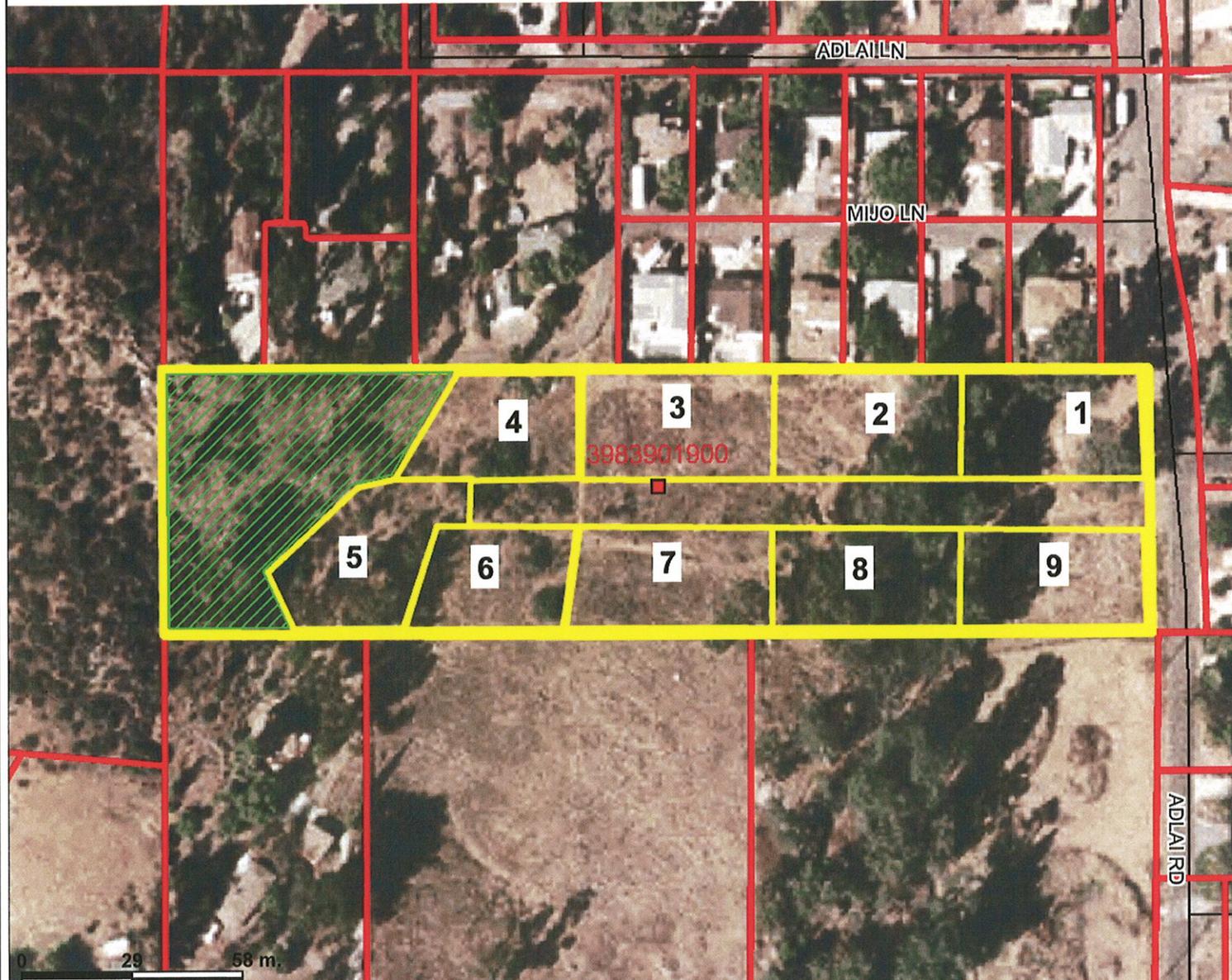
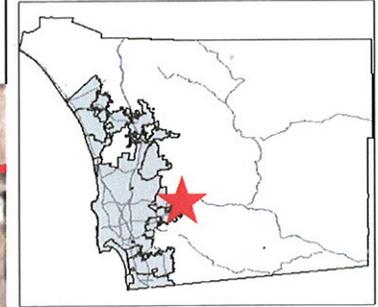
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Processed Project - Lakeside (TM 5356) VR-4.3



Legend

- Streets
- Parcel Boundary
- Project Parcel Lines
- Parcel Lines
- New Open Space Easement

Lots
9 lots ; 15,000 sq ft min. (net)



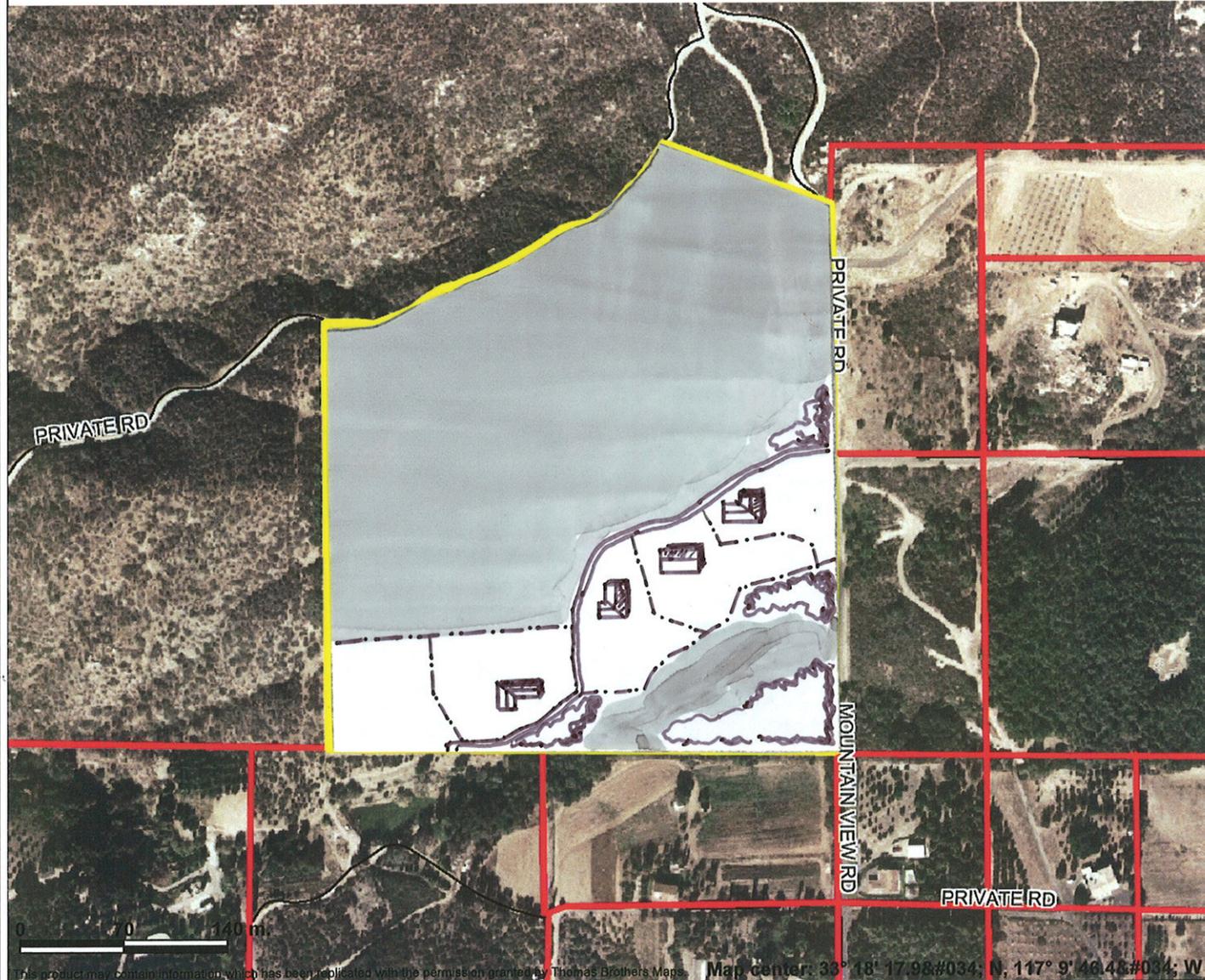
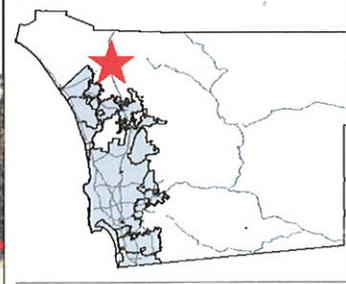
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Conservation Subdivision - Bonsall (TPM 20830) SR-4



Legend

- Streets
- Parcel Boundary
- Projects Parcel Lines
- Parcel Lines
- Preserved Open Space (21.6 acres)

- Lots**
- 1 - 1.1 acres
 - 2 - 1.4 acres
 - 3 - 1.2 acres
 - 4 - 1.6 acres
 - R - 1.4 acres

N

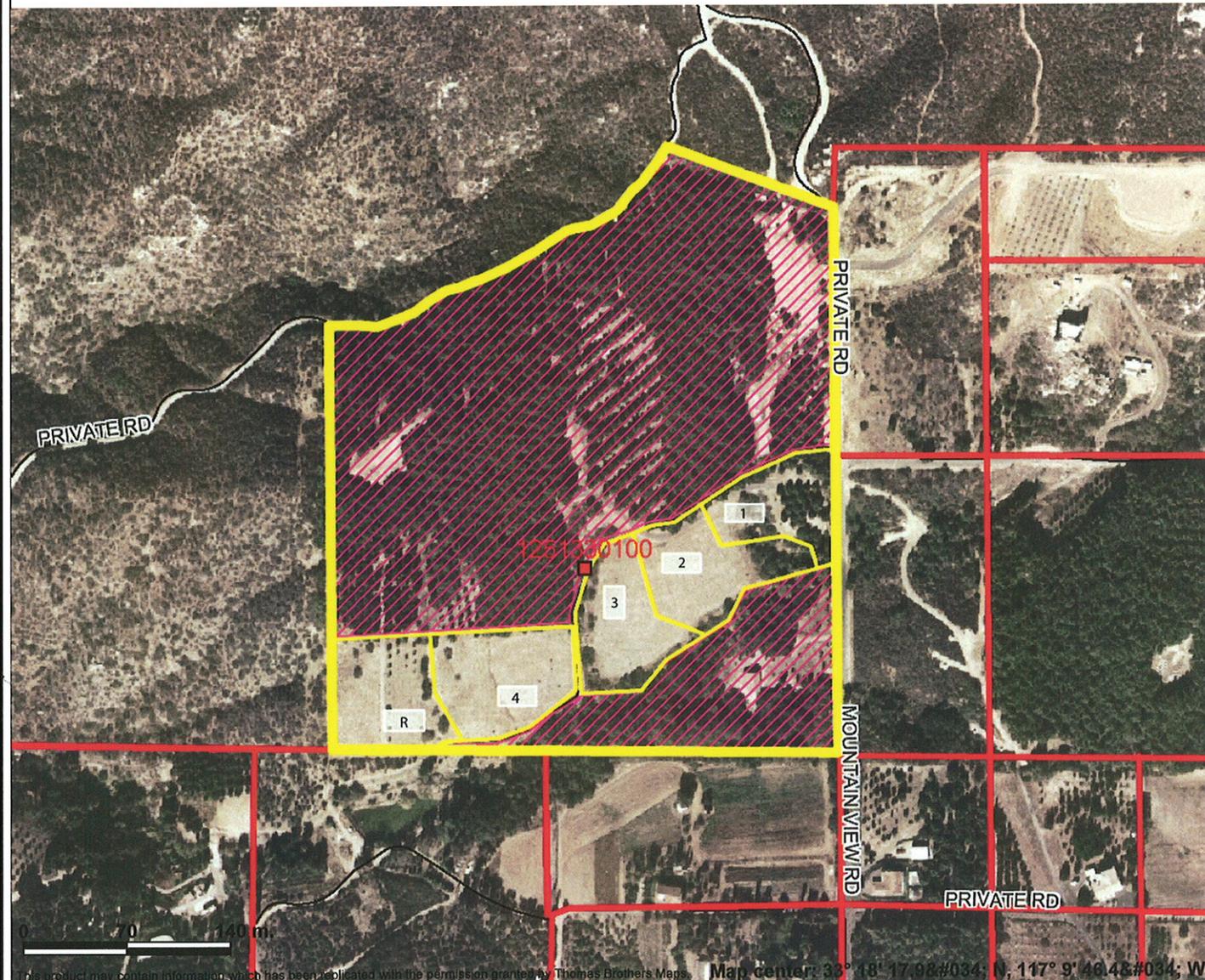
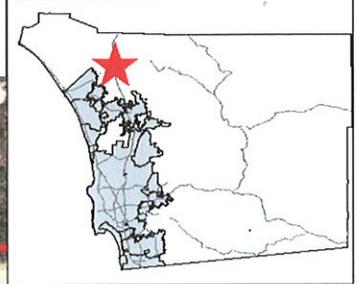
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Conservation Subdivision - Bonsall (TPM 20830) SR-4



Legend

- Streets
- Parcel Boundary
- Projects Parcel Lines
- Parcel Lines
- Preserved Open Space (21.6 acres)

Lots

- 1 - 1.1 acres
- 2 - 1.4 acres
- 3 - 1.2 acres
- 4 - 1.6 acres
- R - 1.4 acres

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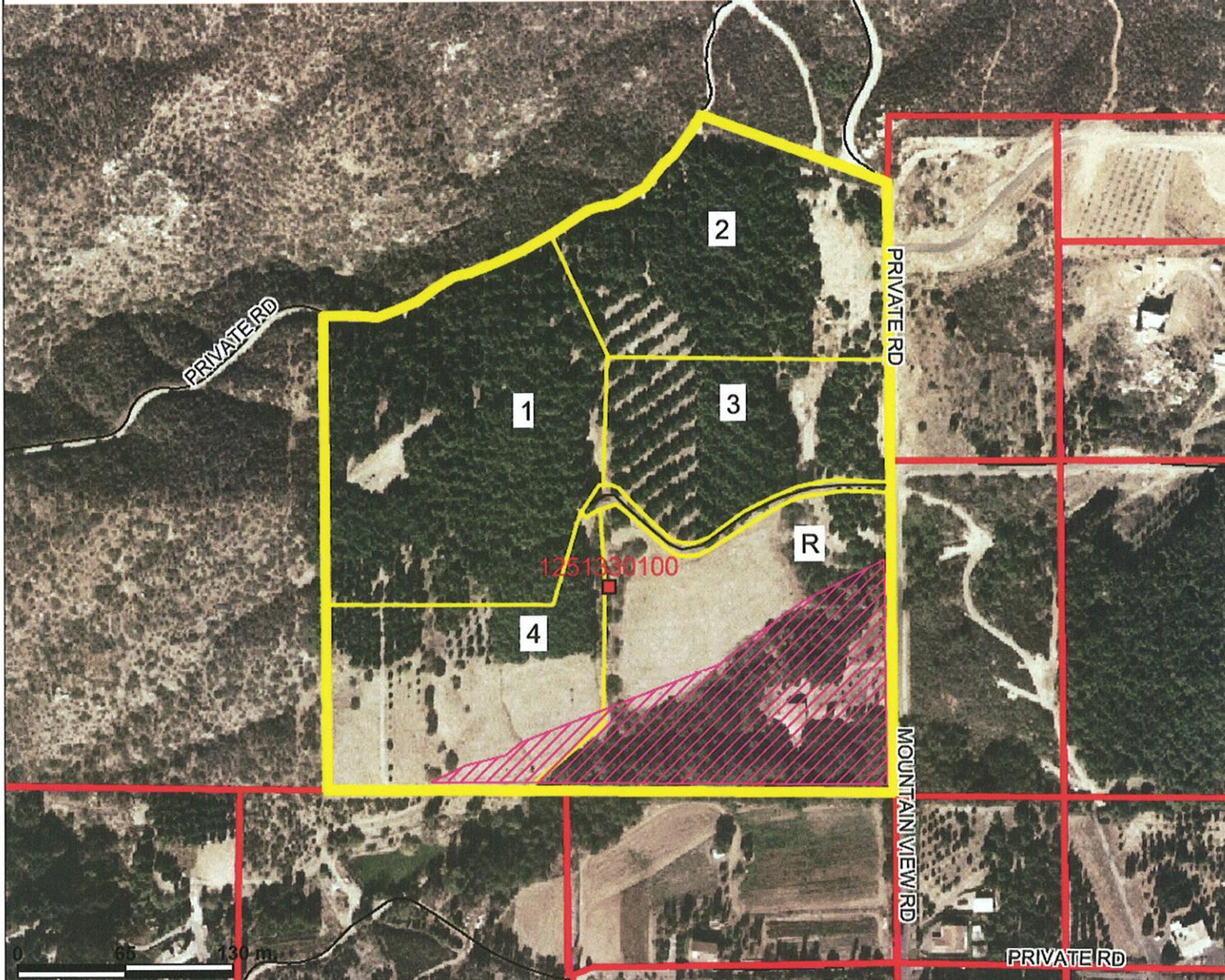
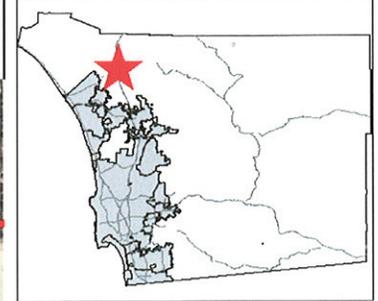
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Processed Project - Bonsall (TPM 20830) SR-4



Legend

- Streets
- Subdivision Lines
- Project Parcel Lines
- Parcel Lines
- Biological Open Space Easement including buffer

Lots (+/- acres)

- 1 - 8.0 acres
- 2 - 4.0 acres
- 3 - 3.9 acres
- 4 - 5.0 acres
- R - 7.7 acres

Lot size regulations

2 acres



Scale: 1:3,727

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