

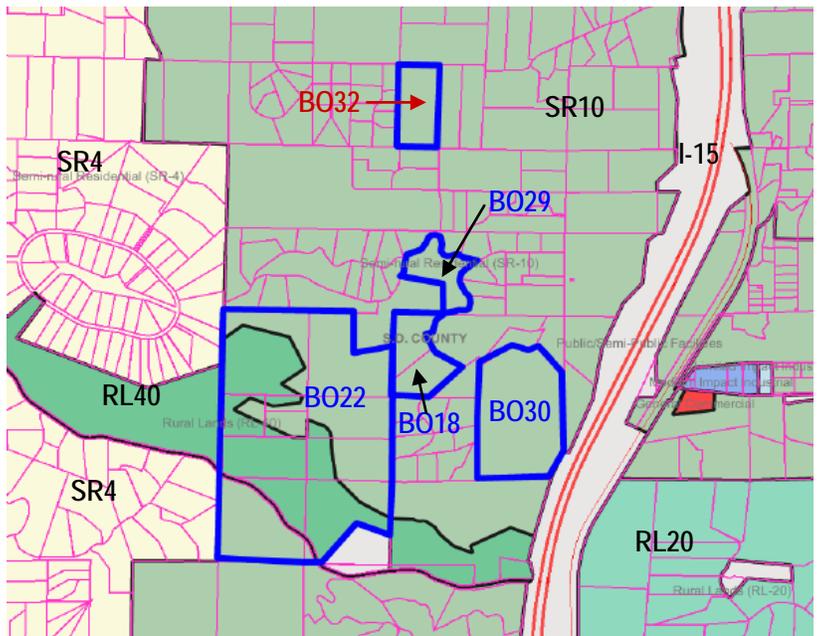
# B032

General Plan (Adopted Aug 2011)	SR10
Property Specific Request	SR4
Requested by: Robert Drowns	
Community Recommendation	SR10
Opposition Expected <sup>1</sup>	Yes
Spot Designation/Zone	Yes
Impact to FCI Timeline	None
Change to GPU Principles Needed	No
Level of Change (March 2011)	Moderate

Note:  
 1 – Based on staff's experience



Aerial



Adopted Aug 2011

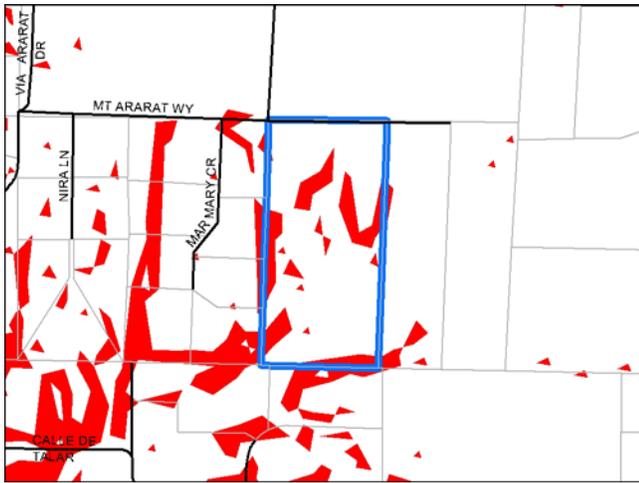
### Discussion

The area to the south and west of the subject property is parcelized into two to four-acre lots; however, larger parcels similar in size to the subject parcel are located to the north and east. The property owner's request would cause a spot designation unless the designation for surrounding parcels is also changed. This would allow additional subdivision for some of these parcels. The SR4 density is more intensive than the range of alternatives evaluated in the General Plan Update DEIR. [See also, B018, B022, B029, B030]

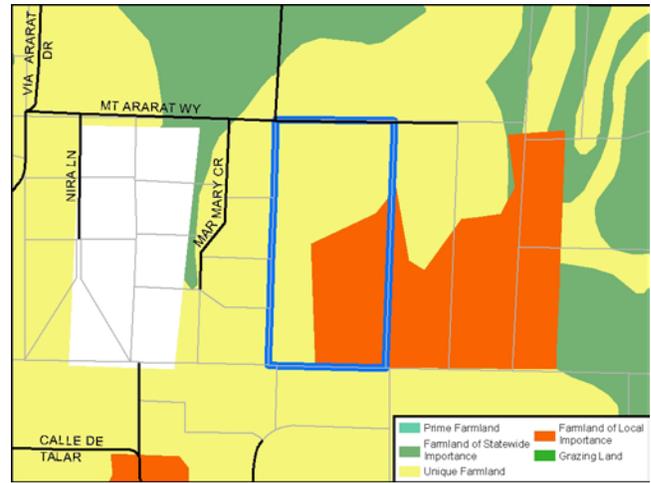
Property Description	
Property Owner:	Drowns Family Trust
Size:	18.9 acres 1 parcel
Location/Description:	Accessed via Via Ararat Drive and Mt. Ararat Way, approximately 2/3 miles south of West Lilac Road; Inside County Water Authority boundary
Prevalence of Constraints (See following page):	
	● – high; ◐ – partially; ○ - none
◐	Steep slope (greater than 25%)
○	Floodplain
○	Wetlands
○	Habitat Value
◐	Agricultural Lands
◐	Fire Hazard Severity Zones

Land Use	
General Plan	
Scenario	Designation
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— Same as existing	

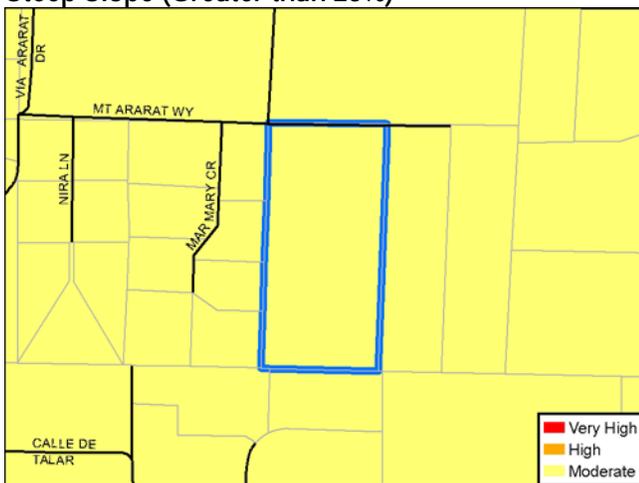
B032 (cont.)



Steep Slope (Greater than 25%)



Agricultural Lands



Fire Hazard Severity Zones

# BO32 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Semi-Rural 4	Semi-Rural 10	Moderate

## Rationale for Moderate Category Classification

The request for SR4 (a density of one dwelling unit per four acres) was not directed by the Board to be evaluated as part of the General Plan Update. The highest density for the site considered as part of the General Plan Update was one dwelling unit per 10 acres. Therefore, additional environmental documentation would be necessary in order to comply with State law.

## Guiding Principles/General Plan Changes Necessary to Support the Request

To ensure the SR4 designation is consistently assigned, an additional 1050-acre area around the property would require a change in designation from SR10 to SR4 (see Figure 1).

## Impact to Forest Conservation Initiative Remapping Timeline

None

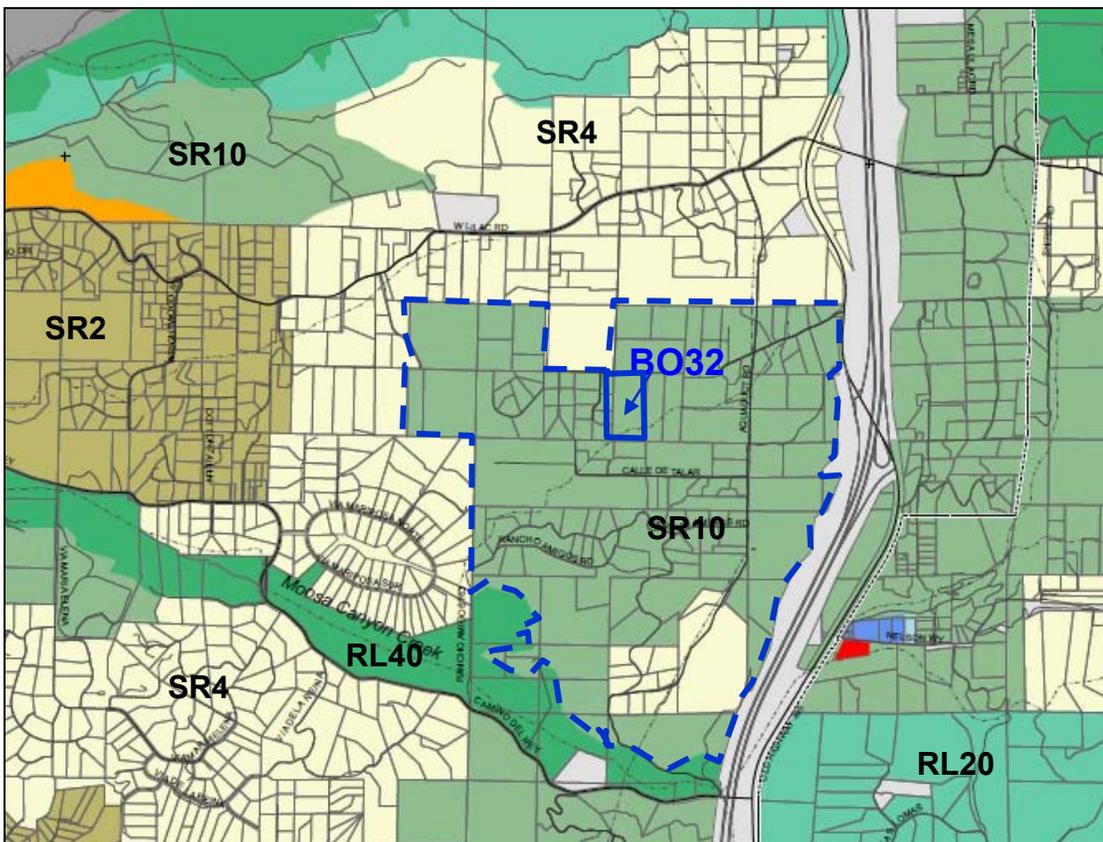


Figure 1: Property Specific Request ——— Additional Remapping Necessary for Change - - - - -

7727 Mt. Ararat Way  
Bonsall, CA 92003  
September 20, 2011

Mr. Devon Muto  
Chief, Advanced Planning Directorate  
Department of Planning and Land Use  
County of San Diego  
5201 Ruffin Road, Suite B  
San Diego, CA 92123

RE: Property-Specific Requests for November 9, 2011 Workshop  
Bonsall B032, Property Owner: Robert Drowns, Parcel 127-290-20

Dear Mr. Muto,

I am objecting to the SR10 Land Use downgrade of my property from SR2, but I am willing to compromise on a SR4. Prior to the 2020 General Plan my land was designated as SR2 and my 18.88 acre parcel could have been split into about eight (8) parcels, but with the SR10 downgrade designation I cannot split my property.

My wife and I have not subdivided since I bought this property in 1974. We built our home and my sons and I planted our avocado grove in 1978 and we have lived here for the past 33 years. With the recent increase in the cost of water, and with the forecasted further increase in the cost of water it appears that avocado growing may be uneconomical; therefore, it is very probable that we will have to sell our home and land. With our 18.88 acres of land at SR10, we will not be able to split and will lose our investment in our property because of your downsizing.

We are one (1) mile west of Interstate 15 (a designated traffic corridor). Directly north and north-west of our property is a subdivision, West Lilac Tentative Map (TM5276) with twenty eight (28) homes on 92.8 acres, for an average parcel size of 3.3 acres. Directly adjacent to us on the west is 20 acres which has been subdivided twice that resulted in eight parcels of 2.5 acres each (PM 10605 and PM 19605). Just to the west and adjacent to the above is another 20 acres (PM 18199 and PM10864) which now has 7 homes on an average of less than 3 acres each. And immediately to the west of that is 40 acres which was split into 8 parcels, 6 of which average 2.65 acres each.

1. Why can you say that my property must be limited to 18.88 acres when there are 49 adjacent parcels at 2 to 3 acres each west and north of me?
2. Why can you say that my property is listed as a "Spot Designation" since I have all these 49 parcels of 2 to 3 acre properties adjacent to me?
3. Why is an "EIR Recirculation Needed" if my land has been designated as SR2 for over 35 years?

I respectfully request that we compromise on a downgrade of my property from SR2 to SR4.

Respectfully yours,



Robert E. Drowns