County of San Diego General Plan

# BONSALL COMMUNITY PLAN

Adopted August 3, 2011

# CERTIFICATE OF ADOPTION

I hereby certify that this Plan, consisting of text and exhibits, is the Bonsall Community Plan and is a part of the San Diego County General Plan, and that it was considered by the San Diego County Planning Commission during nine hearings that occurred from November 6, 2009 through the 20th day August 2010, and adopted by the San Diego County Board of Supervisors on the 3r day of August 2011.

Attest: ~~ERIC GIBSON~~MARK WARDLAW, Director

~~Department of Planning and Land Use~~
Planning and Development Services

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# Introduction to the Community Plan

## PURPOSE OF THE COMMUNITY PLAN

Community and subregional plans, adopted as an integral parts of the County of San Diego's General Plan, are policy plans specifically created to address the issues, characteristics, and visions of communities within the County. These communities each have a distinct physical setting with a unique history, culture, character, life style, and identity. Community and subregional plans, thus provide a framework for addressing the critical issues and concerns that are unique to a community and are not reflected in the broader policies of the General Plan. As part of the General Plan, this Community Plan is consistent with all other parts of the County's General Plan.

Used in conjunction with the General Plan, a community or subregional plan (Plan) is a key tool for the public, community planning/sponsor groups, county staff and decision makers to identify the existing conditions and development that positively contribute to its character and should be conserved, as well as the location, scale, and design of desired new land uses, and community facilities. The Plan's policies require that development be comparable to, or transition with, existing development to ensure that new development "fits" with the community and enhances the community's vision.

## SCOPE OF THE COMMUNITY PLAN

This Community Plan covers the planning area of Bonsall, which includes approximately 21,039 acres and is illustrated in Figure 1.

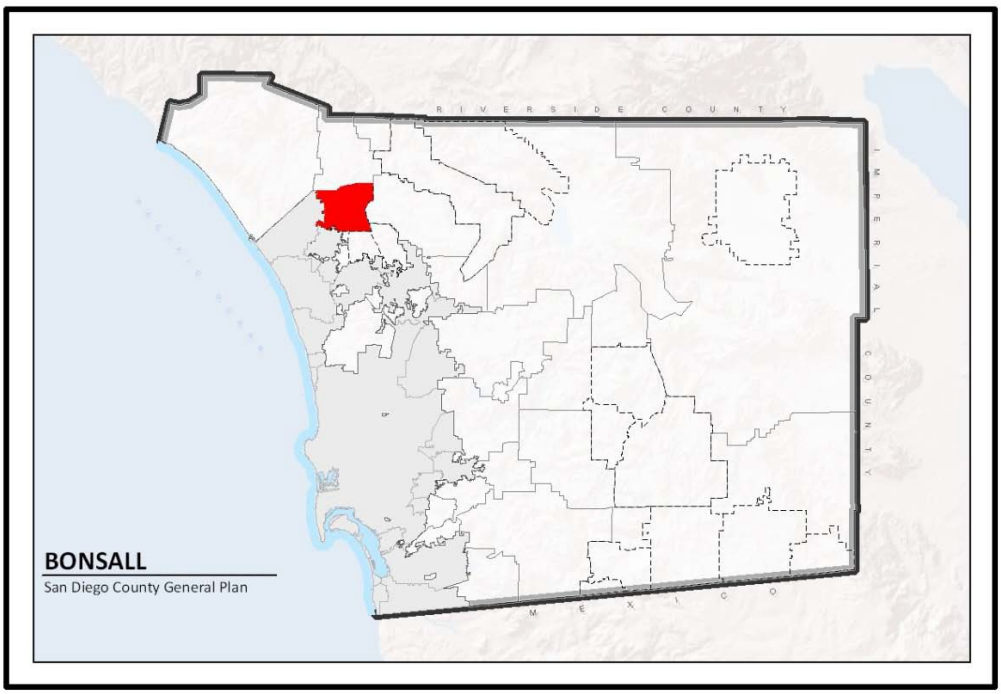



*Figure 1: Bonsall Community Planning Area*

## CONTENT AND ORGANIZATION OF THE COMMUNITY PLAN

The following is the content and organization of the Plan and a brief description of each of these sections of the Plan.

Vision Statement. A vision statement that expresses community values about its distinguishing character, quality of life, mix of uses, development form and scale, public realm and places, mobility, economy, environment, safety, and relationships to adjoining communities, open spaces, and the region.

Community Profile/Community Character. A description of the community's existing character, uses, environment, conditions, factors influencing future changes, and key planning issues.

Elements. Due to the breadth and detail of the countywide elements, communities may find it unnecessary to identify unique goals and policies for all of the following subjects. Therefore, not all communities may use all of the following elements:

- Land Use. Application of countywide land use designations, goals, and policies to reflect the distinguishing characteristics and objectives for the community. These may address such objectives as a specific mix of uses; priority development locations and projects; needed community facilities; development form and scale; architectural, landscape, and public realm design characteristics; land use compatibility; and similar topics.
- Mobility. Delineates the roadways, transit corridors, bicycle paths, equestrian paths, and pedestrian trails that supplement and complete the road networks defined by the countywide Mobility Element. Policies may also address unique community issues, such as neighborhood traffic intrusion, commercial district parking, local public transit, and infrastructure improvements.
- Conservation and Open Space. Application of countywide Conservation and Open Space Element policies to address issues associated with designated plant and animal habitats, agriculture, water bodies, open space, and other specific resources within the Community Plan area. This may encompass actions to protect resources that may uniquely apply to specific sites or resources.
- Safety. Application of countywide Safety Element policies to address specific safety issues in the Community Plan area. This may encompass actions to protect residents and development from defined risks.
- Noise. Application of countywide Noise Element policies to address specific source issues and impacts in the Community Plan area. This may consider differentiation of land use compatibility standards to reflect community character and location—for example, villages located in rural setting ; hillsides in contrast to those located adjoining urban; and suburban development.

## PUBLIC INVOLVEMENT IN PREPARING THE COMMUNITY PLAN

The Bonsall Community Sponsor Group (CSG), with public input, and staff assistance from the County Department of Planning and Land Use, prepared this Community Plan text.

## HOW TO USE THE COMMUNITY PLAN

To use this Plan, the General Plan elements should first be reviewed for applicable goals and policies and the General Plan Land Use Maps (General Plan, Land Use Maps Appendix, Figure LU-A-2) should be referred to when applicable to determine the type, location and density of land use allowed. This plan supplements these countywide policies and diagrams and further directs the land uses and development desired to achieve the community's vision.

## IMPLEMENTING, MONITORING, AND AMENDING THE COMMUNITY PLAN

It shall be the responsibility of the County to implement the Plan, to monitor progress towards its implementation and to amend the Plan when necessary. Each Plan includes the community's key issues, as well as the goals and policies, to address the issues identified. For each policy or set of policies, there is one or more implementation action identified to carry it out. The implementation program also identifies the County department or agency responsible for its implementation, where appropriate. Many of the policies will be implemented by County ordinances and other discretionary actions such as zoning, design guidelines, and development standards in the County Zoning Code.

Implementation of the Plan should be monitored on a periodic basis by the County and the Bonsall Community Sponsor Group for progress towards its implementation. For compliance with State law, the Plan shall be reviewed no less than once annually so that its implementation status may be included in the County's Annual General Plan Report to the State. The annual review provides the opportunity for the Plan to be updated and amended, as appropriate, to reflect changes in the community vision, conditions, or attitudes.

# Community Background

## A. HISTORY

The period of time in which people and their cultures interacted with the land in Bonsall is known as cultural history. The location of cultural activity sites in the last 12,000 years is a cultural resource record that spans various technological stages from big game hunters to vegetation-processing to ranching and farming in the past 200 years.

Prehistoric cultural history is defined by two major periods: built (post-1769) and the archaeological environments, which include both prehistoric and historic archaeological sites. Cultural historic periods in Bonsall are identified as follows:

- Prehistoric (12,000 - years ago - 1769)
- Historical (1769 - present)

The earliest culture group to have lived and hunted food in Bonsall was the San Dieguito Complex, but evidence for their camps is exceedingly rare. From 7,000 to 4,000 years ago, desert cultures migrated west over the Peninsular Mountains to gather seed foods and establish seasonal camps. The Pauma Complex may have met the San Dieguito along the San Luis Rey River, because artifacts of both cultures are found in Bonsall.

Around 4,000 years ago, migrating waves of desert Shoshonean speaking cultures crossed the mountains and contacted the Pauma Complex. The San Luis Rey Complex may have resulted from inter-marriage and sharing of cultural traits.

San Luis Rey Complex people introduced permanent villages along the wetland drainages of the Santa Margarita and San Luis Rey River. These villages comprised complicated segregation of land uses, such as religious places, horticultural plant harvest sites, crystal and rock quarries, cemeteries and tracts “owned” by different families. Religious places included painted and ground rock art in caves and shelters, prominent landforms described in their cosmology and natural landforms where their gods and deities are believed to visit mankind.

The Spanish soldiers and missionaries met the Luiseño Indians of the San Luis Rey Complex in the 1770s. The name Luiseño refers to those indigenous peoples who came under the influence of the Mission San Luis Rey de Francis and since has been applied to their ancestors and descendants. Luiseño villages, camps and religious sites coincided with mission agricultural ranchos, Mexican land grant ranchos in the 1822-1846 era, and U.S. American ranches up through modern history.

Native Luiseño were driven or evicted from private ranches in the 1880s when reservations were created by congressional and executive laws. Luiseño ranch hands, tenants and guests continued to re-use ancestral sites up through the Great Depression in the 1930s.

The Mexican land grant, Rancho Monserate, is a prominent historical region of Bonsall and Fallbrook. Vaqueros working on that ranch built adobe, stone and wood ranch houses in the area. These Californio intermarried with European immigrants in Bonsall in the late 19th century.

The expansion of public roads, rail systems and development of water districts enabled Bonsall to develop as a distinct community. Pioneer families in modern Bonsall are descended from Native American, California and the later 19th century immigrants of this cultural history.

## B. RELATIONSHIP TO ADJOINING COMMUNITIES

The southern boundary of the Bonsall Community Plan Area (CPA) is approximately 40 miles north of downtown San Diego. The community of Fallbrook to the north, the City of Oceanside to the west, the community of Valley Center to the west, and the North County Metropolitan Subregion and City of Vista to the south borders the area.

The 2010 SANDAG estimates for population and housing in the Bonsall CPA identify a population of 10,169 with a total of 3,875 housing units.[1] Currently it is estimated by SANDAG and the County that Bonsall could see approximately 1,700 to 2,000 additional housing units at build-out of the General Plan Update, however these forecasts are an estimate for planning purposes, not a target for the Bonsall CPA to achieve.

## C. ENVIRONMENTAL SETTING

The Bonsall CPA encompasses approximately 32.8 square miles, or approximately 21,042 acres and is located in the foothills of the Peninsular Mountain Range in the unincorporated area of northern San Diego County. Refer to Figure 2 on page 7

The community of Bonsall is characterized by a series of hills, valleys, and drainage areas. This hill and valley topography has resulted in a predominance of low-density estate type residential lots and agricultural land uses. Also characterizing the Bonsall CPA is its golf courses and equestrian facilities. Commercial activity in Bonsall is centered in the Mission Road/Olive Hill Road and State Route 76 area.

<u>Conservation / Open Space</u>

The Bonsall Community Plan identifies two kinds of environmental resources:

- Those which are relatively site-specific and have been mapped as Resource Conservation Areas; and
- Those which may be described as area-wide attributes of the environment, i.e., chaparral, groundwater, archaeology, air quality, and certain forms of energy.

It is recognized that there must be ultimate limits to the extent of urbanization in this region. In addition, rural lands provide a needed contrast to the urban landscape, each define and enhance the value of the other. Rural open space serves to differentiate and increase the quality of the San Diego region.

[1] SANDAG Profile Warehouse http://profilewarehouse.sandag.org/profiles/est/cocpa1952est.pdf, September 2010

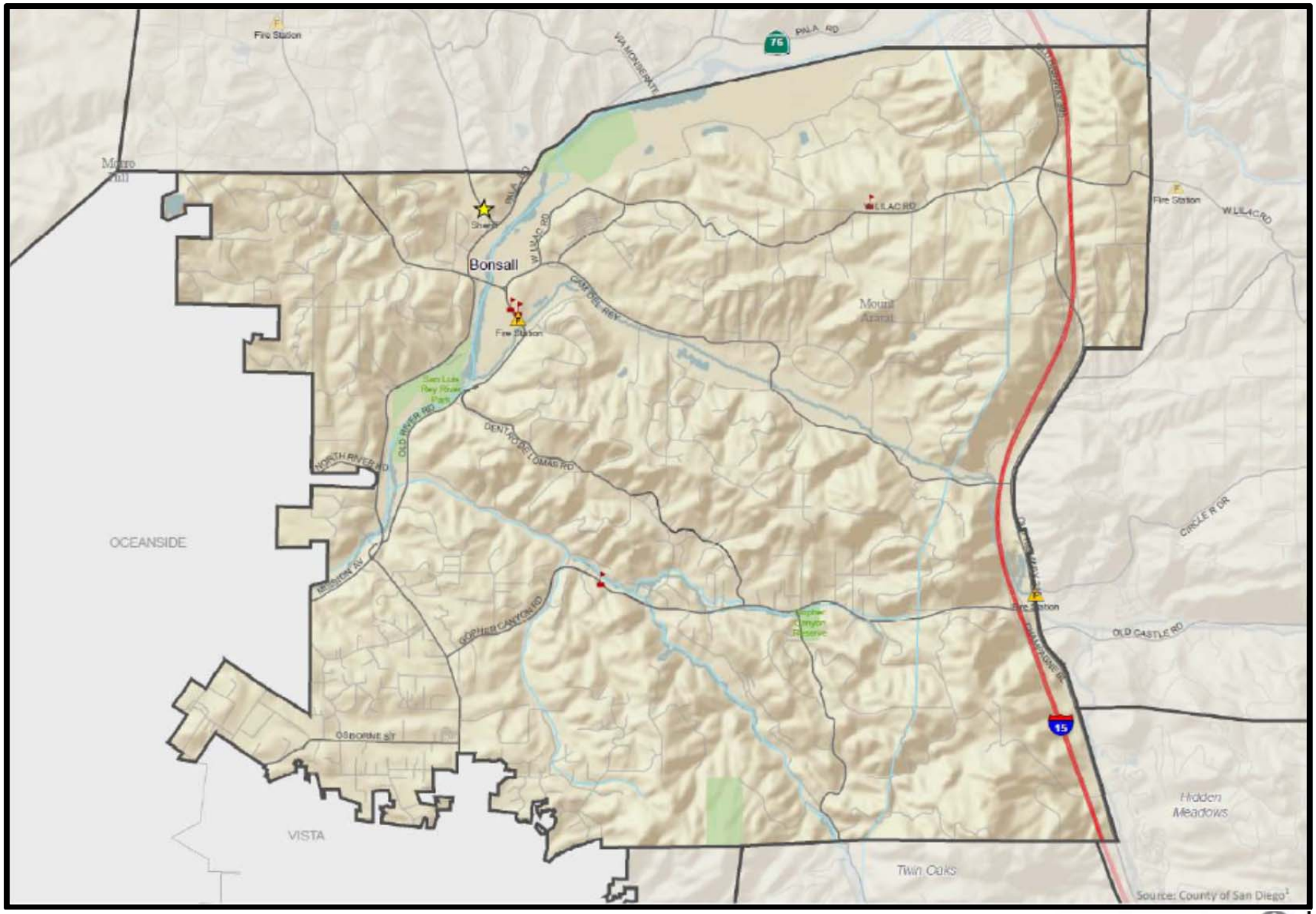
The California State Legislature has found that the preservation of open space is necessary for:

- Maintenance of the State's economy;
- The continued availability of land for production (sic) of food and fiber;
- The enjoyment of scenic beauty;
- Recreation; and
- The use of natural resources.

Open space is an outstanding characteristic of the community of Bonsall and, along with the uses and pleasures it affords, comprises the "rural atmosphere" which Bonsall residents are committed to preserving. The San Luis Rey River Valley and Bonsall are unique in many respects and numerous opportunities remain to preserve not only the river and major streambeds, but also the outstanding geological features, ridgelines, agricultural lands, and historic and prehistoric sites of the area.

Existing open space areas include dedicated open space easements, utility and agricultural preserves, as well as the dominant San Luis Rey River and floodplain, along with Moosa, Gopher Canyon, Bonsall and Ostrich Farm Creeks and several unnamed drainages.

Special care must be taken to maintain open space corridors that connect larger permanent open space uses, such as parks and areas of preserved or protected wildlife habitat, to ensure biological diversity and maintenance of substantial environmental assets.




## BONSALL CONTEXT MAP

San Diego County General Plan

Figure 2

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Vegetation and Wildlife

A rich diversity of biological resources exists within the Bonsall CPA. The San Luis Rey River and Moosa Creek floodplains are of particular importance as they provide critical habitat for an endangered bird, the least Bell's vireo. A number of other sensitive animal and plant species have been found in Bonsall. These are included on sensitive species lists by the U.S. Fish and Wildlife Service, the California Department of Fish and Game and the California Native Plant Society (CNPS). Based on habitat requirements, others, which have not been identified, may occur here. The identification of these species and their habitat requirements is the first step in their preservation.

The plant communities and associated wildlife species found in the CPA represent a valuable resource to San Diego County. Their continued viability is threatened due to habitat loss or alteration from development. For the purpose of preserving biodiversity, the viability and importance of habitats increase proportionately with the area of the habitat. Removal of native vegetation for agricultural or residential development has an impact on local wildlife. Care must be taken to preserve these resources for the future and minimize the impacts upon them.

Open space corridors will help ensure that biodiversity will be maintained. Open space corridors along waterways such as the San Luis Rey River will protect one of the most valuable habitat types, (riparian woodland) and will also help to preserve and sustain groundwater supplies. Open space corridors provide wildlife migration routes between various habitats and wild areas. The lack of these corridors could isolate wildlife populations causing loss of genetic diversity and population decline.

The use and maintenance of native vegetation provides habitat for animals; increases the species population, thus ensuring a larger breeding population; reduces the visual impact of development by helping structures blend into the surrounding environment; conserves water; and retains the community and regional rural character.

Cultural Resources

The community of Bonsall and the County Historic Site Board find the Old Bonsall Schoolhouse of historical importance. The Old Bonsall Schoolhouse has been determined eligible for listing on the National Register of Historic Places. The community of Bonsall also finds the following resources of historical interest:

- Original James Bonsall (Mullins) Residence - Little Gopher Canyon Road
- Old Bonsall Bridge
- Bonsall Schoolhouse

Mining

As set forth in the Surface Mining and Reclamation Act of 1975 as amended (SMARA), the State Legislature finds that the extraction of minerals is essential to the continued economic well-being of the state and to the needs of the society, and that the reclamation of mined lands is necessary to prevent or minimize adverse

effects on the environment and to protect the public health and safety. Further, Article 1, paragraph 2712 states that it is the intent of the legislature to create and maintain an effective and comprehensive surface mining and reclamation policy with regulation of surface mining operations so as to assure that:

- Adverse environmental effects are prevented or minimized and that mined lands are reclaimed to a usable condition, which is readily adaptable for alternative land uses.
- The production and conservation of minerals are encouraged, while giving consideration to values relating to recreation, watershed, wildlife, range and forage and aesthetic enjoyment.
- Residual hazards to the public health and safety are eliminated.

Extraction of mineral resources within the Bonsall CPA and the San Luis Rey River floodplain shall not constrain or compromise the long term preservation and conservation of other valuable resources including, but not limited to, watershed and groundwater, federally and state listed endangered species and sensitive riparian and upland habitats.

Floodplains and Watercourses

The County of San Diego Flood Control identifies two mapped floodplains in the Bonsall CPA  those of the San Luis Rey River and its tributary, Moosa Creek. In addition to the San Luis Rey River and Moosa Creek, significant watercourses in Bonsall include Gopher Canyon Creek, Bonsall Creek, Ostrich Farm Creek, and Keys Canyon Creek, along with various unnamed drainages; these may be considered for future floodplain mapping.

San Luis Rey River is the primary watercourse through the Bonsall CPA. The river stretches from its headwaters above Warner Springs to the east to the Pacific Ocean to the west, with the potential for providing a greenbelt extending from Palomar Mountain to the Pacific Ocean. It has a 465 square mile drainage basin stretching east from Bonsall. The San Luis Rey River floodplain is a highly significant regional open space resource and provides critical habitat for the federally and State listed endangered least Bell's vireo. This generally undeveloped linear geographic feature provides a unique opportunity for linking existing and future parks and other recreational facilities.

The river was the site of historic floods in 1862, 1884 and 1916. Although the total rainfall was greater in 1884 and 1889, those heavy rainfalls fell on relatively dry basins and did not result in the severe flooding that occurred in 1916. Floodwaters were described in the City of Oceanside as flowing one and one half miles wide and six feet deep. All structures and vegetation were removed in its path.

Moosa Creek is another important open space resource extending in the Bonsall CPA from the scenic 1-15 Corridor at Gopher Canyon to its confluence with the San Luis Rey River. Moosa Creek has a drainage basin of approximately 31 square miles. During the floods of 1916 the creek carried a flood flow of 8,300 cubic feet per second (CFS). The creek is characterized by areas with both severe erosion and

sedimentation areas making predictability of creek beds and flow control difficult. Significant areas of riparian (willow and oak) habitat exist along Moosa Creek.

The Fallbrook Land Conservancy has identified Ostrich Farm Creek as the major element in an open space natural park which would extend from the Los Jigueros Preserve to the San Luis Rey River. The 27-acre wetland area surrounding the creek at the intersection of State Route 76 and Mission Road is being considered as part of the larger park project.

Given the scarcity of rivers in Southern California and the availability of other types of developable land in San Diego County, development within any river valley becomes a waste of a very valuable resource. River valleys offer excellent opportunities for scenic and recreational uses. They contain significant riparian habitat critical to the continued existence and viability of numerous species, and there is always a potential threat to life and property in the case of severe flood.

## D. EXISTING LAND USES AND COMMUNITY CHARACTER

The Bonsall CPA consists primarily of low-density estate type residential, agricultural and equestrian uses. Houses are generally located far apart and randomly, on hillsides and hilltops, as well as in the valleys. Surrounding the houses are large open spaces composed of fallow fields, undisturbed native vegetation and agriculture. Agriculture is a key factor in Bonsall's rural community character, as are the scenic, sometimes narrow and winding, rural roads and rolling hill and valley topography.

Commercial services and multi-family residential areas are centered in the Villages located in the vicinity of Mission Road, Olive Hill Road and State Route 76. The community of Bonsall is rural in character with limited infrastructure, and does not contain the high level of services or facilities necessary to support high-density land uses.

A common value for most residents is the tranquil, private, rural life, provided by the large open spaces between houses, screening vegetation, beauty of natural landforms, natural resources and features, lack of noise and congestion, and the presence of agriculture and animal raising.

The ridgelines, hilltops, and steep slopes prevalent in Bonsall are important natural resources, and are important factors in the visual beauty and rural community character of Bonsall. Structures too great in height can adversely impact these natural landforms and their visual contribution to community character.

Constraints on new development in the Bonsall CPA include physical constraints such as groundwater, topography, and steep slopes, along with limited infrastructure such as water, roads and public sewers. The rural residential quality of Bonsall is due primarily to the wide spacing and random placement of houses brought about by varied setbacks, elevation, and orientation; diverse architecture, open spaces around houses and varied use of those open spaces (fallow fields, native vegetation, groves, agriculture, animal keeping, etc.)

Residential

Developed residential areas throughout Bonsall consist primarily of low density, estate type lots, many of which are combined with agricultural and equestrian uses. This type of development, as well as the rolling hill and valley topography of the area, gives Bonsall its rural atmosphere. Residential lot sizes outside the Village boundaries range from approximately one acre in the southwest portion of the community to two to 20 acres or more throughout the remainder of Bonsall. Regardless of lot size, the residential neighborhoods outside the Village boundaries have a rural quality.

The theoretical maximum lot yield (density) for a subdivision according to County guidelines is a hypothetical maximum, not a guarantee, nor a minimum. The location of houses is more important in preserving community character than is the location of lot lines, since lot lines are frequently invisible in the rugged rural setting of Bonsall.

Commercial and Industrial

The majority of the commercially planned and zoned land is located within the Village area in the vicinity of the intersection of Mission Road and State Route 76 and at the intersection of Olive Hill Road and State Route 76. Two shopping centers are located within this centralized area: 1) River Village, about 21 acres in size; and 2) Bonsall Village Center, approximately 11 acres in size.

Strip commercial is incompatible with Bonsall because it impedes traffic flow due to the need for multiple access points, creates traffic hazards along roads and at intersections, and detracts from the community's rural character.

There are no industrial land uses either existing or planned within the Bonsall CPA.

Agriculture

Agricultural land is a valuable resource in Bonsall as well as San Diego County in general. If this resource is depleted or adversely impacted, it will not be replaced elsewhere due to the unique microclimates that exist throughout the area. These microclimates offer greater humidity and more uniform temperatures than found further inland. Such climatic conditions also have produced a unique soil.

Agriculture is also important in maintaining the rural character of the community. Due to the relatively small area needed for certain crops, such as avocado, citrus, meyer lemons, and grapes, agriculture may effectively coexist with residential uses. This mix of land uses serves to preserve and enhance the rural character of the area by providing a vegetation buffer between houses. Bonsall's most important commercial agricultural and equestrian activity, in terms of gross income, is avocado farming. Smaller, but commercially significant investments include horse ranching, subtropical fruit, nursery and plants.

The future of agricultural land uses will be based on important marketing factors, many of which are external to the CPA or the county as a whole. There are also approximately 492 acres in agricultural preserves, established by resolution of the Board of Supervisors, pursuant to the Williamson Act of 1965. Of the 492 acres in

agricultural preserves, approximately 112 acres are under Land Conservation Contract, also pursuant to the Williamson Act.

Domestic agriculture is perhaps the most important element of the Bonsall rural lifestyle. While many thousands of acres are devoted to commercial agriculture in the CPA, only about ten percent of Bonsall families are involved in commercial farming as a primary source of economic support. There is a great demand in the Bonsall area for lots where families can raise kitchen gardens, keep pleasure horses, and raise animals for domestic use.

## E. EXISTING CIRCULATION AND MOBILITY

Bonsall has many public roadways that establish the primary circulation through and within the community. The Bonsall Mobility Element network is shown in the County General Plan Mobility Element Network Appendix (see Figure M-A-2 and accompanying matrix). The figure identifies the classification series, while the accompanying matrix identifies the road segment, improvement option, and special circumstances for the Bonsall Mobility Element network. In addition, the figure identifies bicycle and trail facilities, as specified by the Bicycle Transportation Plan and Community Trails Master Plan, respectively.

Many private roads also exist in the Bonsall CPA. It is unfortunate that a majority of them are not well maintained because of the nonexistence of viable, active, and enforceable road maintenance agreements and the disinterest of the residents. Property owners served by these private roads must be made subject to the provisions of enforceable road maintenance agreements to provide an adequate road infrastructure.

The Mobility Element roads in Bonsall are unique and important. The aesthetic qualities they posses are an important component contributing to the unusual character of Bonsall.

A description of each road classification, including the number of travel lanes and right-of-way requirements, is provided in the County General Plan Mobility Element (Table M-1).

The following Mobility Element roads in Bonsall are unique and are important to be identified, because the aesthetic qualities they possess are an important element contributing to the rural character of Bonsall. They are included in County General Plan Conservation and Open Space Element, Table COS-1, County Scenic Highway system:

- Camino del Rey from State Route 76 to its terminus at Old Highway 395
- Old River Road from the intersection of State Route 76 (Mission Road) to the intersection of Camino del Rey
- Olive Hill Road from its intersection with State Route 76 (Mission Road) to the CPA boundary.
- West Lilac Road from Camino del Rey to Old Highway 395.

## F. EXISTING COMMUNITY FACILITIES AND INFRASTRUCTURE

Schools

Educational services are provided to students in the Bonsall CPA by three school districts: Bonsall Union Elementary, Fallbrook Union High, and Vista Unified. Enrollment increased rapidly in the three Districts since the 1980s, and is expected to continue to increase.

The Bonsall Union School District covers the majority of the Bonsall CPA, and serves children in grades kindergarten through eight. The School District operates three schools  two primary: Bonsall Primary School, which includes students in kindergarten through third grade, and the Bonsall Middle School, which serves grades four through eight.

The majority of high school students in the Bonsall CPA attend Fallbrook High School. The school serves students in grades nine through twelve within the Fallbrook Union High School District, which includes all of the Bonsall Union School District. The school has been over capacity for a number of years. To alleviate overcrowding, relocatable classrooms have been added, leaving little room to expand on the current site. The District also operates Ivy High School, a continuation high school for working and other students with specialized needs. The high schools are located between South Mission Road and Stagecoach Lane in Fallbrook. The District has plans for a new high school to be located on Pala and Gird Roads in Fallbrook. However, lack of state funds and the defeat of two previous local bond measures have precluded the District from opening a third school.

Libraries

Libraries to serve residents of the Bonsall CPA are provided by the San Diego County Library (SDCL). The closest facilities to Bonsall are the Fallbrook Branch, located on Mission Road in Fallbrook, and the Vista Branch, located on Eucalyptus Avenue in Vista. In addition to the permanent libraries in the area, a bookmobile stops in Fallbrook. SDCL cardholders may also make online requests for books free of charge from local universities including University of California San Diego, University of San Diego, San Diego State University, and California State University San Marcos. In addition, SDCL cardholders can make online requests for books and periodicals from other library systems in the continental United States.

Sewer

A majority of the land in the CPA is not currently served by a public sewer system. In areas not served by sewer, private subsurface sewage disposal systems (septic systems) are used to dispose of sewage. The use of septic systems is successful throughout most of the CPA except for some properties in the southwestern corner, adjacent to the City of Vista. Smaller lot sizes in this area make it difficult to plan adequate septic systems using current County standards.

Public sewer service in the Bonsall CPA is provided primarily by the Rainbow Municipal Water District (MWD). The District provides sewer to two small subdivisions and to the San Luis Rey Downs development and surrounding area.

Expansion of sewer service beyond the areas currently receiving service may be physically feasible. Sewage collected in the District's system is transported to the San Luis Rey Wastewater Treatment Plan located in Oceanside. The District owns one million gallons per day (MGD) of capacity in this facility.

In addition to the Rainbow MWD, the Vista Irrigation District, the Valley Center MWD, and the Vallecitos Water District also have the authority to provide sewer service to portions of the Bonsall CPA. However, of the three, the Vista Irrigation District was the only other agency in 1991 providing sewer service to the CPA.

Through the use of a sewer line that passes through the southwestern portion of the CPA, the Vista Irrigation District has the ability to provide sewer service to properties in the vicinity of Camino Largo, Barsby Street, and Curtis Drive. In order to receive service from this line, the City requires owners of parcels applying for service to either annex into the City or sign an irrevocable offer of annexation when the parcel abuts City limits.

The northeast corner of the Bonsall CPA area falls within the boundaries of the Valley Center MWD.

The boundaries of the Vallecitos Water District also extend into the southeastern section of the CPA. This District has no sewer facilities in this area and has no plans to provide sewer service to the area in the future.

Water

The provision of adequate water supplies to the residents and agricultural users of Bonsall has been problematic over many years, because of recurring and periodic draught conditions.

Four independent water agencies provide water service to the Bonsall CPA: the Rainbow MWD, the Valley Center MWD, the Vallecitos Water District, and the Vista Irrigation District. These districts receive some or all of their water from the San Diego County Water Authority (CWA) either directly, or in the case of Vista Irrigation District, indirectly through the Bueno Colorado Water District.

Water service for the majority of the Bonsall CPA is provided through the Rainbow MWD. The Rainbow MWD provides service to the Bonsall CPA through a total of five zones, five reservoirs, and three steel tanks. The Rainbow MWD has a total of 441 million gallons of operational and emergency storage throughout its service boundaries, providing capacity equivalent to seven to eight days of maximum demand.

Rainbow MWD facilities are sufficient to meet current customer demands; however, additional pipelines may be necessary to increase system delivery capacity due to continued development in the area. Another area of concern is the need for additional storage capacity, particularly in the higher elevations.

The Valley Center MWD currently has a pipeline that enters the extreme northeastern portion of the CPA. The line currently provides some limited service to customers in the most westerly portions of the District along Interstate 15, and has the capacity to provide additional service to areas east of Interstate 15. The Valley

Center MWD is in the process of preparing a comprehensive water system master plan that will include this area of Bonsall. Portions of the Valley Center District's proposed capital improvements include projects that will provide additional water to this area.

The Vallecitos Water District (formerly San Marcos County Water District) services a small portion of the Bonsall CPA north and east of the City of Vista, and an additional area in the extreme southeast portion of the CPA. Development is scattered in the southeastern portion, and no major problems exist with water service in this area. However, the area north and east of the City of Vista does have some pipeline constraints. A meter limitation area has been in existence since 1984. Meters for this area have been limited to one 5/8-inch meter per existing parcel only.

The Vista Irrigation District serves the southwestern portion of the CPA through three separate zones. A number of projects are included in the District's Capital Improvement Program, which may upgrade the service levels in the area, including the enlargement of several of the District's reservoirs.

The San Diego CWA owns a system of aqueducts delivering imported water to San Diego County. These aqueducts run through the Bonsall CPA in a north-south direction varying three to ten miles west of Interstate 15, with connections to the individual districts providing retail water service to the area. The CWA owns the aqueduct facilities within San Diego County; however, it owns no reservoirs or facilities within the Bonsall CPA. These aqueducts, which share road right-of-way and/or are located on private property, are documented through recorded easements, and, as such, there are regulations governing what types of construction can occur on them. The CWA Right of Way Division regulates this to maintain the viability of the water infrastructure and retain access for maintenance. Regulations on improvements, including what type of construction (such as fences or trees), are permitted without permits and what types of development or construction that would require a major use permit are available through the County Water Authority Right of Way Division at http://www.sdcwa.org/infra/row.phtml.

Local groundwater includes the Bonsall and Pala Basins underlying the San Luis Rey River and water stored in fracture zones and agricultural resources. Water is utilized for both agricultural and domestic use.

Conservation of water is a major concern of this Community Plan, because the local environment is semi-arid. Water conservation can be accomplished by maximizing efficiency in utilization of water for agriculture, limiting development, and creating a system for water reclamation

Solid Waste

The Bonsall CPA contains no active landfill sites. Private waste removal services provide waste removal and transport of wastes produced in Bonsall to the San Marcos Sanitary Landfill. The Bonsall Sanitary Landfill served the area from 1968 to 1985, and operated as a Class III (Municipal Solid Waste) Landfill. The site accepted primarily non-hazardous household wastes and small quantities of special non-hazardous wastes, such as sewage sludge. Approximately 1.8 million tons of wastes

were placed at this site. Upon closure, the site was covered and hydro-seeded. The site is currently open space; access is restricted and no unrestricted access is currently planned or anticipated.

There are significant community concerns with the siting of additional solid waste landfills and transfer stations because of potential environmental impacts.

Park and Recreation Facilities

There are no community parks in the CPA. Guajome Regional Park is located adjacent to the CPA in the cities of Vista and Oceanside, but serves only some of the needs of the Bonsall community. The Bonsall CPA has limited public land available for conversion to recreational use. Therefore, land acquisition will be necessary.

The parks and recreational needs of a rural community such as Bonsall are somewhat different from those of more urbanized areas. The estate residential settlement pattern provides abundant private open space. Hillsides and streambeds are retained in their natural state without allowing public access. The various homeowners associations often provide parks and other recreational facilities for their members. Thus, there is less need for open space than in urban areas. However, a high level of need does exist for active type park uses. Methods for acquiring lands for parks and open space are described in the Parks, Open Space, and Recreation section of the Conservation and Open Space Element of the County General Plan.

The San Luis Rey River Park Master Plan includes developing an 8.5 mile length of the San Luis Rey River corridor between Interstate 15 and the Old Bonsall Bridge in North San Diego County. It is designed to address a need for public recreational park land, trails, and land preservation, in coordination with the Bonsall CSG, the realignment of State Route 76 by Caltrans, the North County Multiple Species Conservation Program, and the County General Plan.

## G. PUBLIC SAFETY

Law Enforcement

The San Diego County Sheriff's Department is responsible for providing law enforcement services to the community of Bonsall. The Fallbrook Substation and the Vista Station serve most of the Bonsall CPA. The Valley Center / Pauma Substation also serves a small portion of the CPA. All facilities maintain office and detention space necessary to service the area adequately.

Basic law enforcement services include pro-active patrol to deter, observe and arrest perpetrators of criminal activity, response to public requests for service, and investigations of crimes and incidents. The majority of crimes reported in the Bonsall CPA are crimes against property, such as burglary, larceny, and motor vehicle theft. The California Highway Patrol performs traffic control services.

The Vista Station provides services to the portion of the Bonsall CPA south of Gopher Canyon Road. This Station provides law enforcement services to the contract cities of Vista and San Marcos, as well as to Bonsall. The Fallbrook

Substation provides services to the portion of the CPA north of Gopher Canyon Road. The Valley Center / Pauma Substation provides services to a small portion of the Bonsall CPA east of Interstate 15 and centered around West Lilac Road.

Fire Protection and Emergency Services

Fire protection and emergency services are among the most vital and basic community needs. Generally, fire fighters are the first to respond to fires, medical emergencies, hazardous materials incidents, floods, earthquakes, and other emergencies and disasters. In addition, fire fighters perform fire prevention and public education activities. The majority of calls for service in Bonsall are for medical emergencies. Approximately 20 percent are for fire incidents.

Three independent Fire Protection Districts (FPD) provide structural fire protection and emergency services within the Bonsall CPA: the North County FPD, the Vista FPD, and the Deer Springs FPD. Each of these agencies has both mutual and automatic aid agreements with the others. All fire protection agencies within the County are party to the Master Mutual Aid agreement, where they will help any district in the County when needed.

The North County FPD serves the northern portion of the Bonsall CPA. The District provides an average fire suppression response time to the Bonsall CPA that does not exceed seven minutes. Emergency medical services provided by the District range from basic life support to advanced life support, with ambulance assistance; travel time averages are approximately eight minutes and provide a range of capability from the basic life support training of fire fighters to the capability of an advance life support medical ambulance.

Three North County FPD stations provide service to the Bonsall CPA. The Vista FPD provides fire suppression and emergency services to the southwestern portion of the CPA. The District provides these services through a service agreement.

The station located on Taylor Street in the City of Vista, is the closest Vista FPD station serving the Bonsall CPA. This District also provides basic and advanced emergency medical services. The District is interested in locating a station in the Gopher Canyon Road vicinity. A new station is planned on East Vista Way in Bonsall, which is in the unincorporated area of the County and is expected to decrease response times in the northern portion of the district.

The Deer Springs FPD serves the easterly part of the Bonsall CPA. The District provides an average fire suppression travel time of four minutes to the area served in Bonsall and an average emergency medical travel time of four minutes. The primary Deer Springs FPD station responding to emergencies in the Bonsall CPA is the Headquarters Station, located on Circle R Drive. Emergency medical service is provided, but without the capability to transport medical emergencies. Suppression of wild land fires in this area is the responsibility of the California Department of Forestry and Fire Protection (CAL FIRE). The CAL FIRE is also a party to the Master Mutual Aid Agreement. Staffing levels are on a seasonal basis with a full staff scheduled for the fire season from May to November. The CAL FIRE provides basic

life support emergency medical care required of first responders. The closest CAL FIRE service is the Miller Station located on West Lilac Road, just east of Interstate 15.

# Community Vision

Bonsall remains a semi rural community and seeks to preserve its relatively unspoiled natural topography and scenic resources. Bonsall is scenic, characterized by its preservation of agriculture, large estate lots, steep slopes, ridgelines, and panoramic views.

The community of Bonsall provides a safe living and working environment for the residents with adequate law enforcement, fire protection, and emergency services. Residential development is consistent with the community's rural character and its resources. Commercial development meets the needs and supports the local population by providing goods and services while maintaining the rural character of the community. Adequate housing opportunities are provided for all residents while maintaining and promoting the rural residential character of the community. A circulation system, which preserves the rural character of the community, provides a safe, balanced transportation system, which includes automobile, bicycle, equestrian, and pedestrian uses.

Bonsall is envisioned as a community supported by active citizen participation and involvement. A distinctive and individual identity for the community relies upon the established image of the San Luis Rey River, the San Luis Rey River Park, the creeks, large estate lots, supporting agricultural, equestrian based training facilities, pedestrian, equestrian and bike trails, protected ridgelines, and open space corridors.

# Goals, Policies & Implementation

# 1. Land Use (LU)

## VILLAGE/RURAL VILLAGE BOUNDARIES

Bonsall has two Rural Villages and a Sewer Service Area boundary, as shown on Figure 3 on page 23. A 78-acre property east of I-15 is also designated as Rural Village. It is a small portion of the 608-acre Lilac Hills Ranch Specific Plan the majority of which is located in the Valley Center Community Plan also designated as a Rural Village.

## LAND USE DIAGRAM

The Land Use Map is included as Figure LU-A-2 in the County General Plan Land Use Maps Appendix.

## 1.1 COMMUNITY CHARACTER

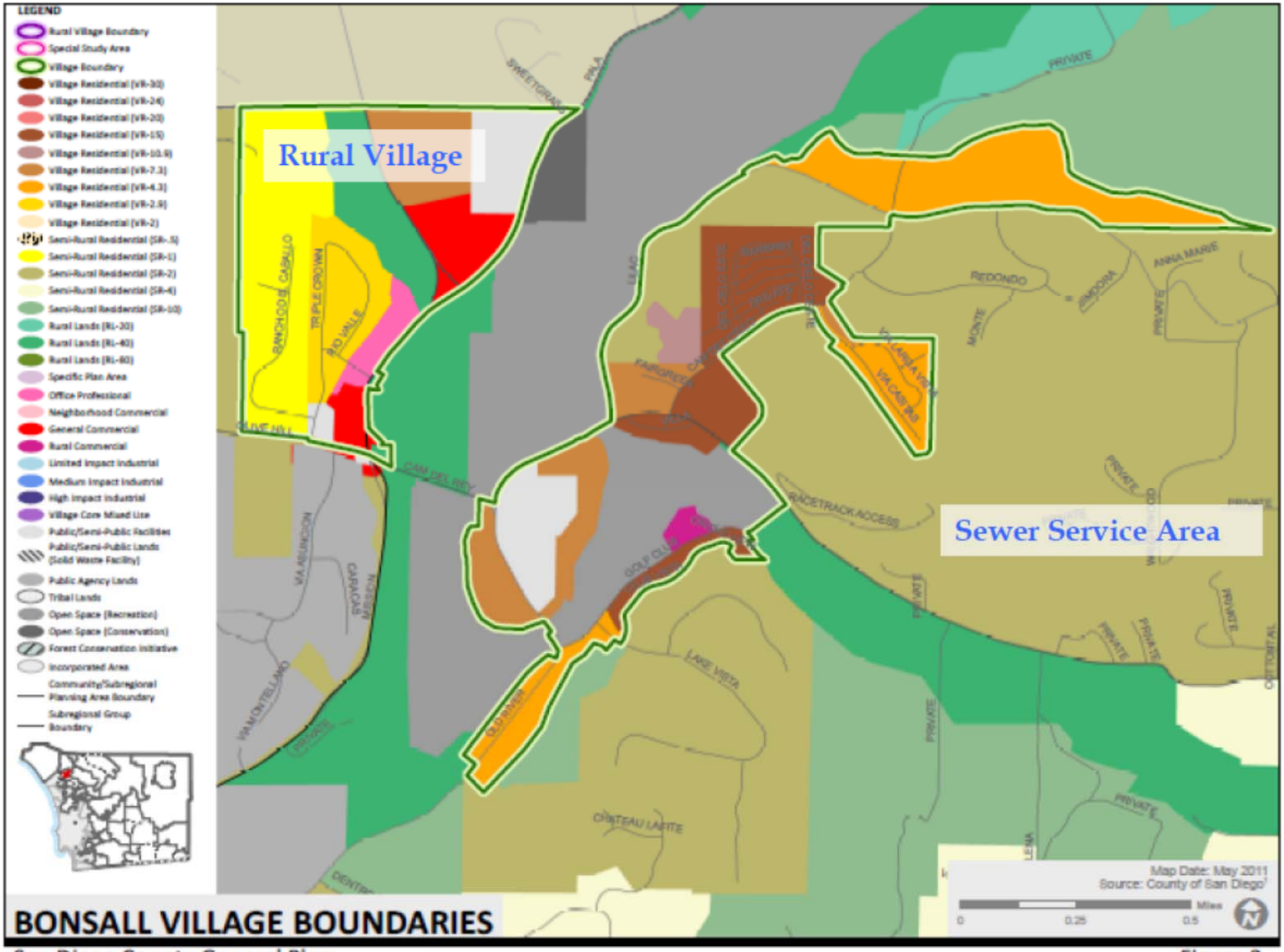
**Issue LU-1.1** In order to retain Bonsall's rural character, design review is important for ensuring that development is planned in a way that respects this character with building and site design. As such, it is important that design guidelines contain the latest innovations in building design, require appropriate buffers, as well as the most up to date information for including vegetation, that is both drought tolerant and acceptable for defensible space in new development. At the time of this writing, the Bonsall Design Guidelines are not as current as existing defensible space regulations located on the County website under Defensible Space Planning at: http://www.sdcounty.ca.gov/dplu/fire_resistant.html.

**Goal LU-1.1** A unique balance of Bonsall's rural agriculture, estate lots, ridgelines, equestrian uses, and open space land uses within the community, including open space and low density buffers that separate the community from adjacent cities and unincorporated community and new development that conserves natural resources and topography.

**Policy LU-1.1.1** Require development in the community to preserve the rural qualities of the area, minimize traffic congestion, and to not adversely affect the natural environment.

**Policy P LU-1.1.2** Maintain the existing rural lifestyle by continuing the existing pattern of residential, equestrian, and agricultural uses within the Bonsall CPA.

**Policy LU1.1.3** Require development to be sensitive to the topography, physical context, and community character of Bonsall.




**BONSALL VILLAGE BOUNDARIES**

San Diego County General Plan

Figure 3

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**Goal 1.2** Continued development that is appropriately designed to match the rural character of the Bonsall community.

**Policy 1.2.1** Require development that is designed to be consistent with the rural character of the Bonsall community.

**Implementation 1.2.1** Prepare updates, as feasible and necessary, to the Bonsall Design Guidelines to ensure continued applicability to planning trends and conditions.

**Implementation 1.2.2** Use the Zoning Ordinance to require design review in more Bonsall areas.

**Policy 1.2.2** Encourage the application of design review to the majority of parcels in the Bonsall CPA.

**Policy 1.2.3** Require on and off-site advertising signs complement the aesthetic value and unique character of the community.

**Policy 1.2.4** Prohibit development of advertising billboards and require that existing billboards are not modified and are eliminated over time.

**Policy 1.2.5** Seek to eliminate existing uses that are nonconforming and are detrimental to surrounding uses.

## 1. 2 COMMUNITY GROWTH POLICY

**Goal LU-2.1** Development that centers inside the core Villages in Bonsall and discourages spot development outside that area.

**Policy LU-2.1.1** Encourage development inside the Village boundaries (see Figure 3 as amended) which are centered around the Mission Road/Olive Hill Road, ~~and~~ State Route 76 intersections and West Lilac Road (east of I-15).

**Goal LU-2.2** The San Luis Rey River Valley retains its rural character, while urbanized development remains within neighboring cities that are discouraged from annexing areas of Bonsall.

**Policy LU-2.2.1** Coordinate with LAFCO to oppose annexations by neighboring jurisdictions that would encourage growth incompatible with Bonsall and the San Luis Rey River Valley, except in cases of proven health and safety emergencies on properties bordering on and with direct access to the acquiring jurisdiction.

## 1.3 RESIDENTIAL LAND USE

**Goal LU-3.1** Estate lot residential development that provides adequate housing opportunities for all residents, while maintaining and enhancing the existing rural atmosphere of the community.

**Policy LU-3.1.1** Require residential development application documents to show residential building pads and envelopes on all Tentative Maps for public review, along with the Health Department layouts and grading plan.

**Policy LU-3.1.2** Require subdivision design to minimize adverse impacts to community character, or to the environment, and to mitigate any impacts from other constraints on the land that could not be avoided. Require mitigation actions to remain within the CPA.

**Policy LU-31.3** Buffer residential areas from incompatible activities, which create heavy traffic, noise, dust, unsightly views, or from incompatibility with the surrounding environment.

**Policy LU-3.1.4** For proposed major subdivisions, require open space easements that first are considered for agricultural or equestrian needs of the Bonsall Community.

**Policy LU-3.1.5** Preserve ridgelines by siting buildings below ridges or set back with sufficient distance to minimize visual impacts. Encourage screening to visually shield all structures, including the use of vegetation, as well as appropriate and varied building materials.

**Policy LU-3.1.6** Encourage the development of assisted living facilities within or adjacent to the Bonsall River Village, while maintaining a balance of assisted living and conventional residential units.

**Policy LU-3.1.7** Require industrial scale wind turbine facilities be situated away from prominent ridgelines, significant residential areas or important scenic view sheds, and require that impacts to scenic resources, health, safety, light pollution and noise be mitigated to the fullest extent.

## 1.4 COMMERCIAL, INDUSTRIAL AND ACCESSORY USES

**Goal LU-4.1** Residential, commercial and other development that is compatible with the rural environment and enhances the community's quality of life. All commercial uses have aesthetically pleasing and functionally adequate operations with appropriate onsite parking, internal circulation, setbacks and landscaping and do not cause any adverse impacts on neighborhood properties such as visual unsightliness, excessive noise, unpleasant odors, air pollution, health hazards, etc.

**Policy LU-4.1.1** Require the design of commercial development to enhance the character of a rural village and not take on an urban type design.

**Policy LU-4.1.2** Require commercial development to be compatible with the rural environment and enhance the community's quality of life. Require all commercial uses to have aesthetically pleasing and functionally adequate operations with appropriate onsite parking, internal circulation, setbacks, and landscaping; and not cause any adverse impacts on neighborhood properties.

**Policy LU-4.1.3** Prohibit commercial development in Bonsall that principally serves regional needs, rather than the needs of the local community.

**Policy LU-4.1.5** All accessory uses should have minimal impacts, and be compatible with the surrounding neighborhood and the rural community character. Accessory uses subject to a discretionary permit should be compatible with the neighborhood, including factors such as health, safety, nuisance and noise.

**Policy LU-4.1.6** Prohibit those commercial activities, which generate visual unsightliness, excessive noise, unpleasant odors, air pollution, health hazards, and do not comply with internal or screened onsite parking.

**Policy LU-41.7** Discourage incompatible land uses on areas of agricultural use and land suitable for agricultural usage.

**Policy LU-4.1.8** Restrict uses such as sand mining in the Semi Rural designated areas so that adverse impacts to conservation, circulation, safety, and community character (including tranquility, quiet, and low congestion) do not occur, unless mitigated or overriding findings are made pursuant to the California Environmental Quality Act (CEQA).

**Policy LU4.1.9** Require Commercial development to provide buffers between adjacent residential areas; this can be accomplished through increased setbacks or other techniques such as grade differentials, walls, and/or landscaping.

## 1.5 COMMUNITY CONSERVATION AND PROTECTION

**Issue LU-5.1** The following policies shall govern all discretionary permit applications involving residential development within the Bonsall CPA. The intent of these policies is to set a minimum baseline for residential projects within the CPA in terms of community character and visual impacts, and these policies. In many cases, requirements in addition to those set forward are necessary and applicable on a site-specific basis.

Each policy addresses a characteristic of slope or soil type which acts as a constraint to development. For each constraint that a particular project site contains, the project must offer a compensating benefit, designed to ameliorate the immediate impacts of the project and provide overall benefits to the community. These benefits are of two types; limitations on grading for residential building pads, and dedications of natural open space easements, agriculture or equestrian easements over certain areas on the site. Limitations on pad grading provide benefits in terms of visual impacts, reduced storm runoff and reduced removal of soil in rocky areas which are difficult to re-vegetate. Dedications of natural open space easements provide benefits in terms of fewer visual impacts, reduced storm runoff and a reduction in erosion caused by denuding of vegetation.

**Goal LU-5.1** A physical environment where degraded riparian areas have been restored and the natural topography retained.

**Policy LU-5.1.1** Consider restoration and rehabilitation of former or degraded riparian areas as a form of mitigation.

**Policy LU-5.1.2** Require grading to be contoured to blend with natural topography, rather than consist of straight edges.

**Policy LU-5.1.3** Minimize grading to preserve natural landforms, major rock outcroppings and areas of existing mature trees. Integrate hillside development with existing topography and landforms.

**Policy LU-5.1.4** Restrict, to the maximum extent feasible, extensive grading for development projects in areas with slopes that are 20 percent or greater, in order to preserve and protect the environment, and to lessen grading and erosion.

**Policy LU-5.1.5** Require development on slopes to be stepped to follow and preserve topography to the maximum extent feasible.

**Policy LU-5.1.6** Minimize cut and fill grading for roads and access ways to the absolute minimum necessary.

**Goal LU-5.2** The preservation of groundwater resources, community character and protection of sensitive resources in the Bonsall Community Planning Area.

**Policy LU-5.2.1** Require lot sizes, except through planned development, lot area averaging or specific plan projects, to be no smaller than;

- 50 percent of the density indicated on the Land Use Map, without clustering or lot averaging, for Semi Rural 4 and higher densities, or
- Four acres for Semi Rural 10 and lower densities.

**Implementation LU-5.2.1** Zoning Ordinance

*Example: Semi Rural 2 establishes a density of one dwelling unit per two acres. Fifty percent of that density would result in a minimum lot size of one acre.*

**Policy LU-5.2.2** Allow further reductions in minimum lot sizes indicated in Policy LU-5.2.1, through Planned Development, Lot Area Averaging, or Specific Plan projects only when setbacks, building scale, and design are appropriate to retain the equestrian and agricultural community character in the area.

The Conservation Subdivision Program (CSP) encourages residential subdivision design that improves preservation of sensitive environmental resources in a balance with planned densities and community character. The CSP allows for reductions in lot size through Lot Area Averaging and Planned Residential, with specific findings and discretionary review. More information on these requirements is available in the Zoning and Subdivision Ordinances.

**Policy LU-5.2.3** Encourage the use of Conservation Subdivisions in Bonsall be located in the 300 acres east of the East Vista Way and Gopher Canyon Road intersections, as well as properties designated within the larger Rural Lands Regional Category (greater than 40 acres) in the southeastern corner of the CPA, south of Gopher Canyon Road between Lawrence Welk Court and El Farra Street near the Lawrence Welk and Deer Springs Roads.

## 1.6 COMMUNITY FACILITIES

**Goal LU-6.1** Infrastructure and public utilities that are provided concurrent to development in a manner compatible with community character while minimizing visual and environmental impacts.

**Policy LU-6.1.2** Provide development on an orderly, phased basis so that it will not overload public facilities.

**Goal LU-6.2** The development of a shared network architecture that encourages competition between wireless service providers in order to be cost efficient and effective community wide.

**Policy LU-6.2.1** Require wireless telecommunication companies to become proficient in designing networks emphasizing the location of open network resources and using the latest technology for transmission of signal in Bonsall.

**Policy LU-6.2.2** Require all wireless telecommunication companies to provide a photocopy of all types camouflage methods prior to submission of cell site project.

**Policy LU-6.2.3** Support efforts that advocate for the provision of wireless telecommunications services.

**Policy LU-6.2.4** Use all avenues and efforts to pursue an increase in the number and diversity of services, while minimizing the proliferation of new towers and infrastructure.

**Implementation LU-6.1.1** Establish wireless telecommunication framework for future planning by working cooperatively with companies.

## 1.7 WATER SUPPLY, WASTEWATER, AND SOLID WASTE

**Goal LU-7.1** An adequate supply of water that meets current and projected needs of both residential and agricultural users in Bonsall CPA.

**Policy LU-7.1.1** When reclaimed water and gray water becomes available, encourage its use in new development by requirements, such as dual piping systems.

**Policy LU-7.1.2** Promote the use of high efficiency low volume sprinklers and accurate programmable controllers in new and old developments, as well as individual residences.

**Policy LU-71.3** Support the concept, if feasible, to store water underground during surplus water years so water can be removed as needed during the drought years.

**Policy LU-7.1.4** Protect surface and groundwater supplies from pollution by periodic monitoring of the region to determine if groundwater quality is impacted by sewage systems, septic tanks and leach lines.

**Policy LU-7.1.5** Support water conservation and minimize wastewater by requiring the use of reclaimed water and gray water in new development and major renovations for landscaping and agriculture irrigations, as well as fire suppression systems, where feasible.

**Policy LU-7.1.6** Encourage storm runoff to be captured and retained in reservoirs for use with reclamation water.

**Policy LU-7.1.7** Encourage the establishment of a California Irrigation Monitoring Information System (CIMS) monitoring station in the Bonsall CPA.

**Policy LU-7.1.8** Aquifer locations and their watersheds must be considered when siting facilities or reviewing proposed land uses which have the potential to contaminate or otherwise adversely affect these resources. Land uses or facilities which have the potential to jeopardize these resources shall be discouraged.

**Goal LU-7.2** Bonsall's solid waste disposal needs are met on a timely basis with the least possible impact on the environment.

**Policy LU-7.2.1** Encourage the use of transfer stations to reduce overall truck traffic to landfills, allow increased recycling, and reduce solid waste volumes. Coordinate the siting of transfer stations with the location of new landfill sites to minimize truck traffic through predominantly residential areas.

**Policy LU-7.2.1** Require any location of landfills and/or transfer station sites to consider the impacts of additional truck traffic in predominantly residential areas, such as Camino Del Rey, Old River Road, West Lilac Road, Gopher Canyon Road, and State Route 76.

# 2. Circulation and Mobility (CM)

## 2.1 INTEGRATED MOBILITY AND ACCESS

**Goal CM-1.1** A circulation system which preserves the rural character of the community and provides a safe, balanced transportation system, which includes automobile, bicycle, equestrian and pedestrian users.

**Policy CM-1.1.1** Reduce traffic volume on roads recognized as future "poor level of service" with methods such as, but not limited to, providing alternate routes and reducing density.

**Policy CM-1.1.2** Require development that increases truck traffic to use Interstate 15, State Route 76 and East Vista Way (S13), whenever feasible.

**Implementation CM-1.1.1** Review discretionary project review procedures and, if necessary, modify procedures to require projects proposing an increase in truck traffic to, as a condition of approval, be required to utilize roads that are determined suitable for the particular type of truck traffic to be generated.

**Policy CM-1.1.3** Coordinate with Caltrans to design and construct State Route 76, East Vista Way (S13), and Interstate 15 to efficiently carry traffic through the Bonsall CPA. Design and construct interior roads, such as Camino del Rey, West Lilac, Gopher Canyon, and Olive Hill to carry primarily local traffic and remain rural to the degree consistent with safety requirements.

**Policy CM-1.1.4** Prioritize the preservation and protection of sensitive habitats, such as wetlands, over road location, relocation, or realignment. Encourage all mitigation to be on-site and site-specific. Require mitigation within the Bonsall CPA where on-site and site-specific mitigation is not appropriate, whenever feasible.

**Policy CM-1.1.5** Minimize direct access points onto Mobility Element roads to produce unimpeded traffic flow in commercial areas. Require new Commercial development to provide, where possible, indirect access through the use of existing road access points, loop, or frontage roads, common driveways or similar means.

**Policy CM-1.1.6** Minimize the use of cul-de-sacs in the Bonsall CPA and require new subdivisions to provide local connectivity by providing linkages for long-term circulation improvement.

## 2.2 LOCAL ROAD NETWORK

Refer to General Plan Goals and Policies

## 2.3 FIRE ACCESS/EGRESS ROUTES

Refer to General Plan Goals and Policies

## 2.4 LOCAL TRANSIT

**Goal CM-4.1** A circulation system which preserves the rural character of the community and provides a safe, balanced transportation system, which includes automobile, bicycle, equestrian, and pedestrian users.

**Policy CM-4.1.1** Encourage the location of a park-and-ride lot in the vicinity of State Route 76 and East Vista Way within the Bonsall CPA to provide alternative transportation and to reduce congestion and air pollution.

**Policy CM-4.1.2** Prohibit the use of all on street parking on Mobility Element Roads outside the Village Boundaries and require development to provide adequate onsite parking

## 2.5 SCENIC ROUTES

**Goal CM-5.1** Scenic routes where community character and natural resources are preserved by minimizing the impacts of public or private development along roadways in Bonsall.

**Policy CM-5.1.1** Design, maintain and/or improve scenic areas, road alignments, and realignments to minimize the alteration of the natural landform by following the contours of the existing, natural topography without sacrificing safety or sight distance criteria.

**Policy CM-5.1.2** Preserve, to the maximum extent feasible, existing trees and vegetation located within the right-of-way of all public roads and determined to be of significant visual benefit, such as the 100-plus year old oak trees along Camino del Rey, and require removal of trees to have public or community sponsor group review. If no alternative realignment can preserve such vegetation, mitigation shall be required in the form of re-vegetation of equal or better trees, with a minimum 24-inch box, prior to, or phased with, the proposed project.

**Policy CM-5.1.3** Require new development to provide trees, in compliance with the suggested trees for defensible space, within the development but along and outside of the public right of way.

# 3. Conservation and Open Space (COS)

## 3.1 RESOURCE CONSERVATION AND MANAGEMENT

**Goal COS-1.1** The preservation of the unique natural and cultural resources of Bonsall and the San Luis Rey River and associated watershed, with continued support for its traditional rural and agricultural life-style.

**Policy COS-1.1.1** Encourage the preservation of all areas of critical habitat identified under the Multiple Species Conservation Program in their natural state, allowing for maintenance and/or management for fire safety.

**Policy COS-1.1.2** Promote a coordinated approach to work with landowners to meet the community's needs in preserving habitat and conserving biological resources.

**Policy COS-1.1.3** Encourage the conservation of water for residential use through the implementation of water saving techniques, such as xeriscaping and dual piping.

**Policy COS-1.1.4** Require development to be compatible with adjacent natural preserves, sensitive habitat areas, agricultural lands, and recreation areas, or provide transition or buffer areas.

**Policy COS-1.1.5** Require that landscaping be designed to prevent erosion on graded sites and, if adjacent to sensitive habitats, require re-vegetation with the appropriate drought tolerant plant species with specific restrictions on the use of any invasive species.

**Policy COS-1.1.6** Encourage development to plant an appropriate variety of trees to stabilize soil conditions and contribute to atmospheric oxygen production.

a. Agricultural soils and production

**Goal COS-1.2** The continuation of agriculture as a prominent use throughout the Bonsall community.

**Policy COS-1.2.1** Encourage the protection of areas designated for agricultural activities from scattered and incompatible urban intrusions, along with the provision of greenbelt/buffers between agricultural zoning and urban zoning.

**Policy COS-1.2.2** Encourage the use of agriculture easements in the CPA, especially as part of the Conservation Subdivision Program, while maintaining community character with rural and semi-rural homes.

**Policy COS-1.2.3** Require development to minimize potential conflicts with adjacent agricultural operations, through the incorporation of adequate buffers, setbacks, and project design measures to protect

surrounding agriculture and support local and state right-to-farm regulations.

b. Plant and animal habitats and wildlife corridors

**Goal COS-1.3** Naturally vegetated open space corridors of sufficient size to maintain biological diversity and functional access for wildlife between varying habitats and to prevent fragmentation of habitats and the creation of biological "islands".

**Policy COS-1.3.1** Encourage the protection of all sensitive lands and habitat as identified by federal, State, and County guidelines such as oak and willow riparian, coastal, and Diegan sage scrub, native grasslands and wetlands.

**Policy COS-1.3.2** Support the creation of "mitigation banks" within the Bonsall CPA for development projects, and encourage mitigation be located in Bonsall, when it is required.

**Policy COS-1.3.3** Preserve and encourage wildlife corridors including buffer areas, which are essential to the long-term viability of wildlife populations, through open space easements, public acquisition, or other appropriate means. The width of the easement will depend on the type of wildlife using the corridor and the natural topography, plus an appropriate buffer (as determined by a certified wildlife biologist) on either side of the corridor, where feasible.

c. Scenic resources

**Goal COS-1.4** An "astronomical dark sky" that retains the rural setting and facilitates the astronomical research in San Diego County and the continued operation of the Mt. Palomar observatory.

**Policy COS-1.4.1** Discourage street lighting, unless necessary for safety. Require street lighting to meet basic safety standards and the County Light Pollution Code, Ordinance #7155.

d. Surface, groundwater, and watersheds

**Goal COS-1.5** Floodplains and watercourses preserved in their natural state that provide protection from loss of life and property through development regulations in floodplains and other wetland areas.

**Policy COS-1.5.1** – Require adequate setbacks from all watercourses and drainages to protect property, improve water quality, provide buffer for riparian habitat and wildlife, and enhance aesthetic quality of the riparian environment.

**Policy COS-1.5.2** - Utilize the linear geographic qualities provided by the floodplain as locales for nature preserves, open space corridors, community footpaths, and parkland.

e. Mineral resources

**Goal COS-1.5.1** Conservation and management of economically valuable mineral resources for the continued well-being of future generations of Bonsall residents.

**Policy COS-1.5.1** Require extraction of mineral resources use methods that are compatible with the protection of the physical environment and the natural conditions necessary to protect significant species and biotic communities.

**Policy COS-1.5.2** Require any extraction of mineral resources be carried out in a manner which minimizes adverse impacts to the community, including safety hazards from increased truck traffic, surface and groundwater pollutions, and degradation of scenic resources.

**Policy COS-1.5.3** Phase mining activities so that re-vegetation of a completed section of the site is implemented prior to beginning activities in another. Require site grading, reclamation, and re-vegetation plans to facilitate phasing.

f. Cultural Resources

**Issue COS 1.6** The Bonsall Bridge is a historic structure that was constructed in 1925, and has been the primary crossing of the San Luis Rey River until a new bridge was constructed in the early 1990's. The Bridge is a historic site; however, is currently not maintained and has the potential to become a liability to the community. The Bonsall Bridge also has the potential to become part of the San Luis Rey River Park, and/or as part of the bicycle or pedestrian network.

**Goal COS-1.6** Important historic and prehistoric archaeological resources are identified and preserved through adequate protection for new sites, as they are discovered.

**Policy COS-1.6.1** Prevent development, trenching, grading, clearing and grubbing and other related activities that can be damaging to significant prehistoric or historic sites.

**Policy COS-1.6.2** Encourage the preservation and maintenance of the Bonsall Bridge as a historic structure of great beauty, symbolic of Bonsall's rural community character.

**Policy COS-1.6.3** Require the preservation of historic buildings and sites in the community:

- The Original James Bonsall (Mullins) Residence - Little Gopher Canyon Road
- The Old Bonsall Bridge
- Bonsall Schoolhouse

## 3.2 PARKS AND RECREATION

a. Park needs, locations, and facilities

An area identified as potential locations for future acquisition and development of a park is described as follows:

A proposed park in the vicinity of and includes the Old Bonsall Bridge, which is near the intersection of Old River Road and East Vista Way. This park could include an equestrian staging area, equestrian and walking trails, picnic grounds, and a cultural center.

b. Park acquisition, development, and improvements

**Goal COS-2.1** A balanced system of local parks, open space, riding and hiking trails, with outdoor recreation facilities and services, which incorporate the outstanding natural features of the CPA and meet the needs of the residents of the Bonsall community.

**Policy COS-2.1.1** Encourage the acquisition and development of parklands that will protect outstanding, scenic, and riparian areas, and cultural, historical, and biological resources.

**Policy COS-2.1.2** Encourage the utilization of all potential sources of funding and aid that will improve the viability of youth recreational facilities and educational activities of all age groups.

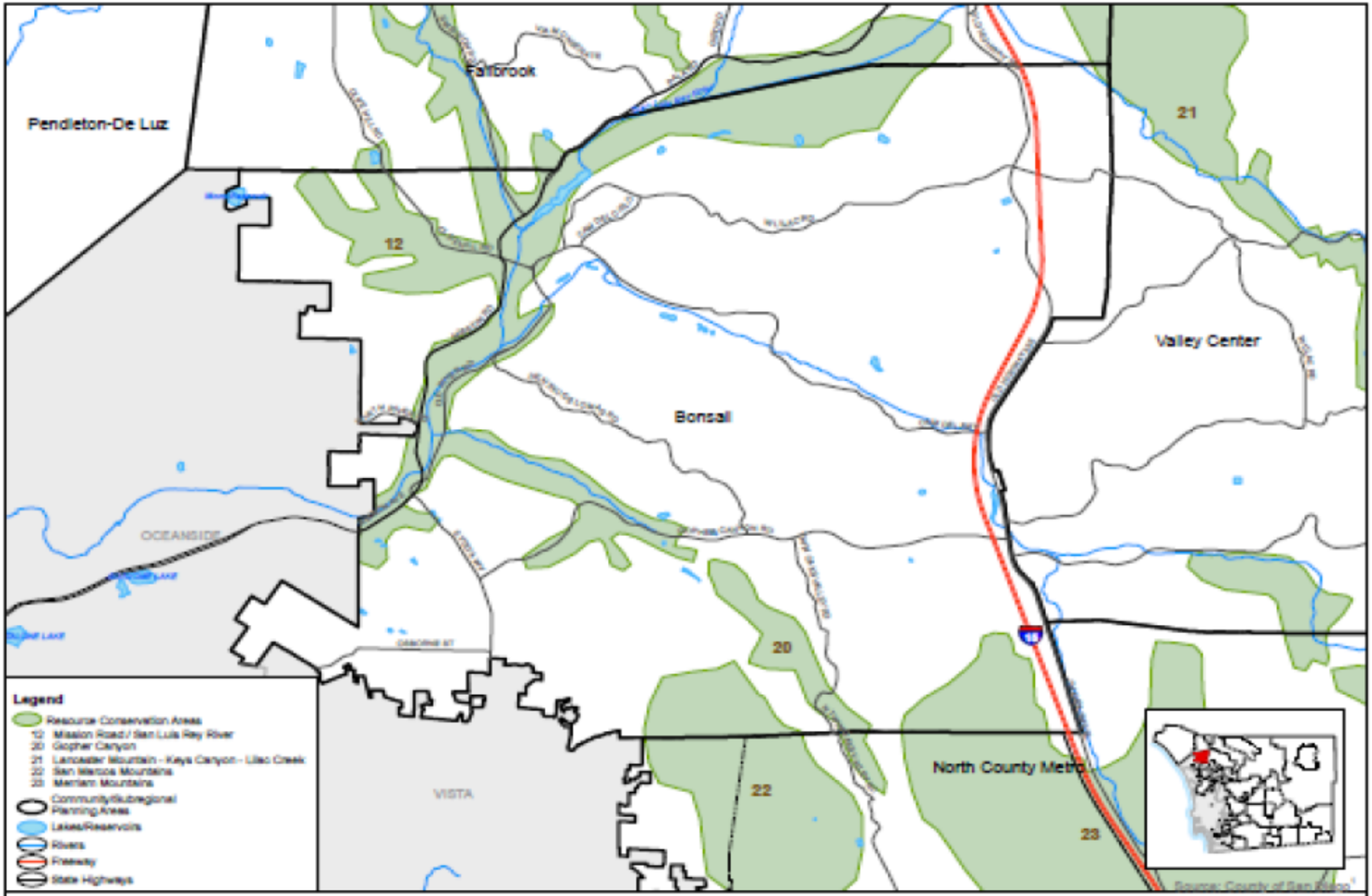
**Policy COS-2.1.4** Require appropriate wetland preservation buffers in recreational facilities located adjacent to wetlands to use parkland to provide a transition to the wetland buffer area and buffers for additional passive recreational uses, as permitted.

**Policy COS-2.1.5** Coordinate with the Bonsall Community Sponsor Group on the future siting, naming, and planning of community parks in Bonsall.

**Policy COS-2.1.6** Promote the location of a Native American cultural information center in Bonsall to facilitate community understanding of the region's cultural history and as a site to relocate the Little Old Bonsall Schoolhouse and Original James Bonsall Home adjacent to or within the San Luis Ray River Park.

c. Park compatibility with adjoining land uses

Refer to General Plan Goals and Policies




**BONSALL RESOURCE CONSERVATION AREA MAP**

San Diego County General Plan

Figure 4

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## 3.3 COMMUNITY OPEN SPACE PLAN

The County Board of Supervisors has adopted Resource Conservation Areas (RCA) and plan for the Bonsall CPA. These RCAs identify lands, which possess some significant natural resource that requires special attention in order that it may be preserved or conserved for long-term managed utilization by future generations.

The San Luis Rey River Valley and the Bonsall CPA possess landforms of great scenic beauty, which, in their natural state, provide diverse plant communities that support a wide array of native wildlife. While scenic, open, natural lands remain in Bonsall, there is pressure to develop these lands in the near future. Bonsall CPA RCAs and their significant resources are shown on Figure 4 on page 37 and include:

a) (#12) Mission Road. This area, located in the northern end of the Bonsall Plan Area, encompasses Ostrich Creek, which drains into the San Luis Rey River.

b) (#20) San Luis Rey River. This area includes large patches of riparian woodland vegetation and known locations of the Stephen's kangaroo rat, that is listed as rare and protected by the State of California. This area is also known for the presence of the Bell's least vireo.

c) (#22) San Marcos Mountains. The north end of this area extends into Bonsall. These mountains are especially significant because they have rare and endangered plant species, such as Cleveland sage (Salvia clevelandii), tetracoccus dioicus, and southern mountain misery (Chamaebatia australis). These mountains are also valuable as visual landmarks of great scenic beauty.

d) (#23) Merriam Mountain. Resources in this area are similar to the San Marcos Mountains including the same species of rare plants plus comarostaphylos diversifolia.

**Goal COS-3.1** Natural resources, including existing trees, viewsheds, rock outcroppings, foothills, and meadows, and the San Luis Rey River Valley that are protected and contribute to the character and beauty of the Bonsall community.

**Policy COS-3.1.1** Encourage agricultural and equestrian open spaces and only encourage linking of open space if it is biological and supports a wildlife corridor system.

**Policy COS-3.1.2** Encourage incorporation of publicly-owned land into a functional recreation/open space system, wherever feasible.

**Policy COS-3.1.3** Require channelization that uses natural materials for bank protection to protect existing structures, whenever feasible. An exception may be at road crossings, and even then, natural materials shall be given preference to minimize the visual impact.

**Policy COS-3.1.4** Support low intensity land use zoning in undeveloped mapped floodplains, such as agricultural and low density residential zoning, to protect downstream areas from flooding hazards to minimize impacts on wildlife habitat and to provide scenic open space.

# 4. Safety (S)

**GOAL S-1** Adequate law enforcement, fire protection, and emergency services that contribute to a safe living and working environment for the residents of Bonsall.

**Policy S-1.1** Support the provision of adequate law enforcement, fire protection, and emergency services for the residents of Bonsall.

# 5. Noise (N)

**GOAL N-1** Protect and enhance Bonsall's acoustical environment by supporting the control of noise at its source, along its transmission path and at the site of sensitive receivers. Maintain an environment free of excessive noise by providing control of noise at its source.

**Policy N-1.1** Require site design and building design controls to minimize noise emissions from noise sources.

**Policy N-1.2** Encourage land use and circulation patterns, which will minimize noise in residential neighborhoods and sensitive wildlife habitat.

**Policy N-1.3** Support limiting truck traffic to designated routes to reduce noise in residential areas.

**Policy N-1.4** Require a noise survey to minimize noise emissions from cell sites and wind turbine facilities.

# 6. Specific Plans and Special Study Areas

Specific Plan Area (SPA) and Private Development Plan (PDP) (Specific Plan will continue to be referenced in Community Plan but policies moved to Specific Plan Implementation Manual and conditions of individual SPAs shall be located in Specific Plan itself.)

Champagne Boulevard SPA (0)

This SPA consists of approximately 100 acres, and is located on the east and west sides of Champagne Boulevard, between the Lawrence Welk Country Club Village and the Circle "R" Resort. Of the total 100 acres, approximately 40 acres are located within the Bonsall CPA and approximately 60 acres are located within the Valley Center CPA and North County Metropolitan Subregion.

The objective of this SPA is to accommodate visitor-serving commercial uses similar in nature and complimentary to those found in the Lawrence Welk Country Club Village and the Circle "R" Resort developments. It is specifically intended that no residences be allowed, other than those already existing; that slopes in excess of 25 percent be left in their natural state; that all development be phased with the availability of adequate public services and facilities; and that sensitive environmental resources, including American Indian sites, be preserved.

Development shall be in accordance with all County goals, objectives and policies, including the County General Plan and Community Plan.

Lake Vista SPA (.81)

Lake Rancho Viejo consists of approximately 469 acres, most of which are located in the community of Fallbrook. The approximate 50-acre portion of the SPA located within Bonsall is designated as open space.

Vista Valley Country Club SPA (.40)

The Vista Valley Country Club Specific Plan was adopted by the Board of Supervisors in two parts. Part 1, consisting of the golf course only, was adopted on August 27, 1978, and part 2, consisting of the golf course and adjacent property was adopted on September 15, 1980. The Specific Plan provides for the long-term development of a site consisting of 413 acres total.

# APPENDIX A

# SCENIC PRESERVATION GUIDELINES

## I-15 CORRIDOR STUDY AREA

## CITIZEN'S COMMITTEE

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## APPLICATION

The Scenic Preservation Guidelines contained in this manual apply to the unincorporated portion of the Interstate 15 Corridor extending from the northern Escondido city limits to the Riverside County line (see vicinity map Figure A-1). Properties affected are more specifically identified by a "B" Design Review Area Special Designator applied to their zones. The "B" Designator requires the preparation of a Site Plan for any type of development permit, including building permits for single-family dwellings, in accordance with these Guidelines and as further described in Section 5750 through 5799 of the County Zoning Ordinance. Such site plans are to be reviewed in part by a Design Review Board established especially for this purpose.

More detailed design criteria shall be developed for Specific Plan Areas and other areas along the Interstate 15 Corridor, where it is deemed appropriate. Such additional criteria are to be prepared by the Design Review Board, the affected planning groups and Department of Planning and Land Use staff jointly.

## EXEMPTIONS

These Guidelines do not apply to alterations to the interior of structures, that are not visible from the outside (Section 5756 of the County Zoning Ordinance) nor to minor exterior alterations, reconstruction for the purpose of maintenance and construction or expansion of accessory structures (Section 5757).

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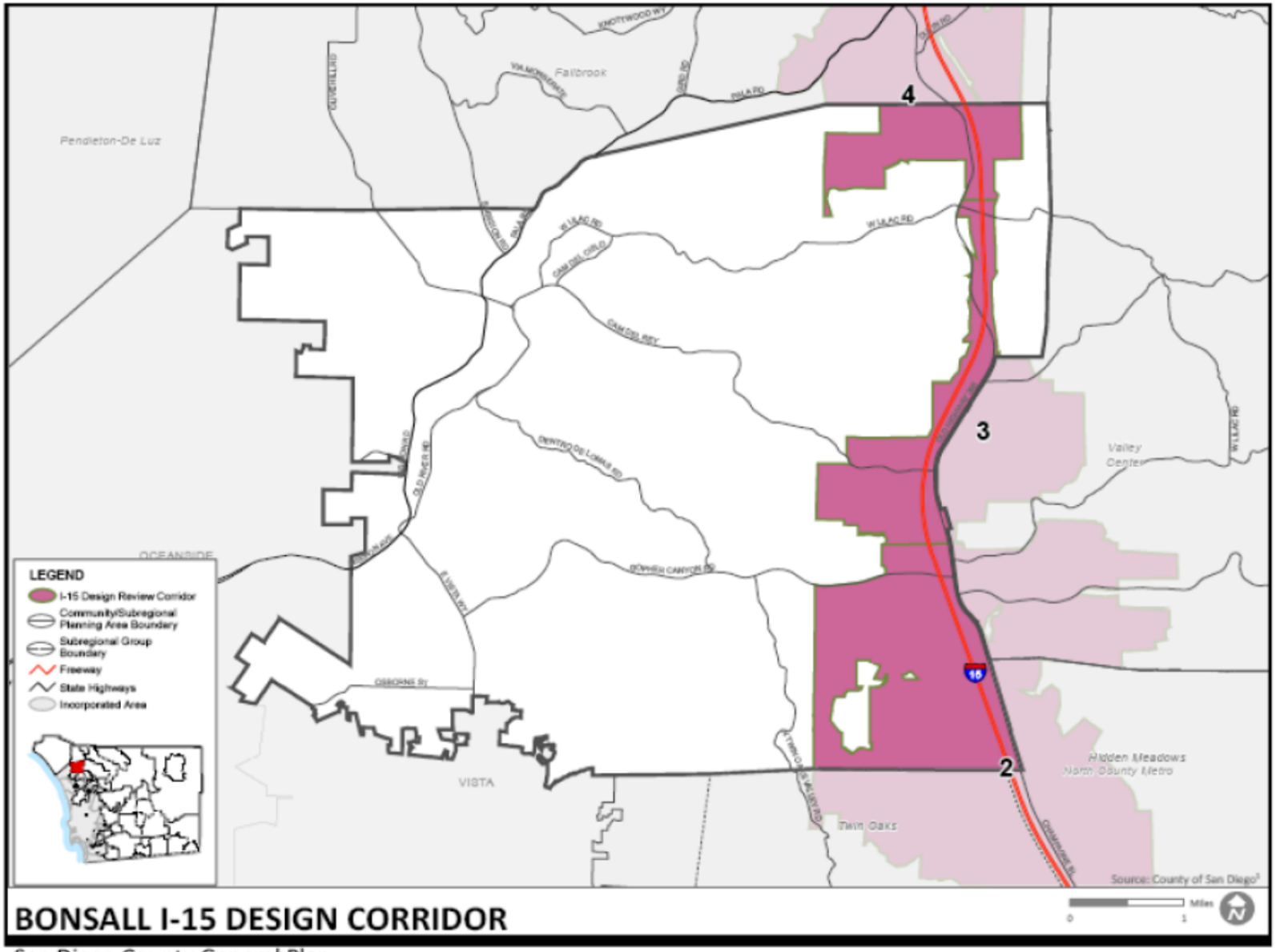


**BONSALL I-15 DESIGN CORRIDOR**

San Diego County General Plan



Figure A-1

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## OBJECTIVE

The purpose of the following scenic and planning quality guidelines is to: 1) protect and enhance scenic resources within the Interstate 15 Corridor planning area, while accommodating coordinated planned development which harmonizes with the natural environment; 2) establish standards to regulate the visual quality and the environmental integrity of the entire Corridor; and 3) encourage scenic preservation and development practices compatible with the goals and policies of the five community and subregional planning areas encompassed by the Interstate 15 Corridor area, when appropriate.

## STANDARDS

These standards address man-made and natural features which affect the scenic quality of the Interstate 15 Corridor area.

I. Site Design

A. Site Planning Standards:

1. Individual projects shall reinforce the character of the sites, the attributes of adjacent projects, and preserve the viewsheds, natural topographic features, and natural watercourses.
2. Individual projects shall relate on-site open space and pedestrian areas with those of other projects, both visually and in terms of providing for continuous paths of travel.
3. Building setbacks shall be coordinated between adjacent lots so as to capitalize on usable site area between buildings.

B. Parking and Circulation Design Standards:

1. Development of bikeways shall be encouraged.
2. Separation of pedestrian and bikeway/automobile traffic throughout the project shall be provided where feasible.
3. Definition of pedestrian paths and crossings shall be developed through the use of differing paving material or painting/coloring techniques.
4. Complete access for emergency (police, fire and ambulance) services to structures shall be provided as required.

C. Site Lighting Standards:

1. Site lighting shall minimize emission of light rays into both the night sky and neighborhood properties, especially as it pertains to Mt. Palomar Observatory.
    a. Site lighting shall be limited to that necessary for security, safety, and identification and shall be integrated with project landscape design.

b. Excessive building or site lighting for decorative purposes shall be discouraged.

2. Site lighting plans that conflict with the character of the community shall be discouraged.

D. Landscape Design Standards:

1. Visual screening for portions of development projects shall be provided to include satellite dishes, parking, and service areas located in viewshed areas.

2. Project boundary landscaping shall complement adjacent landforms and plant materials.

3. Landscape plans shall utilize native and drought-tolerant plants where possible, per the plant list provided by County staff.

4. Trees and plantings adjacent to pedestrian paths and within parking areas shall be selected to enhance the human scale.

   a. Tree canopies shall be encouraged to soften the visual impact of vehicular circulation and parking areas and relieve them from heat buildup. Trees shall be placed away from entrances to buildings, parking lots, and street intersections for visibility and safety where possible.

   b. Low scale plantings shall be located adjacent to driveway entrances and street corners, where possible, and shall not obscure drive visibility.

   c. Parking areas shall be visually screened with peripheral landscaping, wherever feasible. Exposed vehicular use areas shall include a minimum of ten percent of the paved areas in landscaping, dispersed throughout the parking area.

5. Common open spaces and recreational areas shall be linked by pedestrian pathways to individual lots.

6. A "greenbelt" shall be provided in viewshed areas for accommodation of bikeways and/or footpaths.

7. Landscape materials that aid in preventing the rapid spread of brush fires shall be provided.

8. Earth berms shall be rounded and natural in character, where possible, designed to obscure undesirable views.

9. Major stands of native trees shall be preserved.

E. Public Utilities and Safety Standards

1. New development projects shall be phased with the provision of adequate fire protection services.

2. Fire prevention and suppression in the design of all new projects shall be encouraged.
3. Utilities shall be placed underground (electrical, telephone, cable, etc.), where practical.
4. The alignment of utility infrastructure shall be correlated with the topography to minimize disruption of natural features within the viewshed areas.
5. Transformers and related utility components shall be placed in vaults or be screened with retaining walls and/or plantings, and located to avoid conflict with pedestrian paths.

F. Development Standards for Steep Topography and Natural Features

1. Extensive grading of slope areas within viewsheds will be minimized.
   a. Revegetation and erosion control shall be provided in all newly graded areas.
   b. Grading during the wet seasons (November to March) shall be discouraged.
2. Hillside development shall be integrated with existing topography and landforms. Areas of steep topography, tree stands, hillside agricultural activity, and rock outcroppings shall be respected and preserved.
3. Variety in the development of hillsides shall be encouraged through the use of appropriate site preparation techniques, grading techniques, and in the configuration, size and placement of lots.
4. The arrangement of building sites to optimize and retain significant viewsheds shall be encouraged.
5. The protection and preservation of the public use of on-site vista points shall be encouraged.
6. The visual quality shall be maximized and the erosion potential shall be minimized by planting native and naturalized plants, especially in disturbed areas adjacent to upgraded hillsides and watercourses.
7. Natural watercourses shall be protected and existing watershed and groundwater resources shall be conserved.
8. Any grading above 25 percent slope will blend with the surrounding area and be landscaped appropriately to look natural.

II. Architectural Design

A. Building forms, materials and colors shall complement adjacent topography, landscape, and buildings in the area.

1. Architectural harmony with the surrounding community shall be achieved through the use of natural appearing materials and complementary styles.

2. Colors for primary building forms shall be coordinated with landscaping materials. Earthtones and muted pastels are preferred for large areas, with primary colors limited to accent points and trim.
3. Building materials used shall convey a sense of permanence and quality.
4. Where a site is visible from higher elevations, roof forms shall be considered integral design elements, with consideration given to colors and pattern of roofing materials.
5. The use of mirrored glass, which can cause the sun to glare into drivers' eyes and, therefore a potential safety hazard, shall be prohibited on buildings visible from I-15.

B. Building forms shall be of appropriate scale, provide visual interest, avoid block-like configurations, and, where feasible, be integrated into the existing topography.

1. The use of special detail treatments in roof forms, windows, and entries shall be encouraged.
2. Roof mounted satellite dishes, solar systems, ventilation ducts, and other mechanical equipment shall be integrated into the architectural design, and be screened, where visible from adjacent properties or high elevations.
3. Building forms shall be scaled to step up and away from primary circulation routes and from each other; parallel and continuous building facades and paved surfaces shall be avoided where possible.

C. Signage shall not adversely impact the environmental and visual quality of the area.

1. All signs shall be limited to the minimum size and height necessary to adequately identify a business location.
2. All signs shall be kept as low to the ground as possible.
3. Signs shall be used for identification, not advertisement.
4. Signage design shall be carefully integrated with the site and building design concepts to create a unified appearance for the total development.
   a. Signs shall be part of a comprehensive graphic program for each project.
5. Signs shall be predominately natural materials, non-moving, externally illuminated.
6. Off-premise signs shall be prohibited except for temporary real estate directional, community identification and directional signs, as specified in Section 6207 of the County Zoning Ordinance.

## IMPLEMENTATION

A Design Review Board shall be established by the Board of Supervisors, pursuant to Ordinance 396.10 (New Series) of the County Administrative Code, to review required Site Plans for conformance to these Scenic Preservation Guidelines, and to advise County staff accordingly. This Board shall have representation for each of the affected plan areas, preferably with expertise in design, architecture, landscape architecture, and land use planning. Each Design Review Board member shall report to the respective planning group any Site Plans deemed of sufficient interest or importance to warrant planning group consideration. "The Design Review Board members shall report to the respective planning group any Site Plans other than single-family dwellings."

## PERIODIC REVIEW

These Scenic Preservation Guidelines and review procedures shall be subject to periodic evaluations. Any proposed changes shall be reviewed by the Design Review Board, the affected planning groups, and County staff before being presented to the Planning Commission and the Board of Supervisors.

# APPENDIX B

# INTERSTATE 15/ STATE ROUTE 76 INTERCHANGE

# MASTER SPECIFIC PLAN

## GENERAL DESCRIPTION

The Interstate 15/Highway 76 Master Specific Plan Area (MSPA) contains approximately 1,178 acres of land located within the four quadrants of the I-15/SR 76 interchange area. Because of its location at the intersection of an interstate highway and a major state highway, it is anticipated that this area will become a logical node of future development. The principal land use components of the proposed plan include the adopted Campus Park/Hewlett-Packard Industrial/Research Park Specific Plan, a possible modification of the "Pappas" ownership in that Specific Plan to convert approximately 100 acres of mobilehome park to an industrial/research park use (with a similar type of development as proposed on the Hewlett-Packard Park ownership) or to retain it for residential uses. Also proposed are residential areas to meet some of the anticipated housing needs of the community and the industrial park, supporting neighborhood commercial areas, parks, trails and open space. The overall residential density of the proposed plan would be .81 dwelling unit per acre, based on the total acreage within the Master Specific Plan Area, with a maximum of 956 dwelling units. Considering only the areas designated for residential uses (and deleting the 270 lots on 98 acres from Tentative Map 4249-1; see below), the resulting density would be 1.73 dwelling units per acre. No "clustering" of residential uses would be allowed beyond that already authorized in approved maps, permits, or Specific Plans. Additional housing to support anticipated industrial and commercial employment needs would come from the surrounding Fallbrook community and Rancho California to the north in Riverside County. A minimum parcel size of 15,000 square feet would be permitted, on land with less than 15 percent slope only.

Preliminary analysis of the MSPA indicates that the areas do not presently have the necessary service, utility and road infrastructure to support the entire proposed plan; therefore, a final land use plan should not be adopted until further studies are carried out to identify the detailed needs of the plan area and appropriate methods to support those needs. These studies should consider the local as well as regional consequences of the proposed uses. The studies may indicate a need to modify the target land uses. These studies will be carried out by County staff and/or consultants, but funded by the land owners within the Master Specific Plan Area. Provisional zoning with a 20 acre minimum lot size will be applied as a holding zone, until final zoning and the Master Specific Plan (with component Specific Plans) are adopted by the Board of Supervisors.

The Master Specific Plan process is suggested because: 1) it appears to be a logical vehicle for an integrated planning approach where all the necessary facilities and services are not currently available; and 2) the Specific Plan process is defined in state law and is often used for planning of large blocks of land where control beyond the General Plan level is appropriate.

## IMPLEMENTATION

Additional studies need to be conducted for the properties within the Master Specific Plan Area before the recommended land use designations are finalized by the Board of Supervisors. These studies include the following (detailed further on pages 3-5): 1) traffic analysis; 2) facilities financing plan; 3) market analysis; 4) San Luis Rey River Plan; 5) detailed dark sky policy implementation procedures; 6) more detailed design guidelines developed in conformance with the I-15 Corridor Scenic Preservation Guidelines; and 7) a park and open space/trails plan. These studies will analyze the proposed plan and determine the necessary infrastructure to support the suggested planned development. In addition, the studies will determine how and when the needed services, utilities and roads can be built, and establish a financing and phasing plan to construct these improvements, as needed. The studies may indicate that some of the land uses suggested here have unacceptable impacts on the infrastructure and environment and may recommend that this proposed plan be modified. These modifications would be considered by the Planning Commission and Board of Supervisors in adopting the final Master Specific Plan and its component Specific Plans.

## INTERIM ZONING

The Master Specific Plan Area is recommended to be zoned as a Holding Area Use Regulation (S90), until the necessary supporting technical studies are carried out and the Master Specific Plan Area and its implementing zones are adopted by the Board of Supervisors after later public hearings. The County Zoning Ordinance, Section 2900, states that "...this zone [S90] is intended to prevent isolated or premature land uses from occurring on lands for which adequate public services and utilities are unavailable or for which the determination of the appropriate zoning regulations is precluded by contemplated or adopted planning proposals or by a lack of economic, demographic, geographic, or other date. It is intended that the Holding Area Use Regulations will be replaced by other use regulations when the aforementioned conditions no longer exist. The uses permitted are those which are community services, interim uses, or uses which, with appropriate development designators, will not prematurely commit the land to a particular use or intensity of development."

Until the Master Specific Plan is adopted by the Board of Supervisors, and the land contained therein appropriately zoned to implement the Master Specific Plan land uses, only the land uses allowed in the S90 Use Regulation as defined by Sections 2900-2908 in The Zoning Ordinance shall be allowed, with a minimum lot size of 20 acres.

The entire Master Specific Plan Area shall have a Special Study Area Regional Category.

Development shall also be in accordance with all County goals, objectives and policies, including the County General Plan and Board of Supervisors Policy I-59 (Large Scale Project Review). Except for the pipeline provisions contained in the County General Plan, County Zoning Ordinance (Section 1019), and the Subdivision Ordinance (Section 81.102.13.1), all properties within the proposed Master Specific Plan Area must comply with the conditions contained herein, unless those uses or rights are already vested.

It is anticipated that the detailed studies required to produce the Master Specific Plan will further define the appropriate land uses within the project area, describe and schedule the infrastructure elements and specify the detailed measures needed to support and/or mitigate the potential adverse effects of these uses. Any further implementation beyond the S90 Holding zone towards the target land uses and suggested residential densities will depend on the completion of the Master Specific Plan. Until its adoption and subsequent rezoning by the Board of Supervisors, no change in land use beyond the 20 acre minimum lot size will be allowed.

## NECESSARY SUPPORTING STUDIES

A. River Plan

The Master Specific Plan Area is bisected by the San Luis Rey River which contains valuable riparian vegetation and sand resources, but which also poses potential flood threats to man-made improvements within the river. A comprehensive river plan shall be prepared which defines the boundaries of the river and the floodplain. It shall address the preservation of natural resources and identify measures to protect the River's resources and existing or needed improvements against potential hazards. This planning study shall be integrated to the fullest extent feasible with the Least Bell's Vireo Comprehensive Species Management Plan and Habitat Conservation Plan for the San Luis Rey River, currently being developed by the San Diego Association of Governments (SANDAG). To the extent possible, the floodplain shall be preserved as permanent open space and the watercourse shall be kept natural except for on-going legally permitted uses. No alteration to the floodway or floodplain should be allowed if it is found to have adverse downstream impacts.

B. Traffic Study

A model-based detailed subarea traffic analysis must be completed and approved for the entire Master Specific Plan Area, concentrating on the type and timing for improvements in the State Route 76 and the Interstate 15 interchange area. This study shall determine the ultimate traffic impact on the affected road network and the needed amendments to the Circulation Element. Such amendments shall be completed and development plans conditioned accordingly as part of the Master Specific Plan implementation.

C. Facilities Financing Plan

A facilities financing plan acceptable to the Department of Planning and Land Use shall be required as part of the preparation of the Master Specific Plan. The plan shall investigate the needed public services and facilities, current and proposed capacities, required annexations, financing methods proposed and appropriate phasing of these improvements. Development agreements, if necessary or appropriate, shall be an integral part of this facilities plan.

D. Phasing Plan

A phasing plan shall be prepared timing all proposed developments to the stipulations of the facilities financing plan.

E. Market Analysis

As part of the Master Specific Plan, a market analysis shall be required for each of the development plans, showing the type, size, period and rate of development that can be expected to occur as justification for each project. This analysis shall evaluate the fiscal impact of each proposed project and the combined Master Specific Plan on the County government and the service agencies.

F. Dark Sky Policy

Due to this area's proximity to the Palomar Observatory, the proposed Master Specific Plan shall develop implementation guidelines in conformance with the Astronomical Dark Sky Policy as contained in the Conservation Element of the County General Plan. Implementation of the Specific Plans shall be conditioned to require restrictions on lighting design and placement, operating hours for exterior lights, mitigation through landscaping and other measures deemed appropriate at the time the Specific Plans are reviewed.

G. Design Guidelines

All development proposals within the Master Specific Plan Area shall conform to the I-15 Corridor Scenic Preservation Guidelines. In addition, more detailed design guidelines shall be prepared for this Master Specific Plan Area by the Design Review Board established for the I-15 Corridor Area. This design study should specifically address the appropriate lot sizes, design standards, and potential mitigation measures to areas within the Master Specific Plan Area.

H. Park/Open Space

A park/open space and trails study will be requested in conjunction with the other required studies to establish an integrated park, open space, and trails plan for the Master Specific Plan Area. The San Luis Rey River should serve as a primary focus for this plan.

## PROPOSED LAND USES

Recommended County General Plan Regional Category

1. Special Study Area (SSA): This category is being applied on an interim basis because development should be restricted pending completion of the detailed studies being required for the Master Specific Plan Area.

Recommended Master Specific Plan Land Uses (Permitted only after necessary studies, environmental review and confirmation by adoption of a Master Specific Plan by the Board of Supervisors. It is anticipated that each ownership would be implemented by individual Specific Plans):

1. Hewlett-Packard "Campus Park": (Areas B and C of Specific Plan 83-01) consists of 327 acres, of which 83 acres are designated industrial/research park and associated parking and 10.5 acres for neighborhood commercial. Areas B and C of this adopted Specific Plan are not proposed for any change except that the plan should only be implemented after the required future studies are carried out.

2. Pappas/Campus Park: 100 acres (Areas A and D of Specific Plan 83-01) is recommended to be studied for two separate uses including the present mobilehome park and variable residential use designations on the approved Specific Plan and industrial, with specific uses and intensity to be determined through the Master Specific Plan. This location currently has a high ambient noise level, which is expected to increase with increased traffic and development of the Hewlett-Packard site, and other areas along the Interstate 15 Corridor.

   If the proposed use is approved after the required studies, the Master Specific Plan would require the amendment of the existing Hewlett-Packard Campus Park Specific Plan.

3. Robert Pankey Property: 92 acres, designated (21) SPA (2.75), potentially allowing as many as 253 dwelling units pending review under the required studies.

4. Edgar Pankey Property: 90 acres designated (21) SPA (2.75), potentially allowing as many as 157 dwelling units (assuming approximately 33 acres are in the floodplain and will not be developed).

5. Lake Rancho Viejo: (Specific Plan 81-02), 469 acres currently designated for 816 mobilehome/manufactured units, open space and agriculture. Within Lake Rancho Viejo, Phase I of TM 4249 (P81-023) has been approved as a Final Map for 270 dwelling units on 98.8 acres, and is considered vested. The Master Specific Plan should consider no change in the total number of dwelling units for the remainder of Lake Rancho Viejo (370 acres). In addition, in order to conserve the valuable riparian associated resources west of Interstate 15 on the Lake Rancho Viejo property, it is recommended that the floodplain and immediate uplands be reserved as permanent open space. The resultant project, excluding the 98.8 acre vested Phase I of TM 4249 for 270 dwelling units, would allow 546 dwelling units on the remaining 370 acres, with a gross residential density of 1.48 dwelling units per acre. For this ownership, a provisional zone is being applied which would allow the approved map to guide the development. If any substantial

changes are proposed, or changes which require a new map or permits, the Master Specific Plan controls will apply. If this occurs, traffic and other impacts of a project which may be proposed within an amendment to the Specific Plan or a rezone should be examined in the facilities study and any necessary future California Environmental Quality Act (CEQA) review.

6. Jenkins Property: 57 acres is proposed for (21) SPA (RV), with the ultimate land use proposed as a recreational vehicle park. The Master Specific Plan shall particularly address the potential realignment of State Route 76. The proposed RV park, if permitted, shall be located completely outside the unaltered floodway. In addition, any development of this property shall be contingent upon adequate mitigation of any hazard associated with the San Diego Aqueduct blow-off valve located on site, as well as conform to the proposed river plan and other studies required as part of the Master Specific Plan.

7. North American Resorts Property: 37 acres, proposed as (24) Impact Sensitive (allowing one dwelling unit for 4, 8 and 20 acres). No density assumption has been made because this property is located entirely within the floodplain. The development of this property is dependent on the River Plan Element of the proposed Master Specific Plan.

8. Jones Property: 34 acres, proposed as (21) SPA (0). Pending the completion of the Master Specific Plan, it is recommended that this property be developed as follows:

   Approximately three to four acres of the most level area (portion of Parcels 1 and 2) would be developed as General Commercial (freeway-oriented).

   The balance of the property (Parcels 3 and 4, portion of Parcels 1 and 2) would be designated Open Space in order to provide permanent buffers to surrounding existing uses.