

BO18+ Analysis Area

(Bonsall)

2012 Proposal: Change from SR10 to SR4

Requested by: Church, Tuckahoe, Drowns, Nakai, Wollam, and Sleeping Indian Properties

Staff Recommendation	Alternative
CSG Recommendation	Existing
PC Recommendation	Proposed

Property Description

Property Owner:

Multiple Owners

Size:

921 acres

120 parcels

Location/Description:

The Analysis Area is adjacent to Old Highway 395 and the I-15 corridor; ½ mile south of West Lilac Road on the north and ½ mile north of Camino Del Rey on the south; within the County Water Authority Boundary

Prevalence of Constraints

● – high; ◐ – partially; ○ - none

◐ Steep slope (greater than 25%)

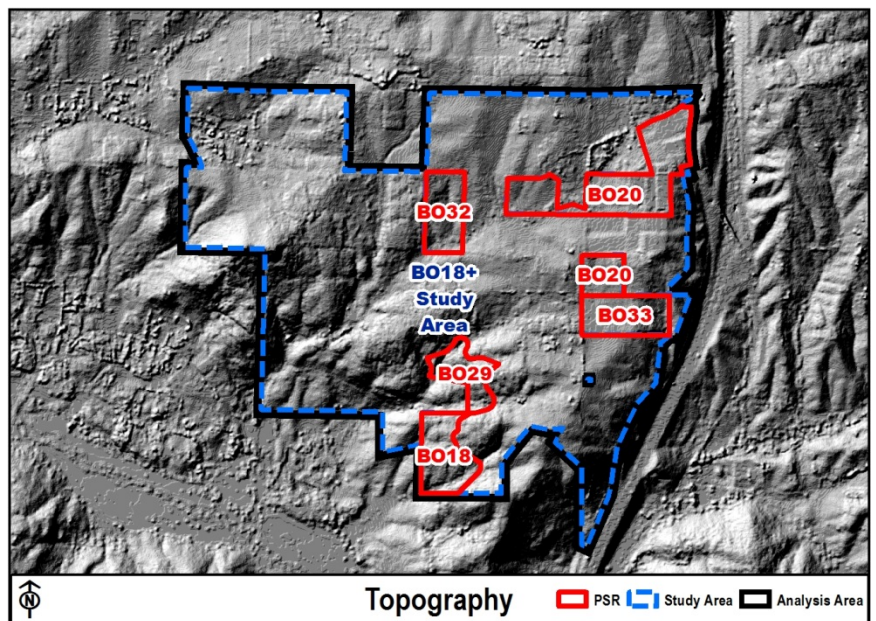
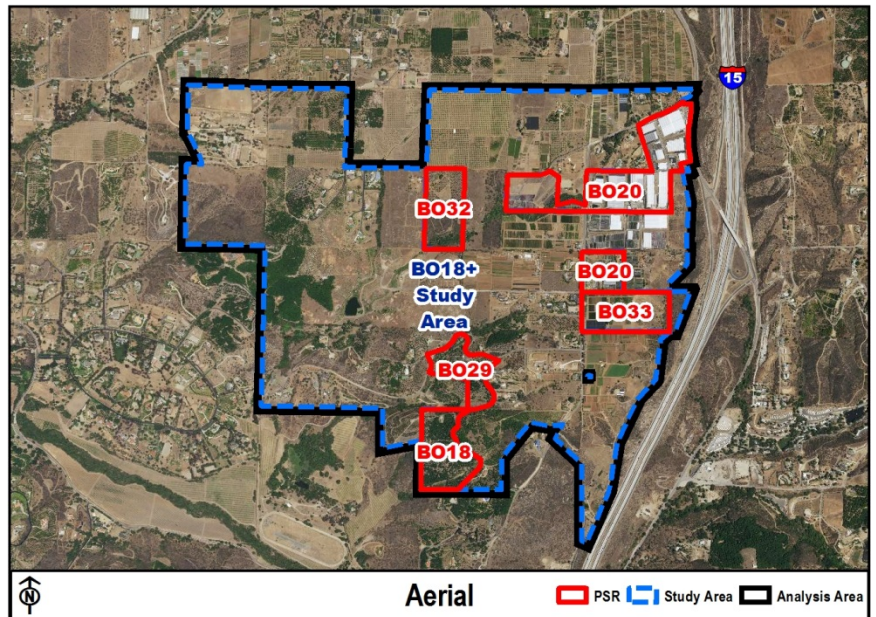
○ Floodplain

◐ Wetlands

◐ Sensitive Habitat

● Agricultural Lands

◐ Fire Hazard Severity Zones



Staff Recommendation Rationale

Existing Infrastructure (Guiding Principles 2 & 9, Policy LU-1.1, LU-1.9)

- **Roads:** Old Hwy 395 is the only public road (touches northeastern portion); private roads built to access standards are found in the northeastern portion, but limited in other portions; mostly dead-end road access in the western portion; narrow private roads & steep drop-offs in the south
- **Water & Sewer:** Rainbow MWD – majority have water service; not in a sewer service area

Fire Hazards/Protection & Feasibility (Guiding Principle 5, Policies LU-1.9, LU-6.11, S-1.1)

- Very High Fire Hazard Severity Zone is limited to the southern portion
- Steep slopes are generally limited to the southern and western portions; improving access to fire standards could be difficult in these areas and would require extensive grading and habitat impacts; Resource Protection Ordinance limited encroachment into steep slopes

Habitat Constraints (Guiding Principle 4, Policies LU-1.9, LU-6.2)

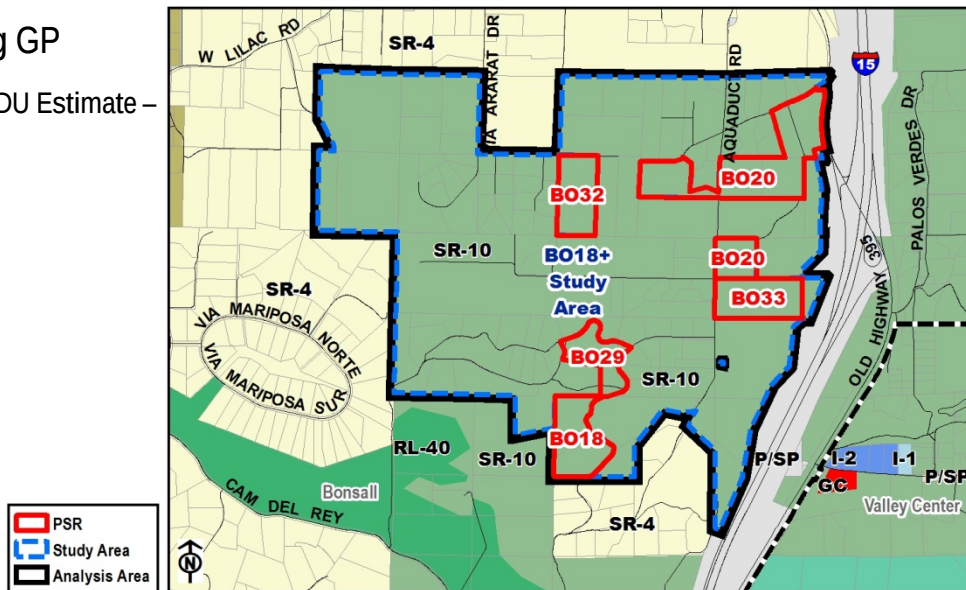
- Coastal sage scrub is found on south-facing slopes of the southern portion (field visits show it is more extensive than current GIS mapping); narrow riparian corridor runs from the northeast portion to southwest portion; draft Pre-Approved Mitigation Area (PAMA) in draft North County MSCP in southern portion

Agricultural Preservation (Guiding Principle 8, Policy LU-7.1)

- Prime soils and high Local Agricultural Resource Assessment (LARA) Model scores; research shows SR-4 can support continued agriculture

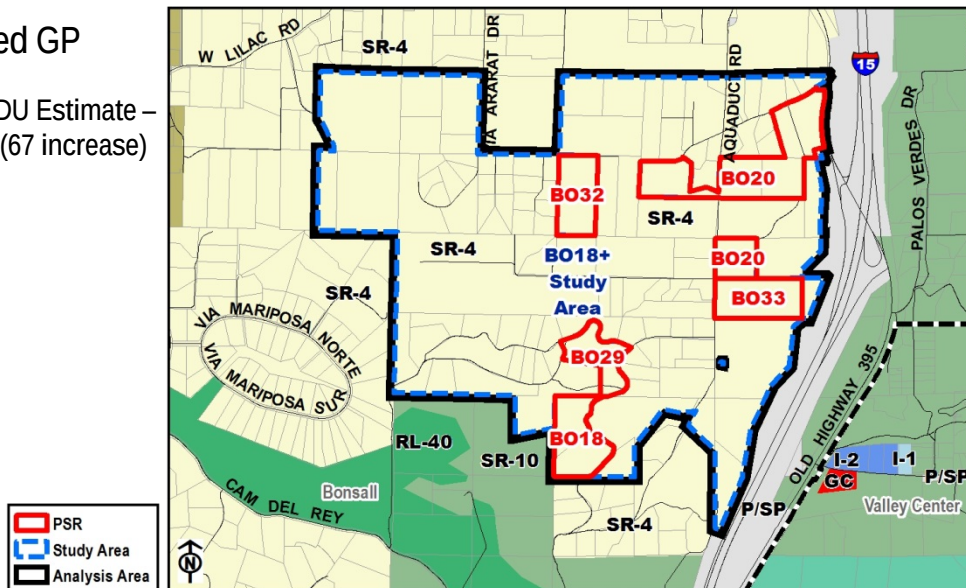
Existing GP

Potential DU Estimate –
129 Units



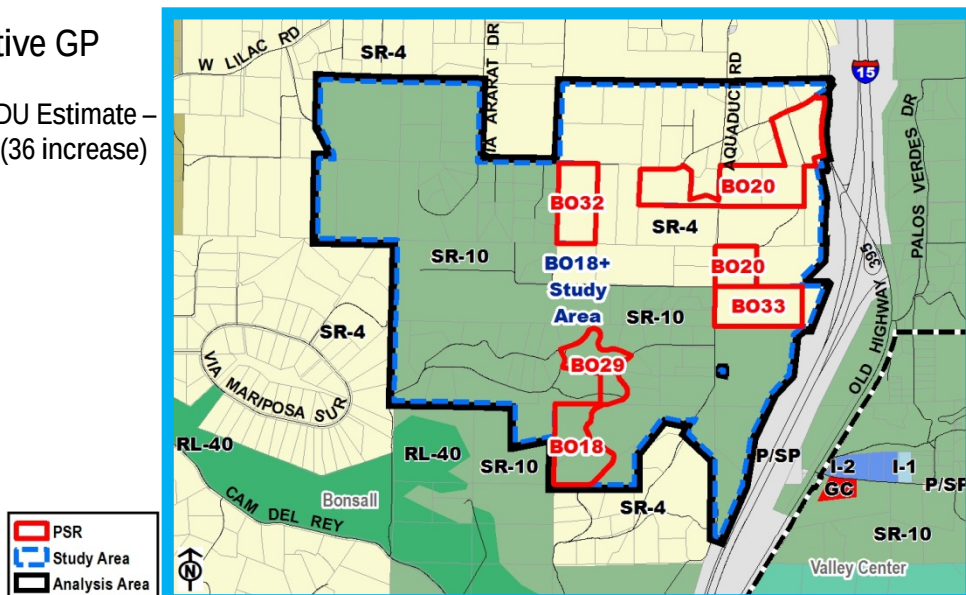
Proposed GP

Potential DU Estimate –
196 Units (67 increase)



Alternative GP

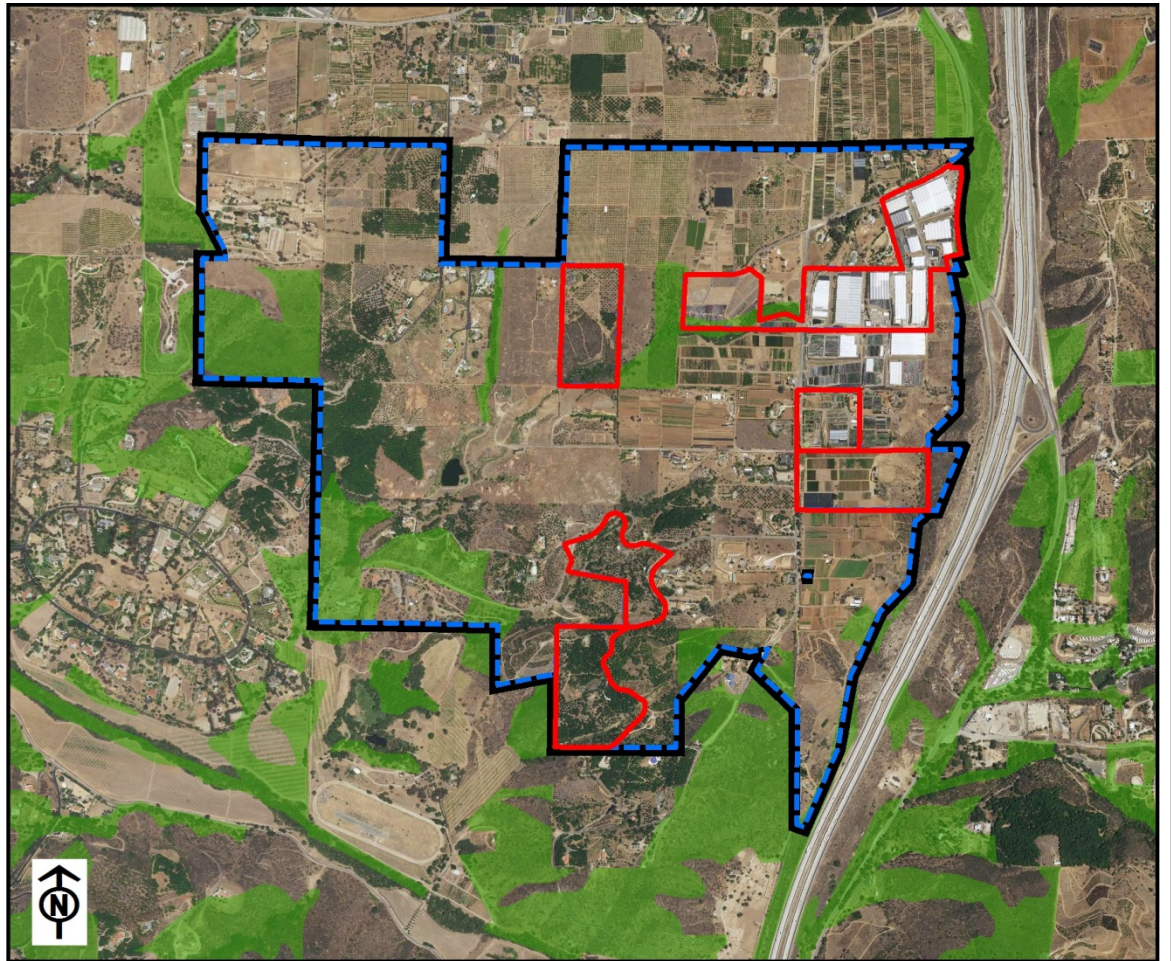
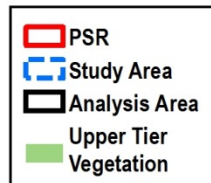
Potential DU Estimate –
165 Units (36 increase)



Staff Recommendation

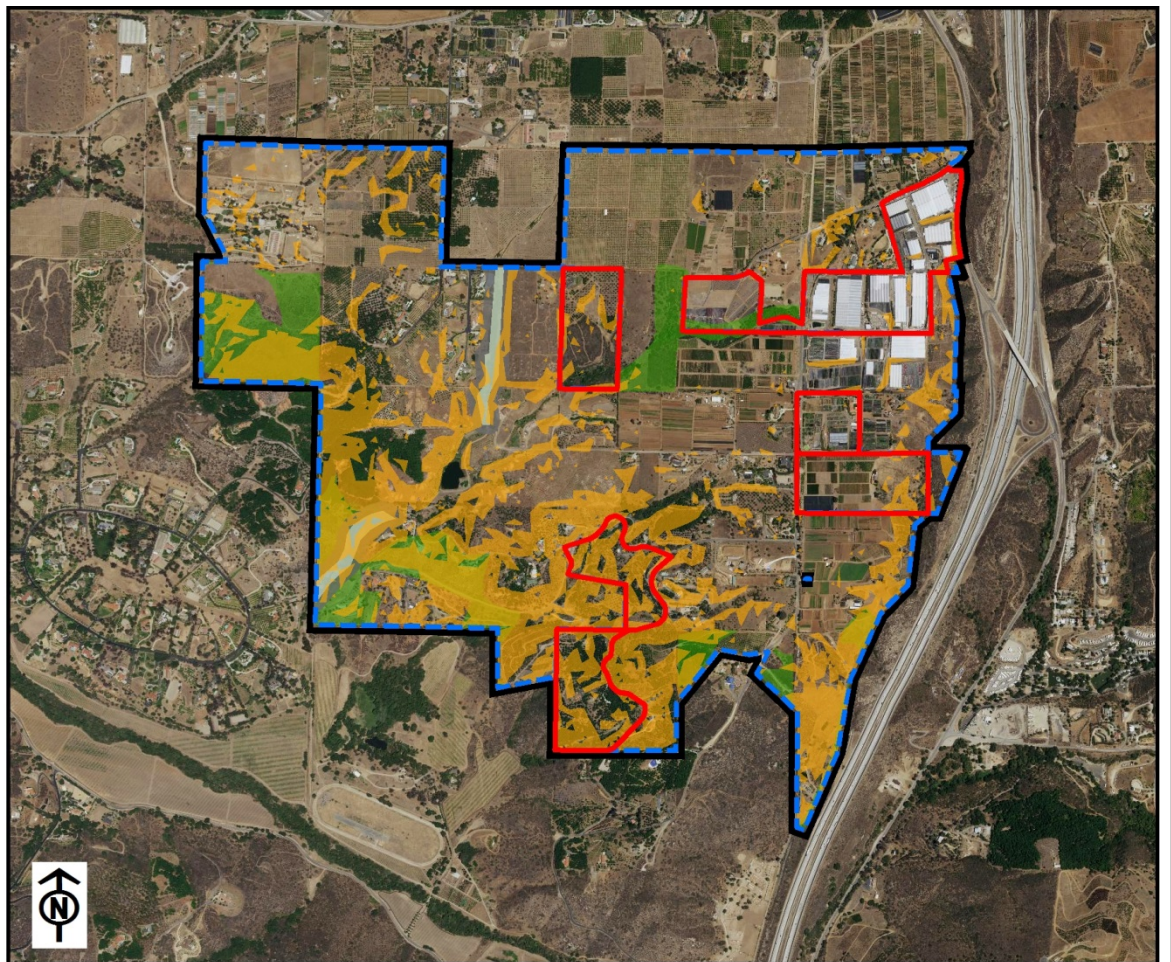
Upper Tier Vegetation

● Sensitive Habitat



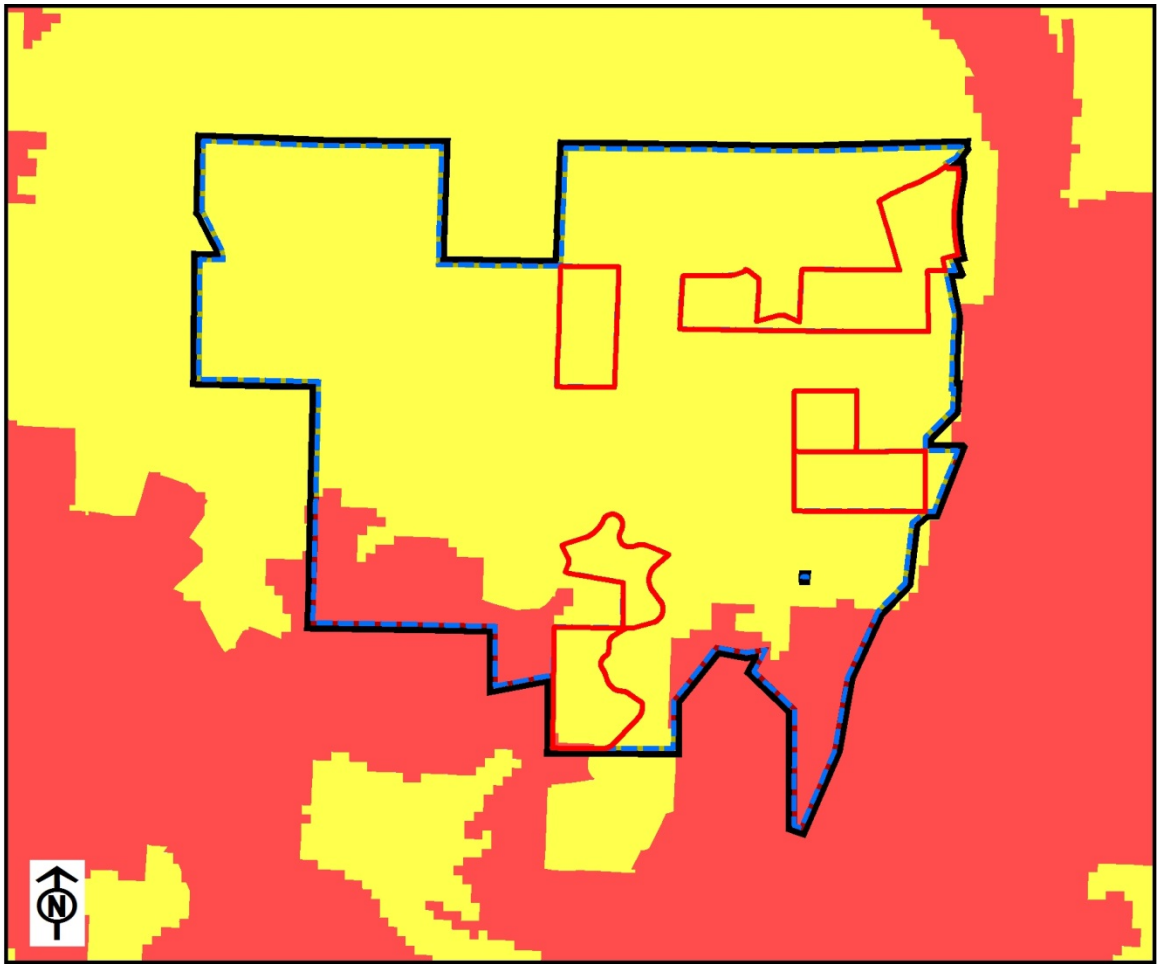
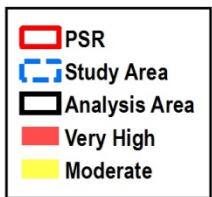
Composite Constraints

● Steep slope
 ○ Floodplain
 ● Wetlands
 ● Sensitive Habitat



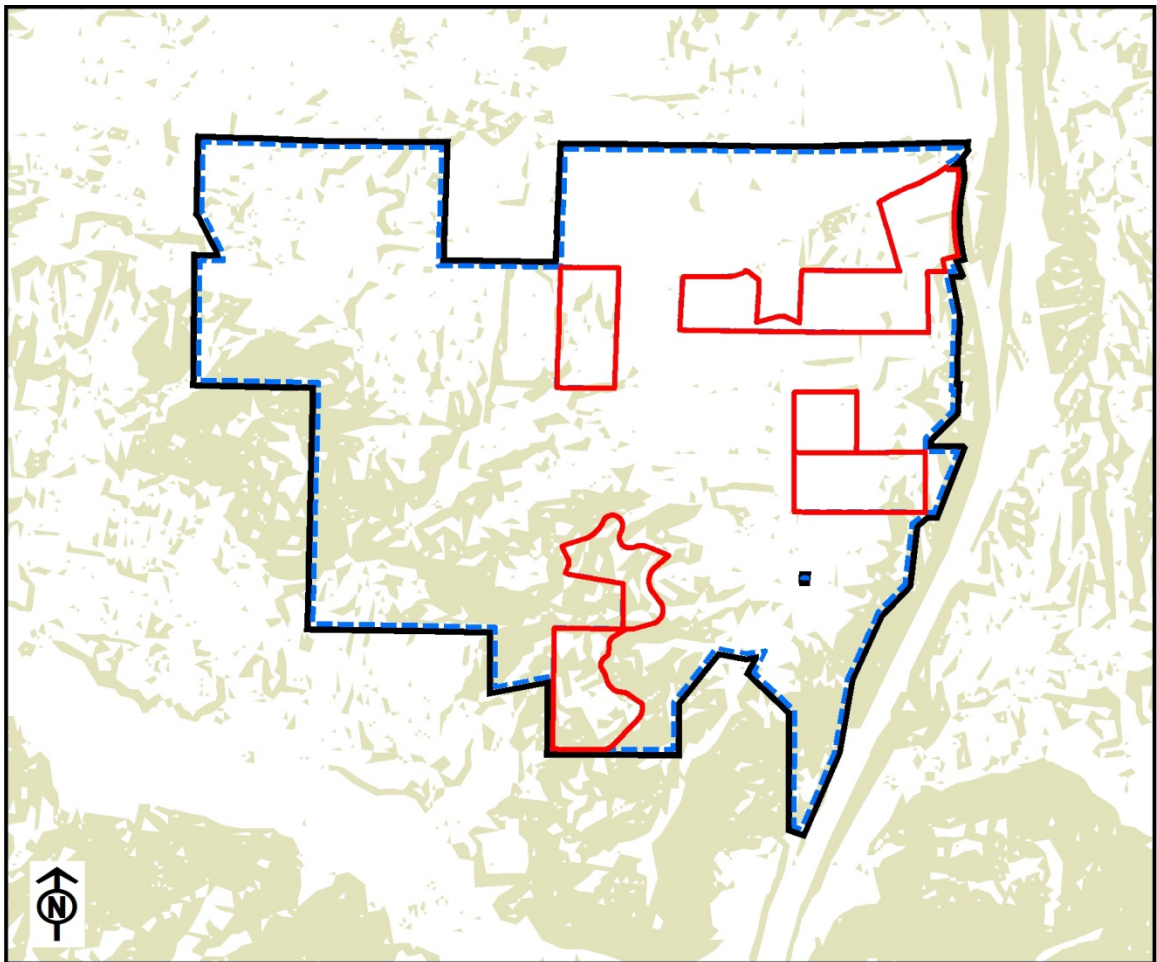
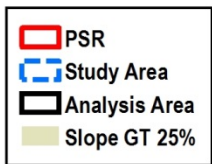
Fire Hazard Severity Zones

Fire Hazard Severity Zone



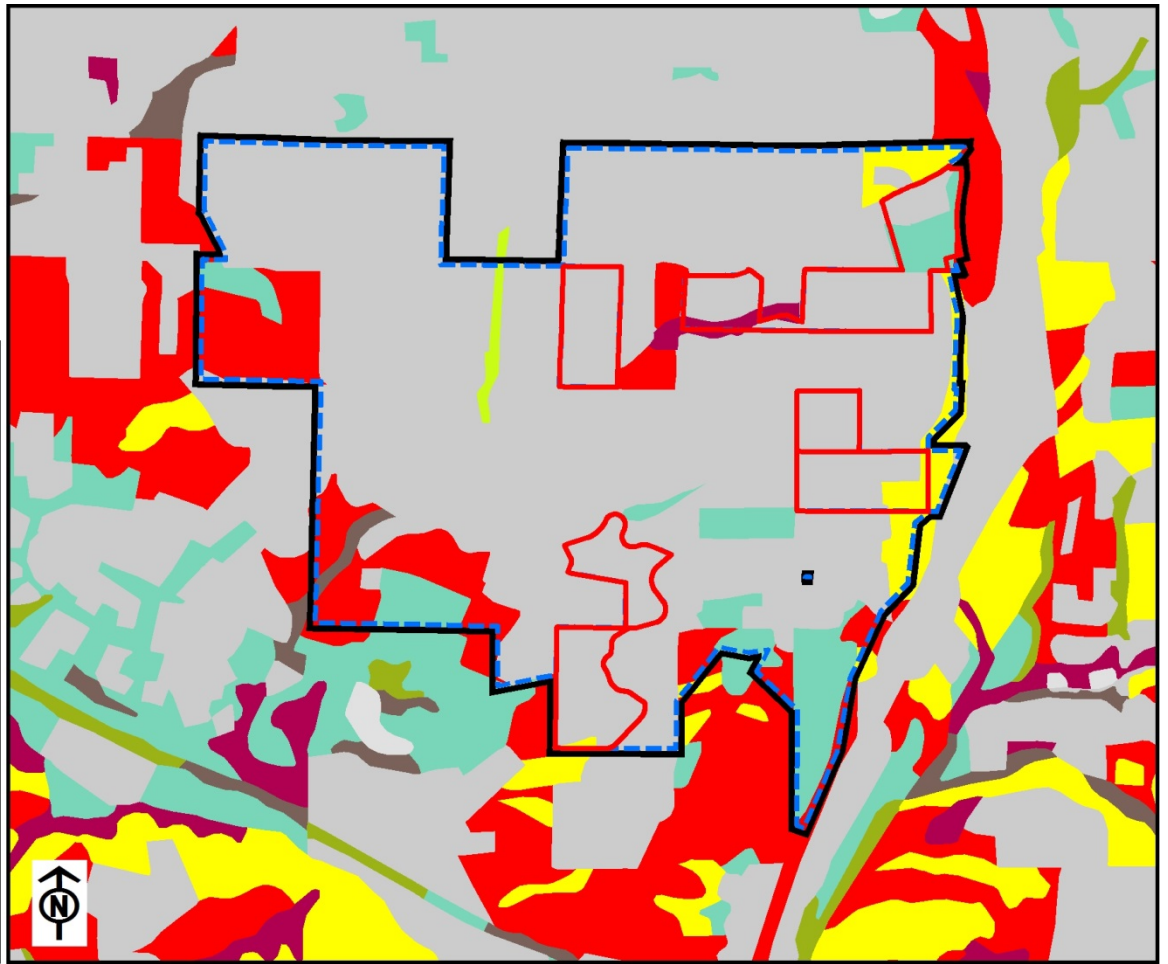
Steep Slopes

Steep slope (greater than 25%)



Vegetation

● Sensitive Habitat



Prime Agricultural Soils

● Agricultural Lands

