

# 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
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CSG Recommendation	Existing
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## 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%)

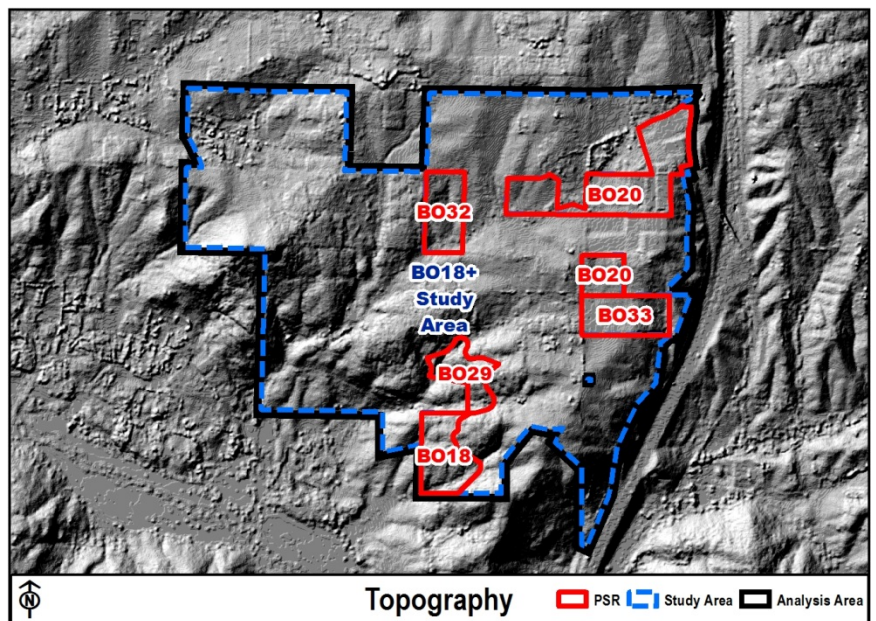
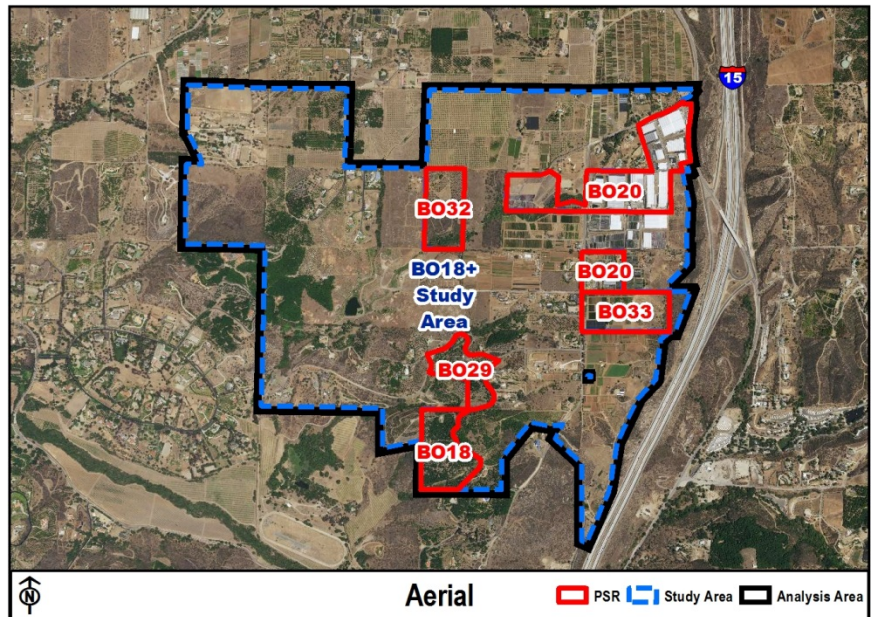
○ Floodplain

◐ 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

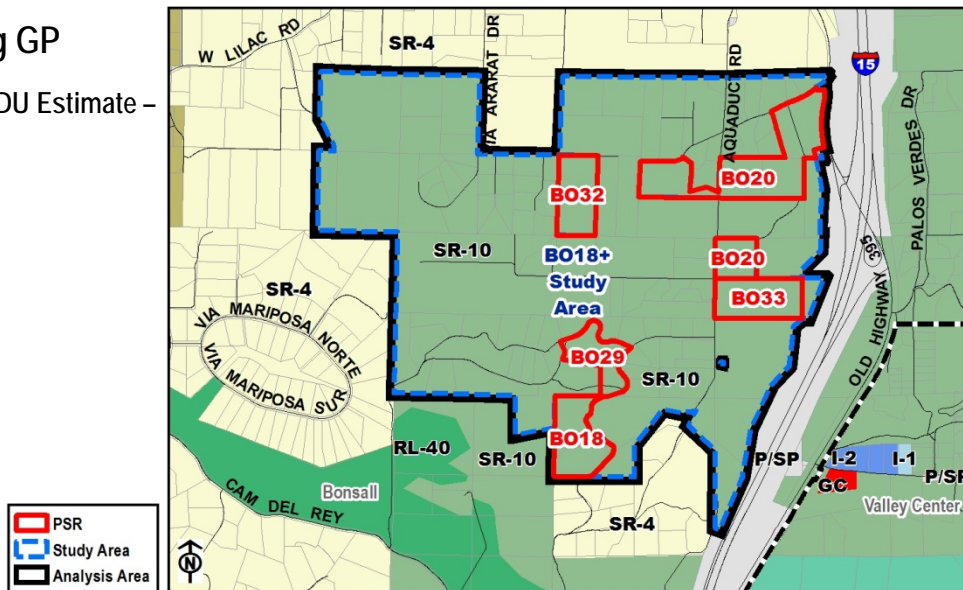
### Agricultural Preservation (Guiding Principle 8, Policy LU-7.1)

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



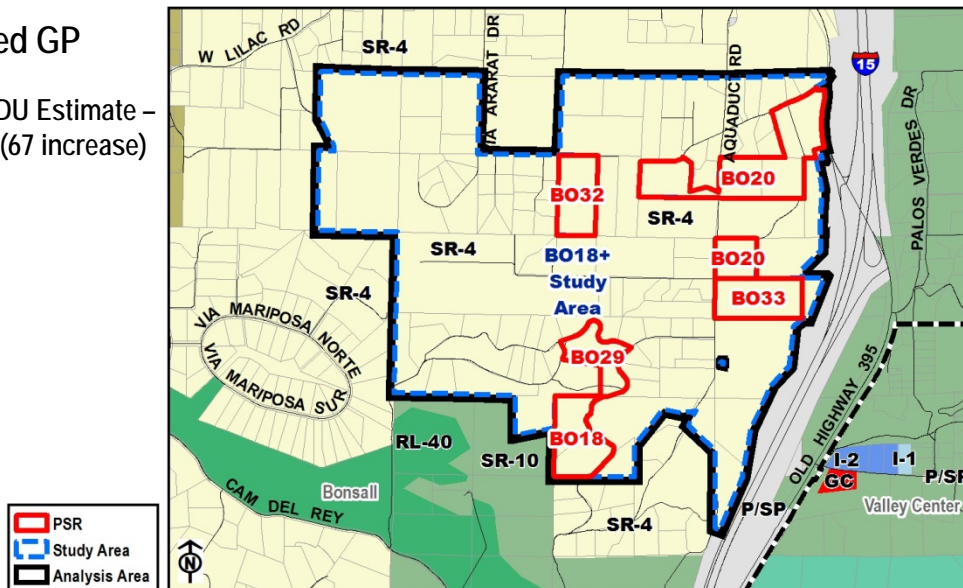
## Existing GP

Potential DU Estimate –  
129 Units



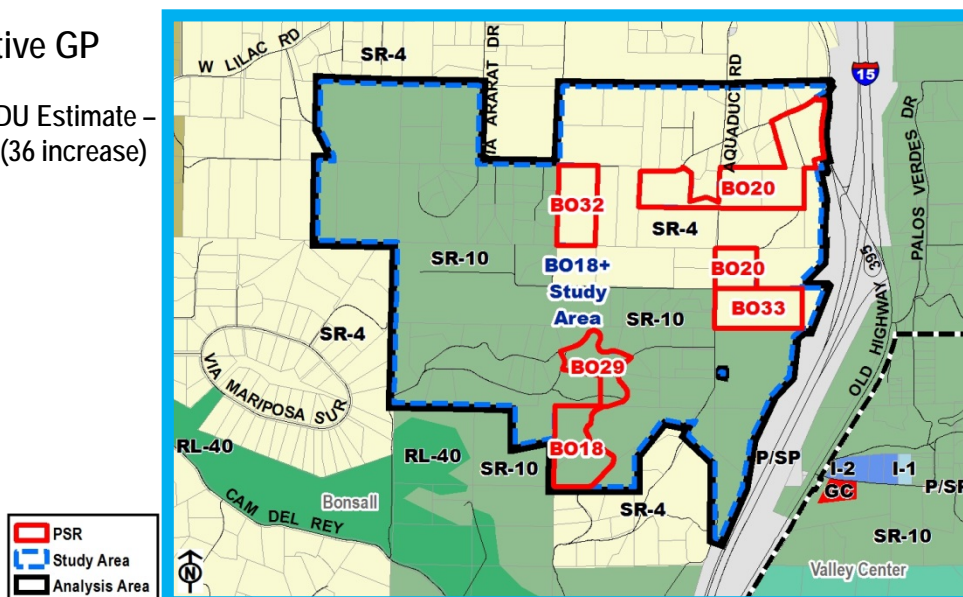
## Proposed GP

Potential DU Estimate –  
196 Units (67 increase)



## Alternative GP

Potential DU Estimate –  
165 Units (36 increase)

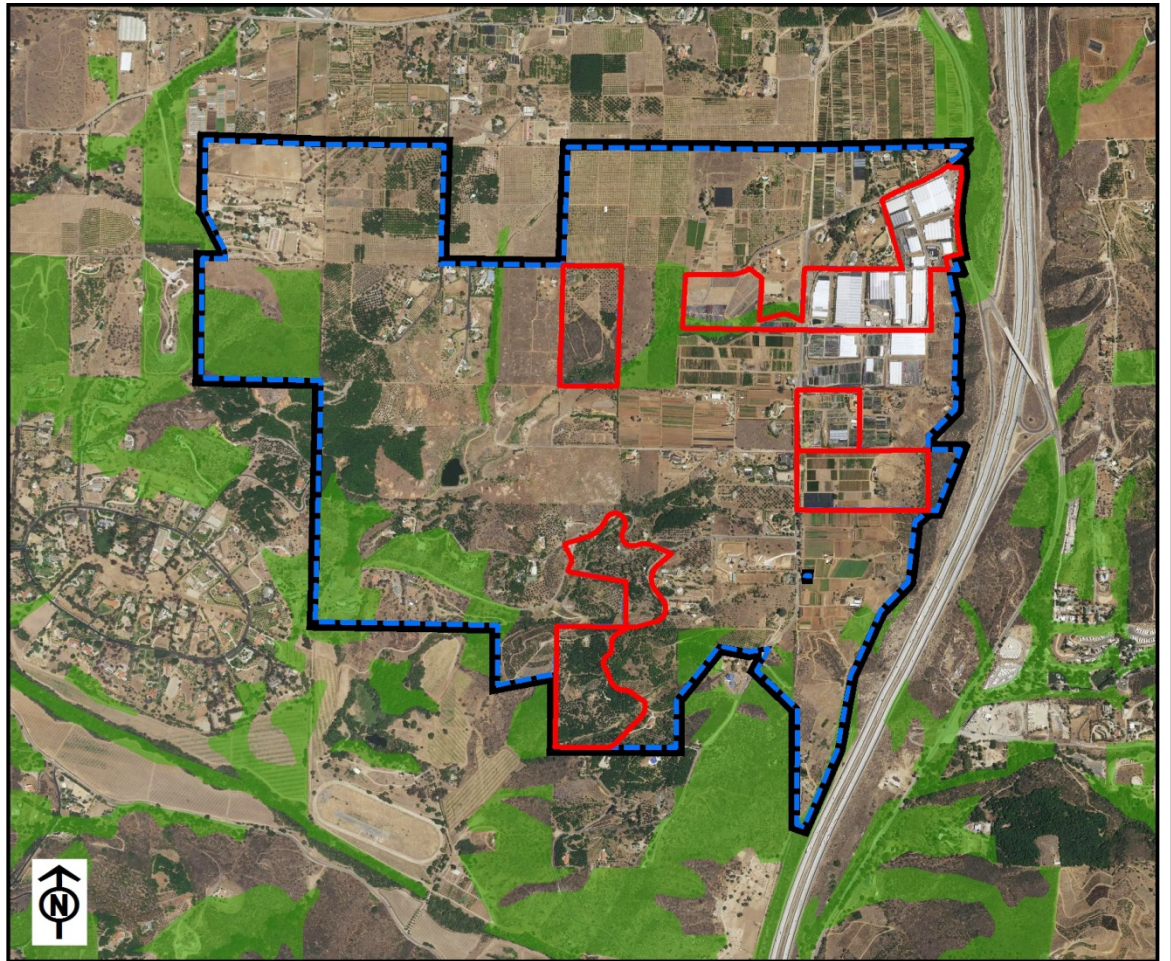
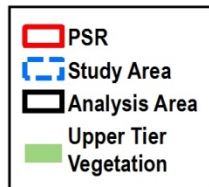


Staff Recommendation



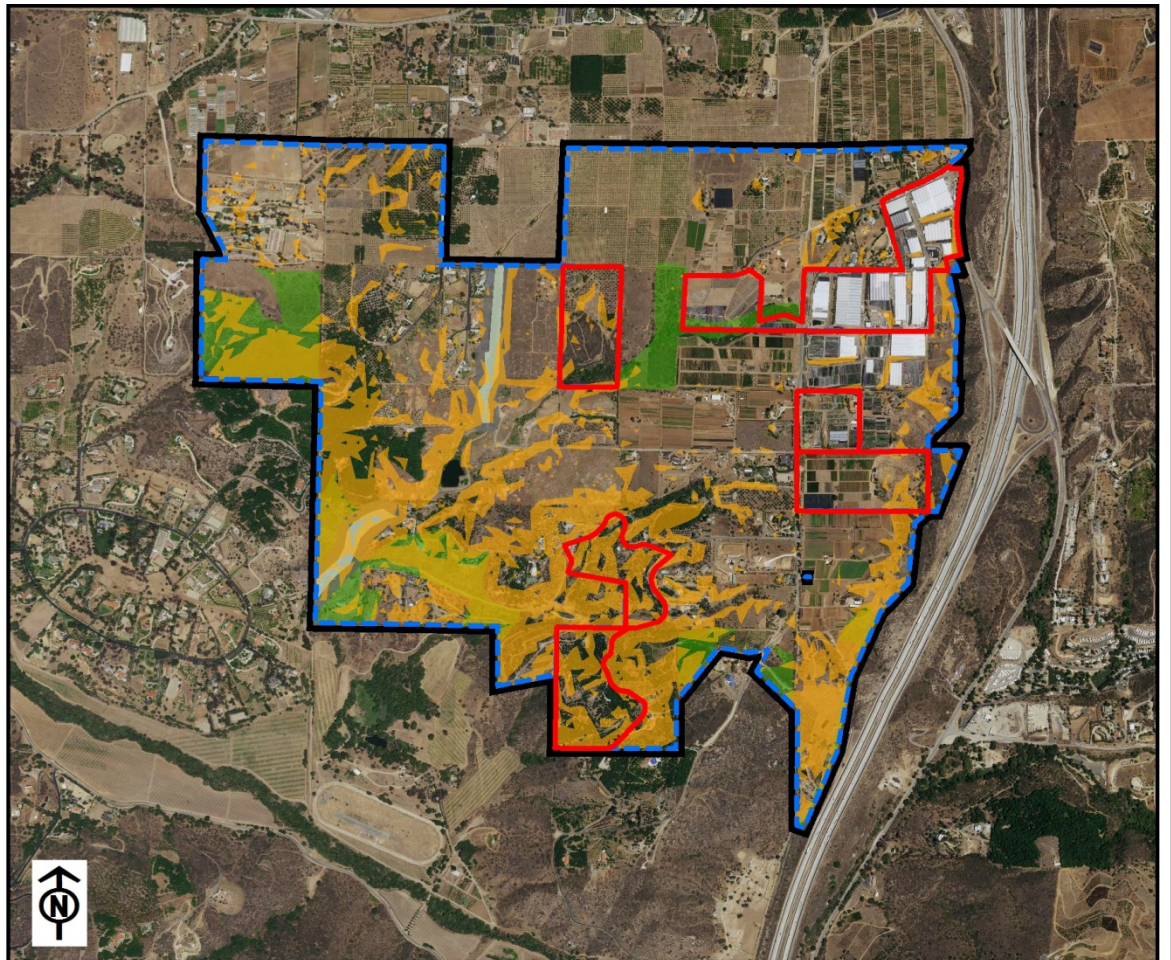
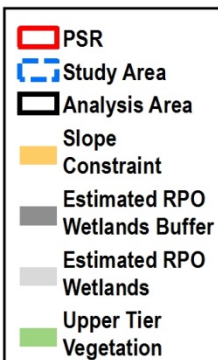
## Upper Tier Vegetation

● Sensitive Habitat



## Composite Constraints

● Steep slope  
 ○ Floodplain  
 ● Wetlands  
 ● Sensitive Habitat

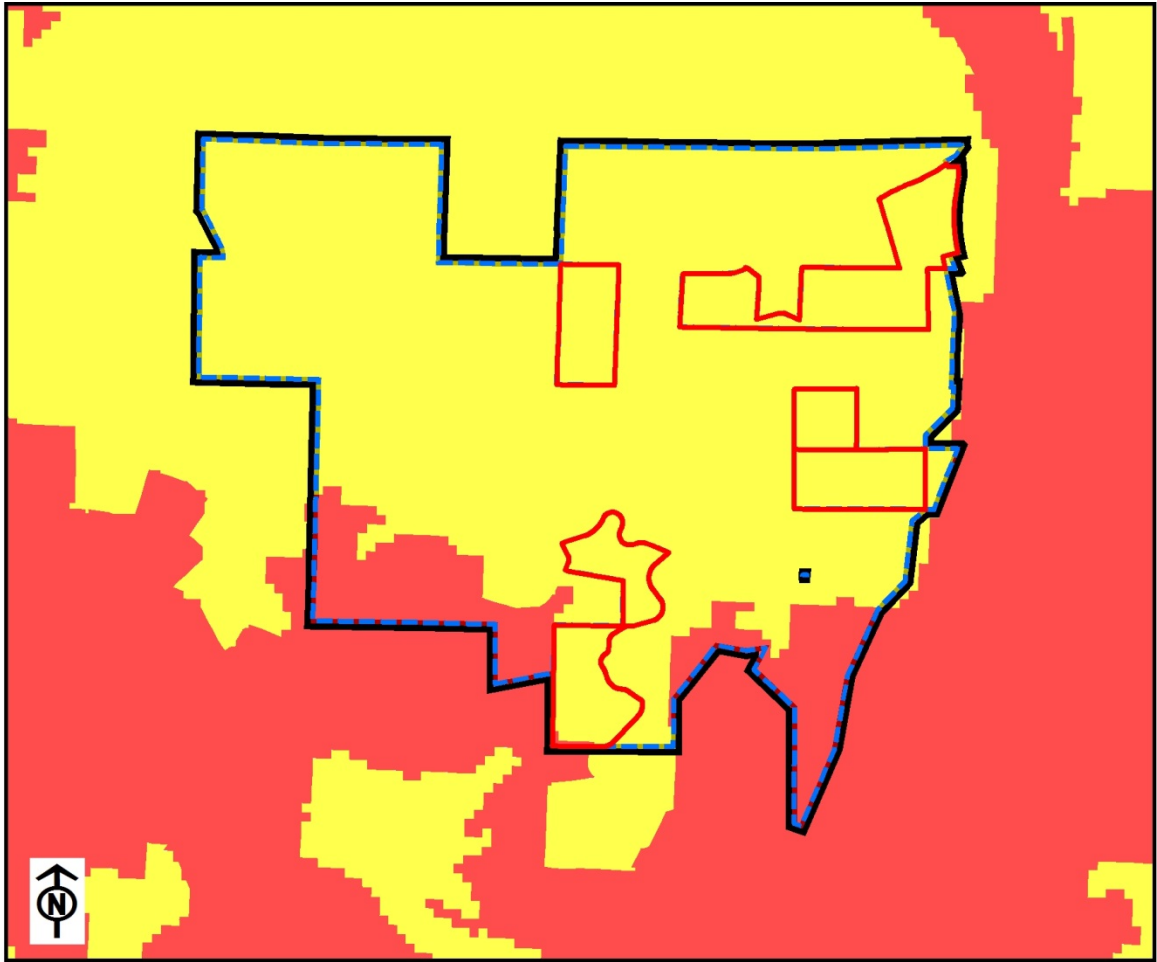




## Fire Hazard Severity Zones

Fire Hazard Severity Zone

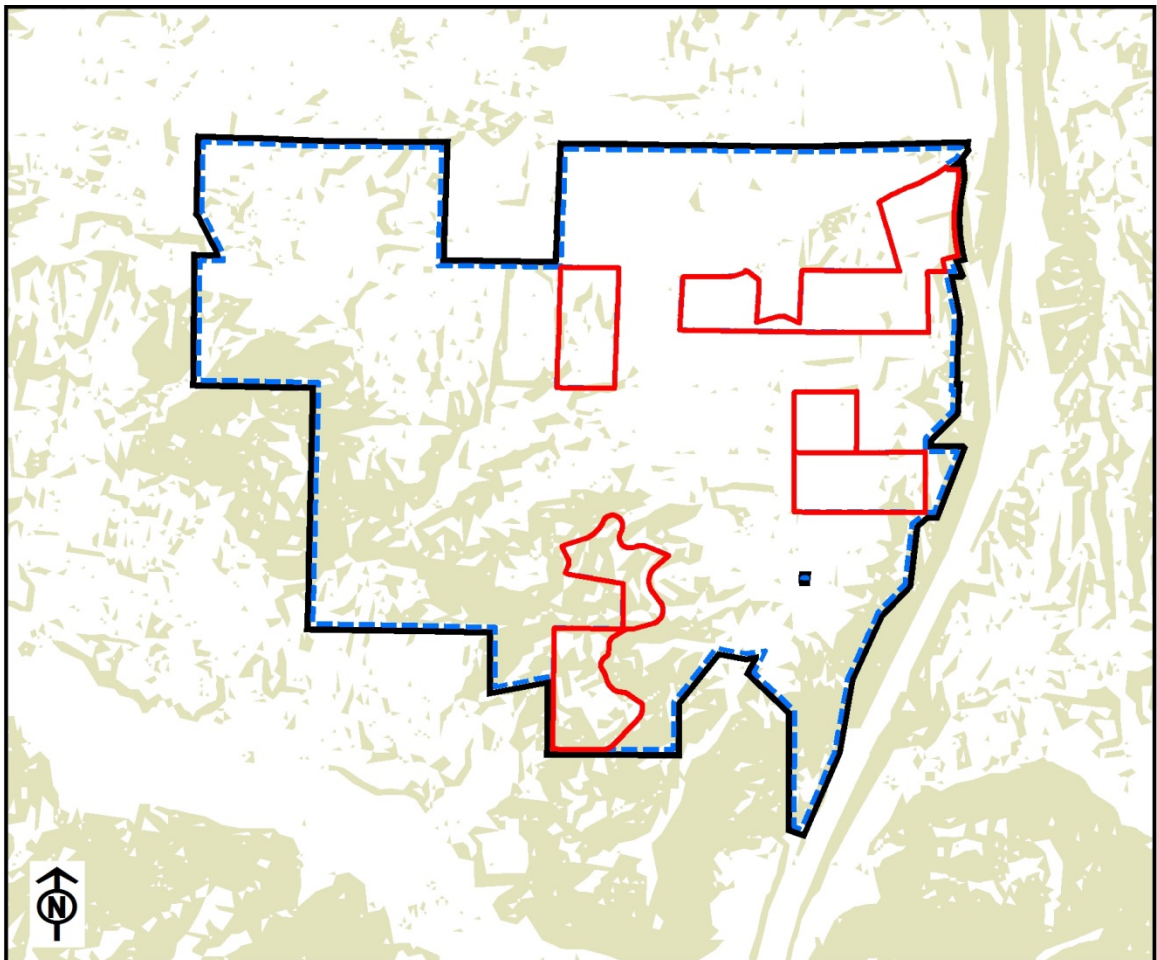
- PSR
- Study Area
- Analysis Area
- Very High
- Moderate



## Steep Slopes

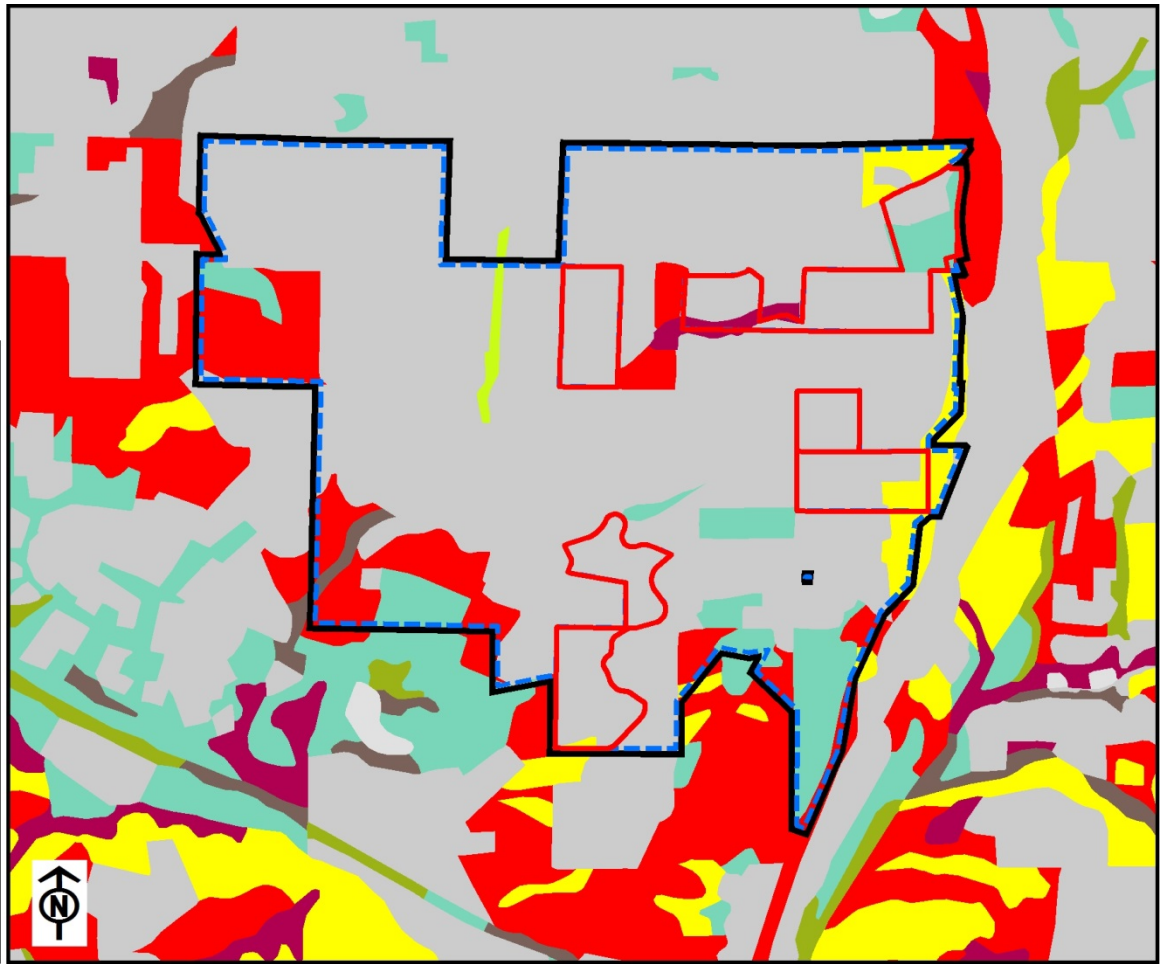
Steep slope (greater than 25%)

- PSR
- Study Area
- Analysis Area
- Slope GT 25%



## Vegetation

● Sensitive Habitat



## Prime Agricultural Soils

● Agricultural Lands

