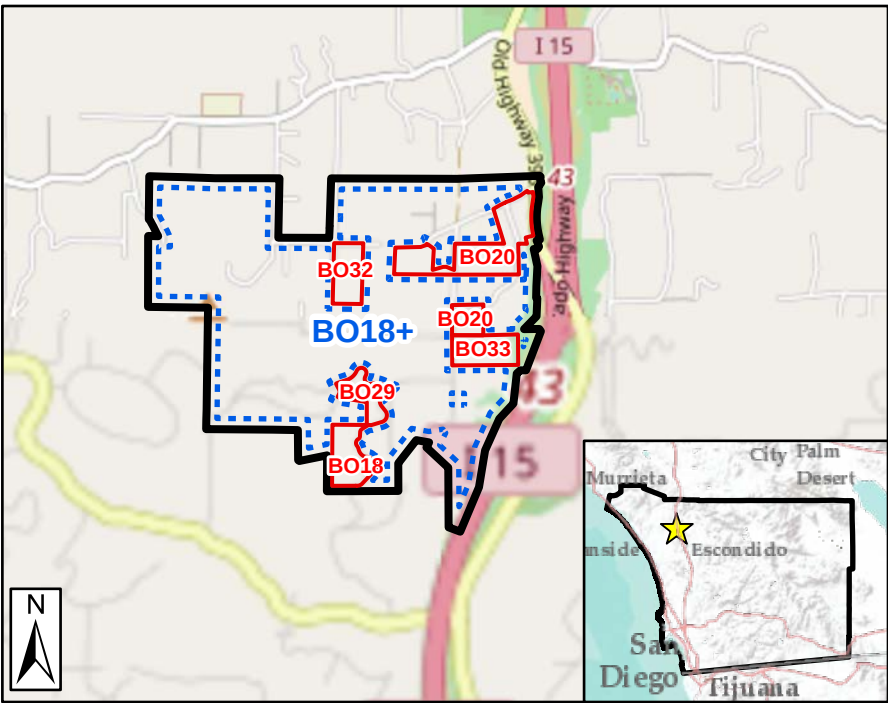
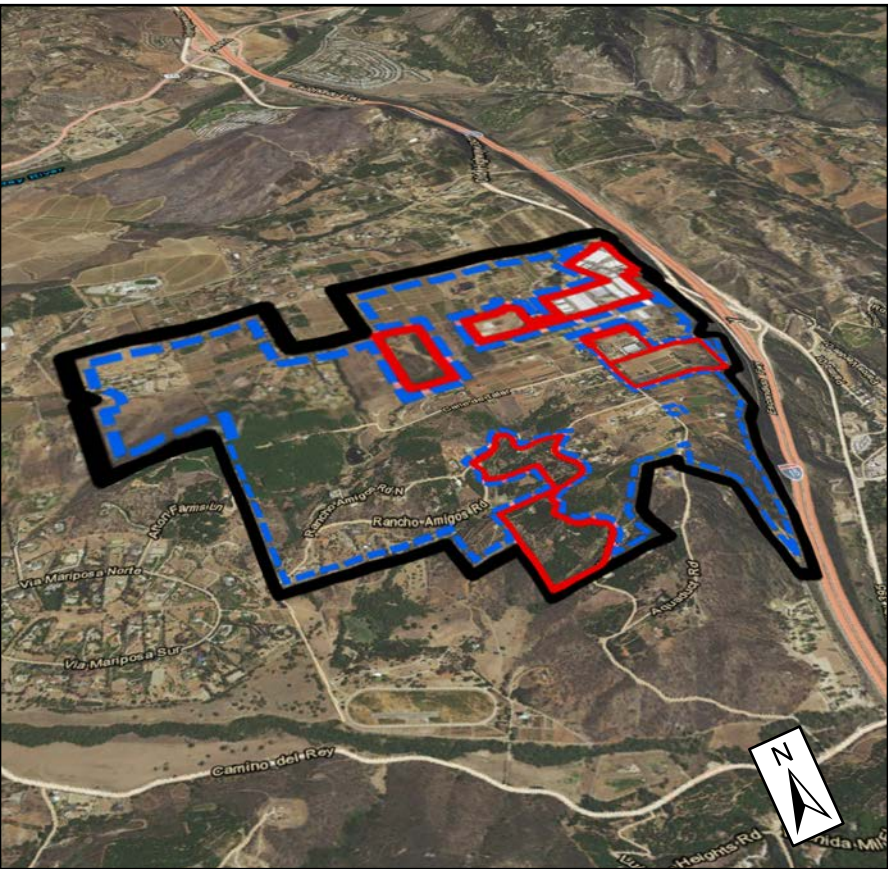
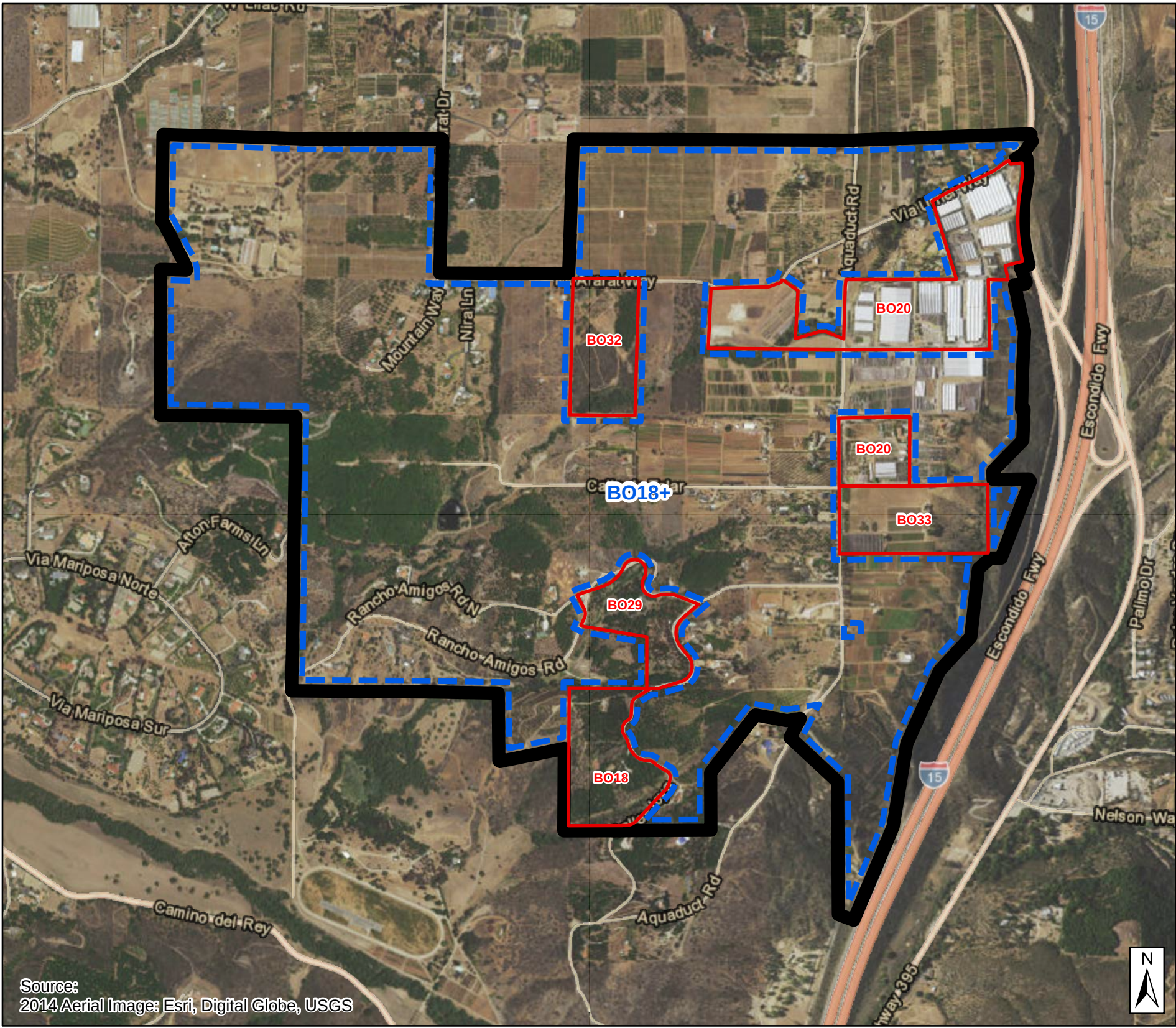




VICINITY MAP

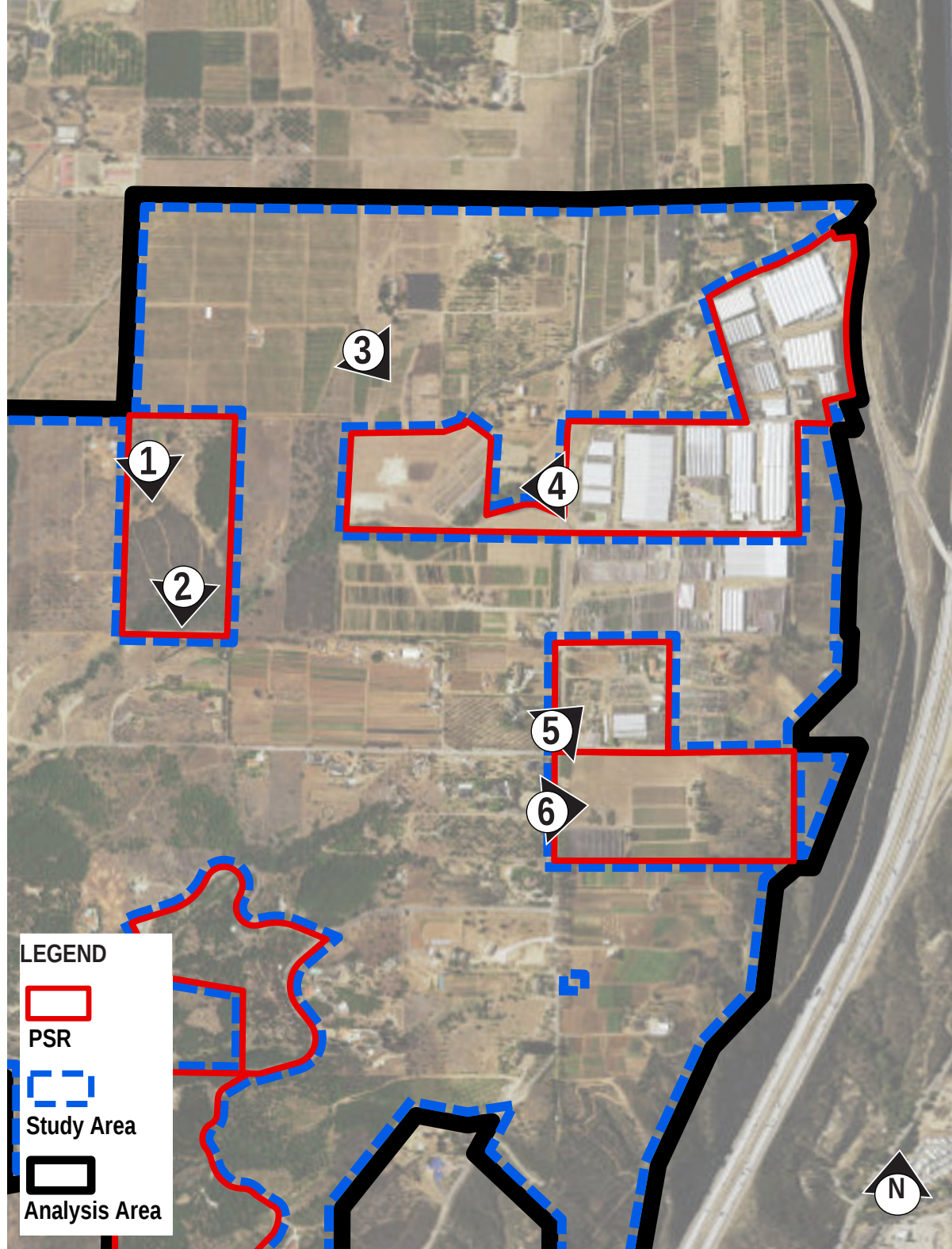


3D VIEW



AERIAL VIEW

- Legend
- PSR
 - Study Area
 - Analysis Area



SITE PHOTO KEY MAP - NORTHERN PORTION



① From just south of the residence within the BO32 property, facing south at the citrus groves in the northern portion of the property.



② From the dirt road in the southern portion of the BO32 property, facing south at coastal sage scrub vegetation in the foreground, with a riparian corridor in the background.



③ From a Study Area parcel just north of the northern portion of BO20, facing southeast at BO20 and the surrounding Study Area properties.



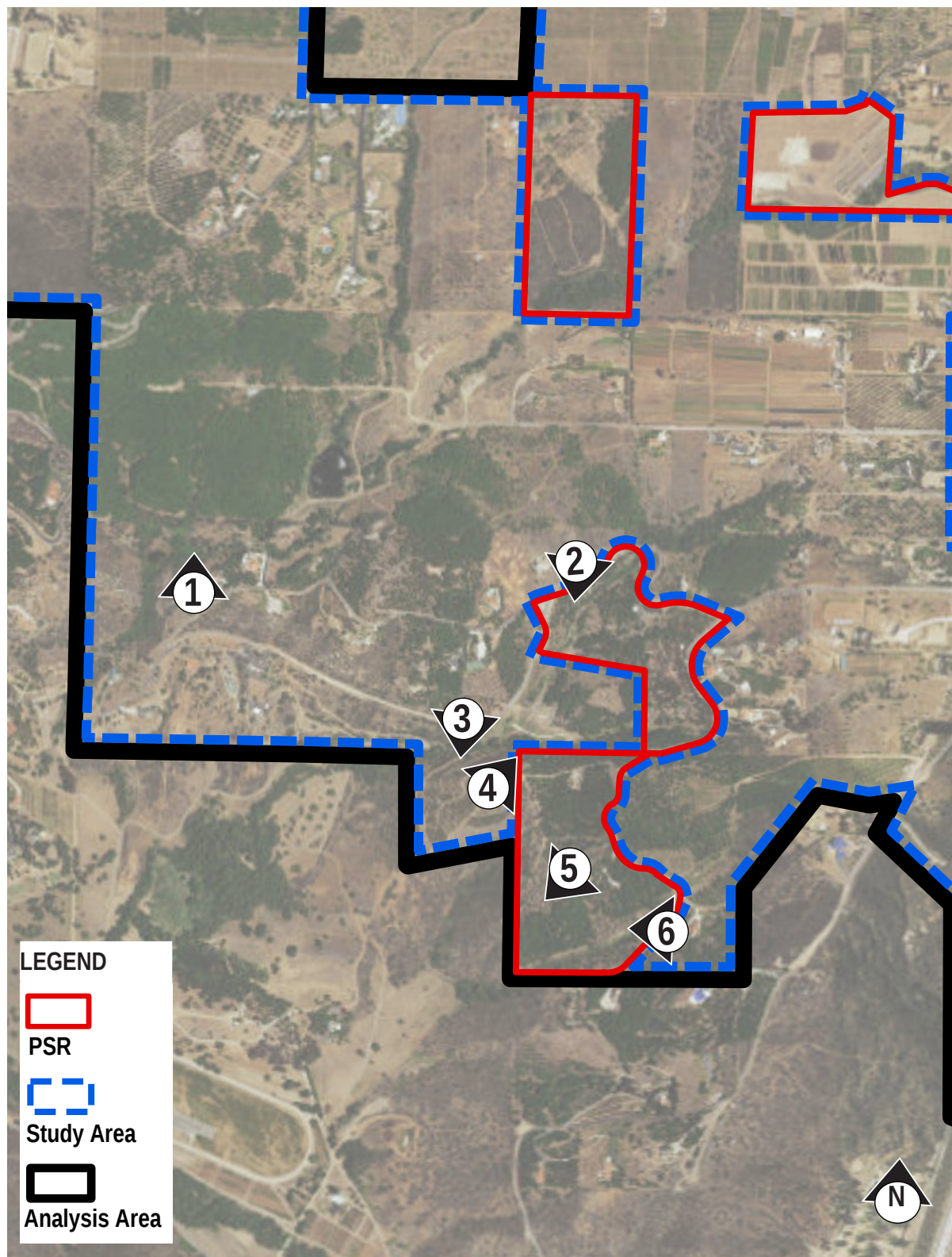
④ From Aqueduct Road on the BO20 property line, facing west at a riparian corridor that runs through part of the western end of the northern portion of BO20 and an adjacent Study Area parcel



⑤ From the southwest corner of the southern BO20 property, facing northeast at the property.



⑥ From Aqueduct Road at the western property line of BO33, facing east at the property



SITE PHOTO KEY MAP - SOUTHERN PORTION



1 From Rancho Amigos Road in the southwestern portion of the Study Area facing north at an area of coastal sage scrub in the Study Area.



2 From Rancho Amigos Road, facing south at the northern portion of the BO29 property.



3 From Rancho Amigos Road in the Study Area portion just northwest of BO18, facing south at a Study Area property.



4 From the southern Study Area, facing northeast with the northern portion of the BO18 property on the right side of the picture.



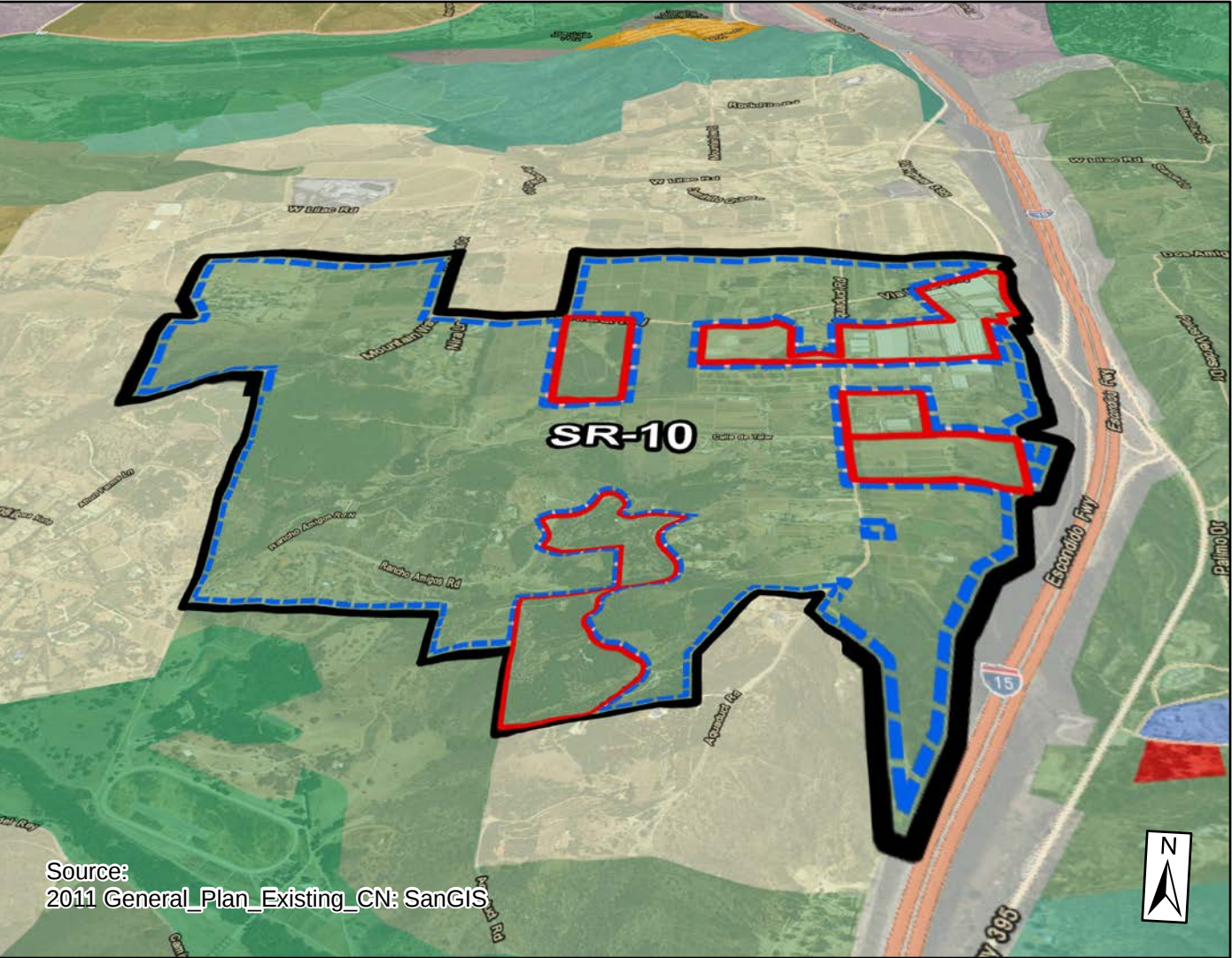
5 From within the BO18 property, facing southwest at residence.



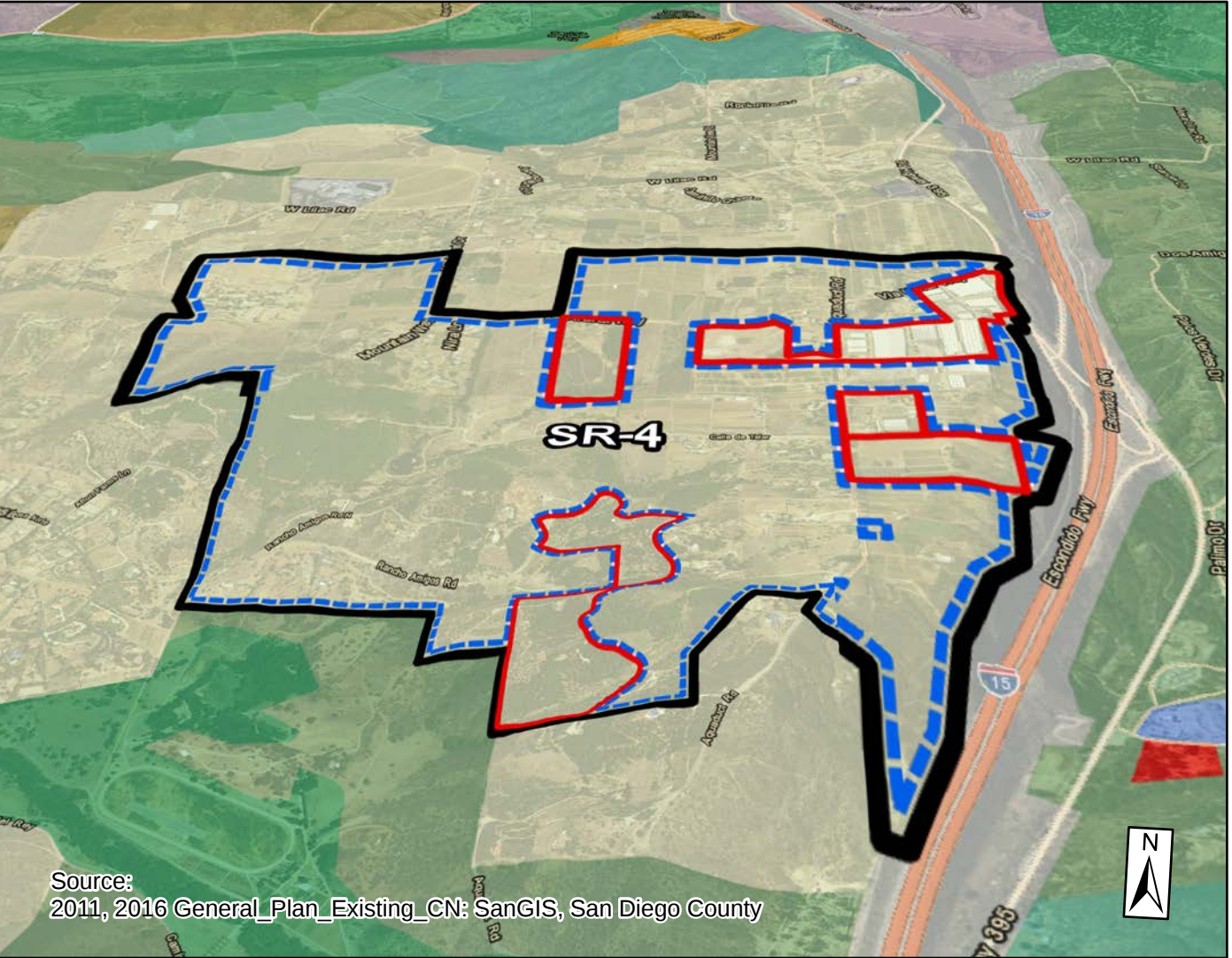
6 From Calle Joya, near the southeastern property line of BO18, facing west at the southern portion that is planted with avocados.



GENERAL PLAN - CURRENT LAND USE DESIGNATIONS



GENERAL PLAN - PROPOSED LAND USE DESIGNATIONS



Legend

- PSR
- Study Area
- Analysis Area

LEGEND

- | | |
|--|---|
| <ul style="list-style-type: none">Village Residential (VR-30), 30 du/acVillage Residential (VR-24), 24 du/acVillage Residential (VR-20), 20 du/acVillage Residential (VR-15), 15 du/acVillage Residential (VR-10.9), 10.9 du/acVillage Residential (VR-7.3), 7.3 du/acVillage Residential (VR-4.3), 4.3 du/acVillage Residential (VR-2.9), 2.9 du/acVillage Residential (VR-2), 2 du/acSemi-Rural Residential (SR-0.5), 1 du/0.5,1,2 acSemi-Rural Residential (SR-1), 1 du/1,2,4 acSemi-Rural Residential (SR-2), 1 du/2,4,8 acSemi-Rural Residential (SR-4), 1 du/4,8,16 acSemi-Rural Residential (SR-10), 1 du/10,20 acRural Lands (RL-20), 1 du/20 acRural Lands (RL-40), 1 du/40 ac | <ul style="list-style-type: none">Rural Lands (RL-80), 1 du/80 acSpecific Plan Area (residential densities in italics)Office ProfessionalNeighborhood CommercialGeneral CommercialRural CommercialLimited Impact IndustrialMedium Impact IndustrialHigh Impact IndustrialVillage Core Mixed UsePublic/Semi-Public FacilitiesPublic/Semi-Public Lands - Solid Waste FacilityPublic Agency LandsTribal LandsOpen Space (Recreation)Open Space (Conservation) |
|--|---|



SURROUNDING AREA ANALYSIS - LAND USE



LEGEND

RESIDENTIAL

- Spaced Rural Residential
- Single Family Detached
- Single Family Attached
- Mobile Homes
- Multiple Family
- Mixed Use

COMMERCIAL AND OFFICE

- Shopping Centers
- Commercial and Office

INDUSTRIAL

- Heavy Industry
- Light Industry
- Extractive Industry

PUBLIC FACILITIES AND UTILITIES

- Transportation, Communications, Utilities
- Education
- Institutions
- Military

PARKS AND RECREATION

- Recreation
- Open Space Parks

AGRICULTURE

- Intensive Agriculture
- Extensive Agriculture

UNDEVELOPED

- Undeveloped; Undevelopable Natural Area
- Water
- Road Rights of Way
- Railroad Rights of Way

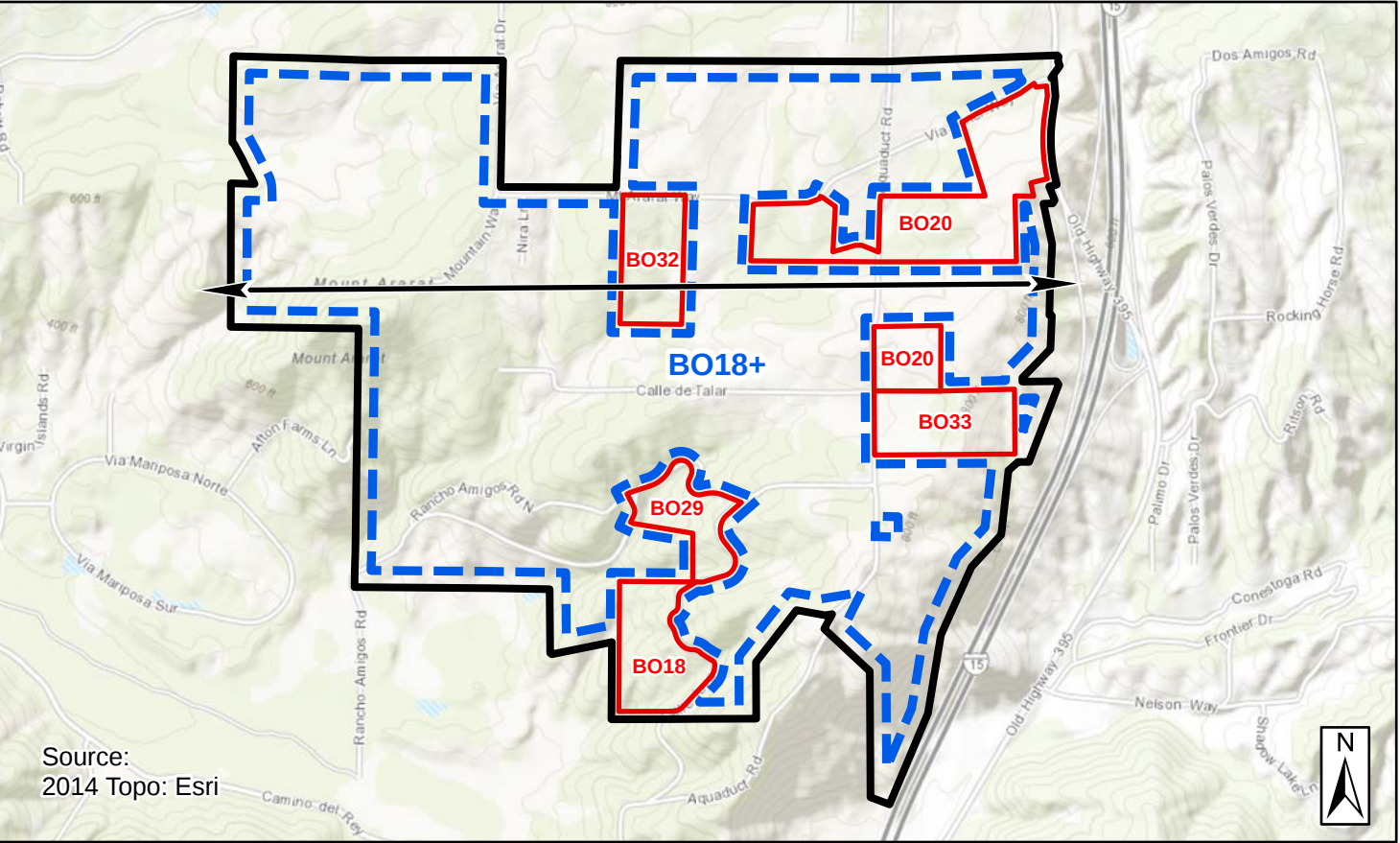
Legend

- PSR
- Study Area
- Analysis Area

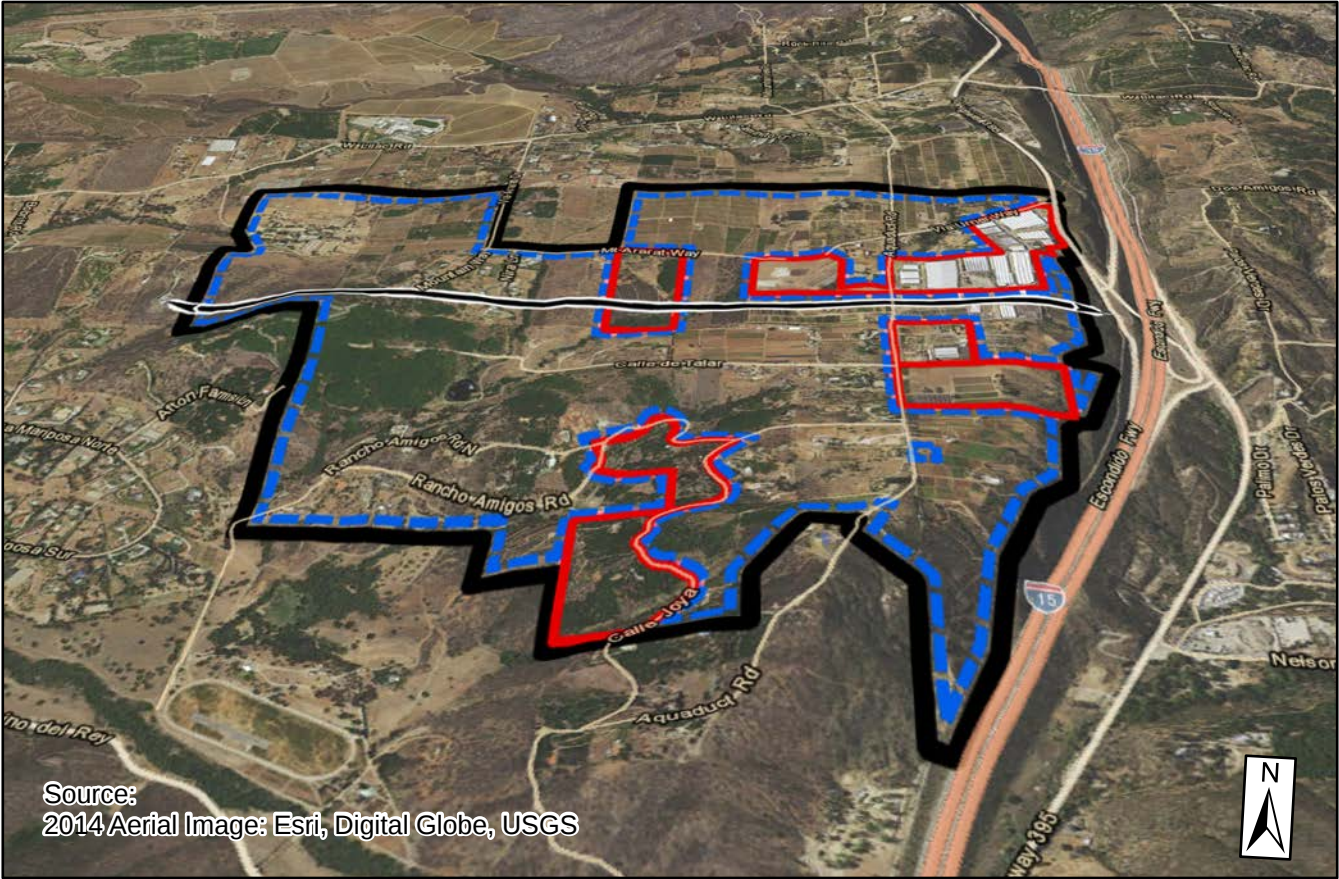
Source:
2015 LANDUSE_CURRENT: SanGIS



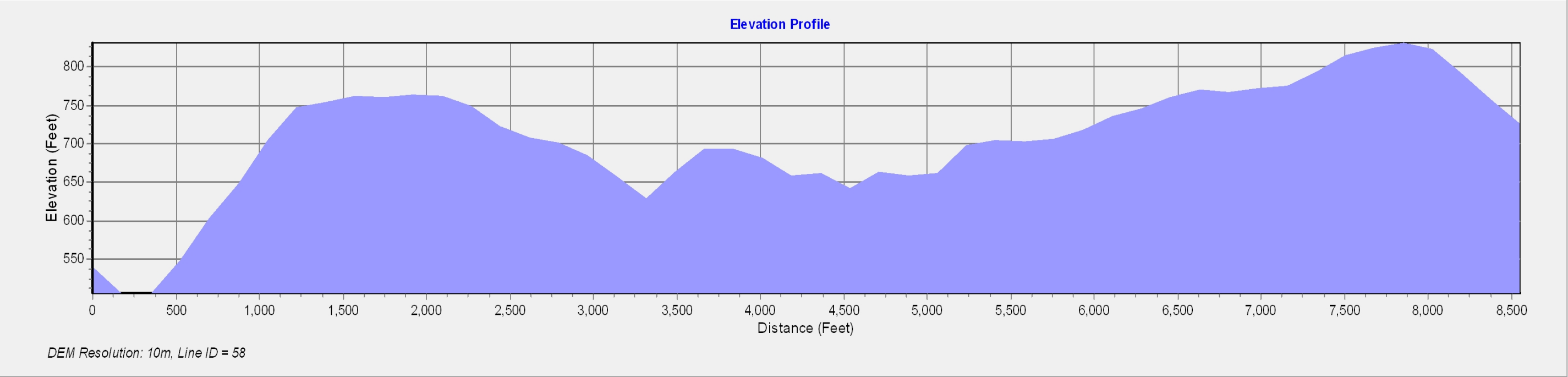
TOPOGRAPHIC VIEW



3D VIEW



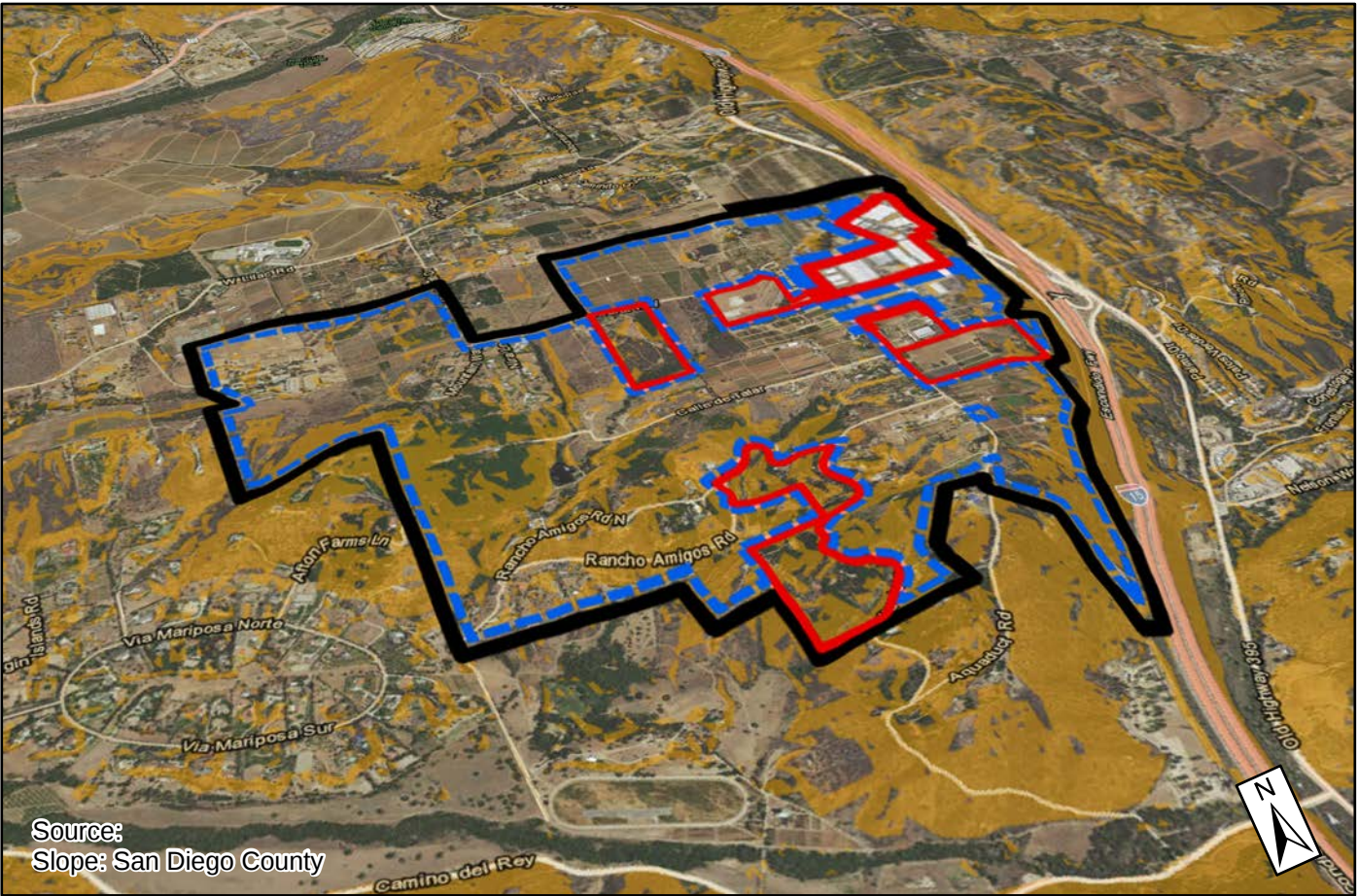
- Legend
- PSR
 - Study Area
 - Analysis Area



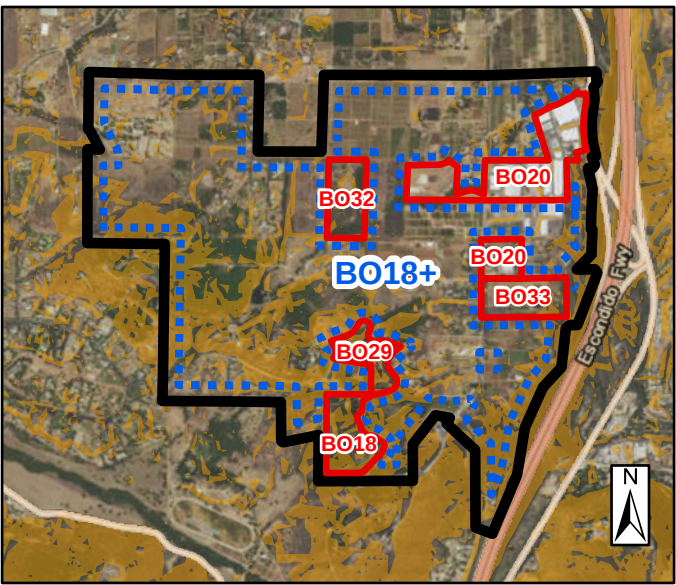
ILLUSTRATIVE SECTION ELEVATION LOOKING NORTH



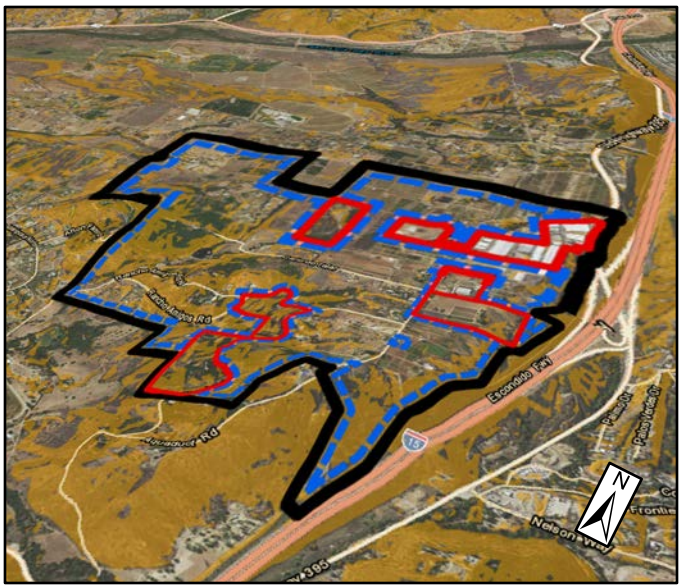
STEEP SLOPES



3D VIEW

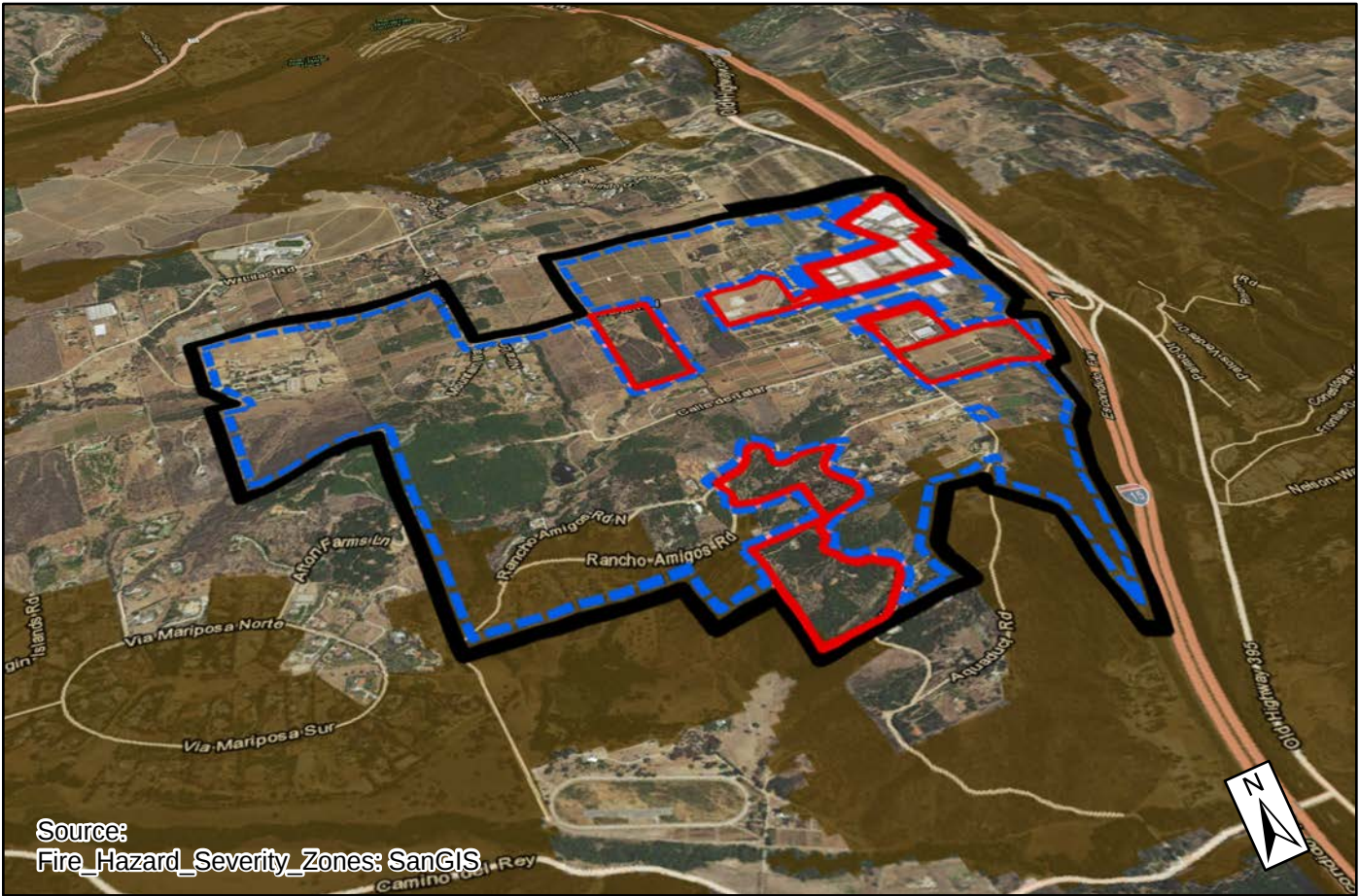


PLAN VIEW

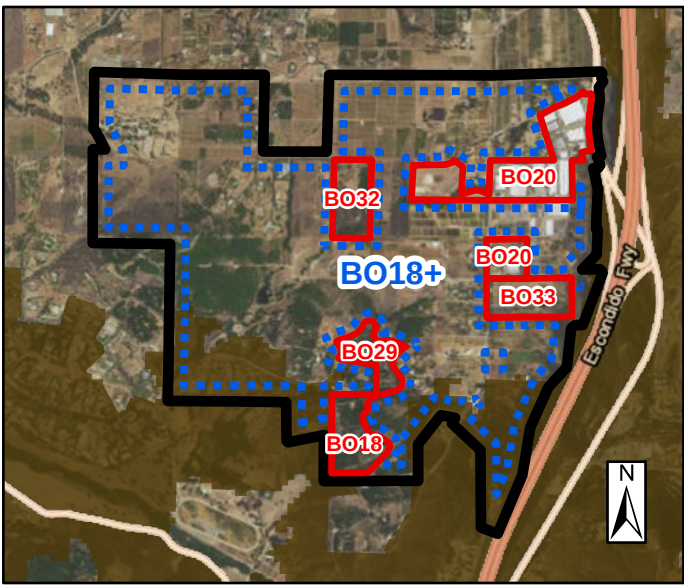


3D VIEW # 2

VERY HIGH FIRE HAZARD SEVERITY ZONE



3D VIEW



PLAN VIEW



3D VIEW # 2

Legend



PSR



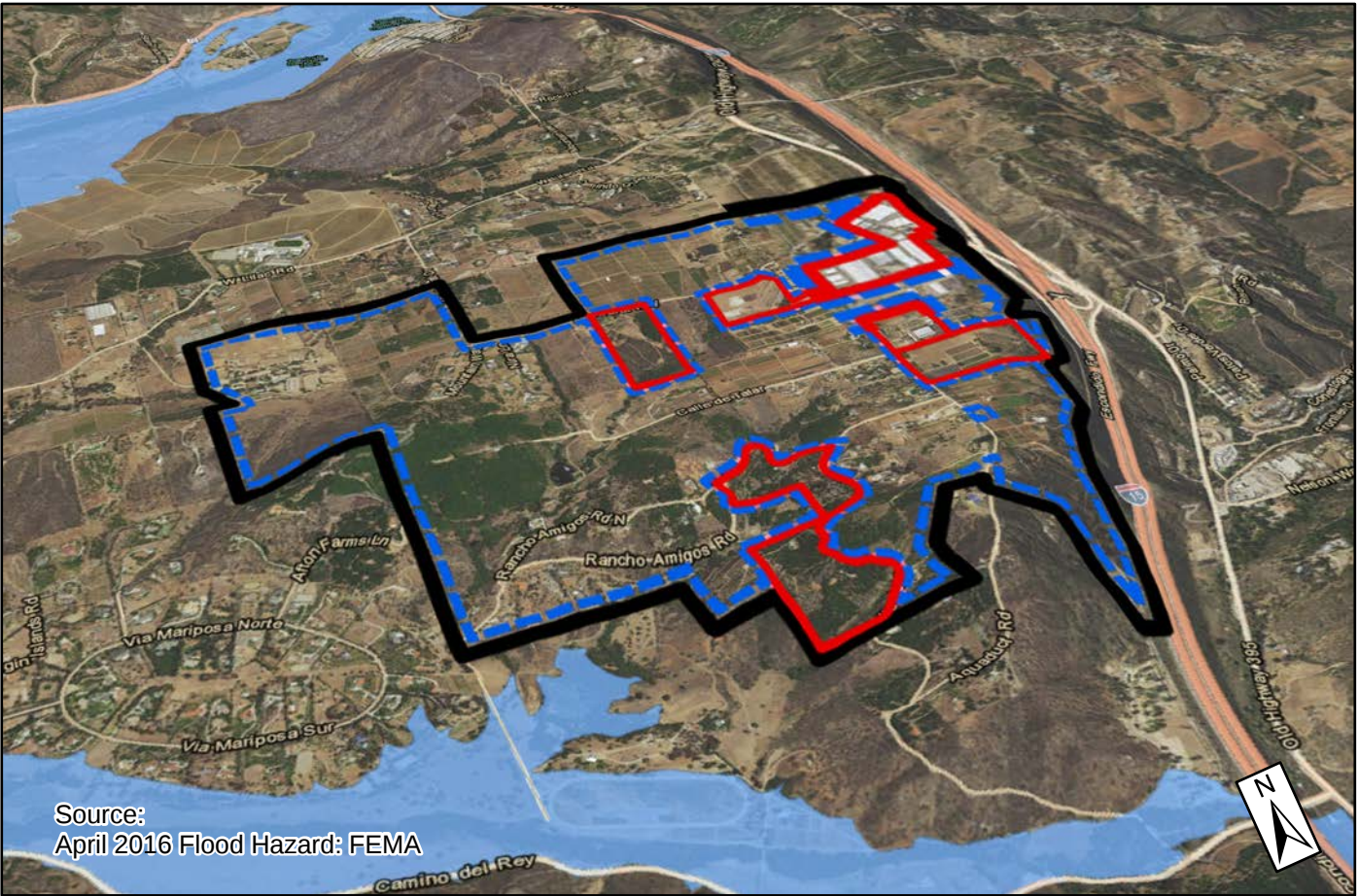
Study Area



Analysis Area

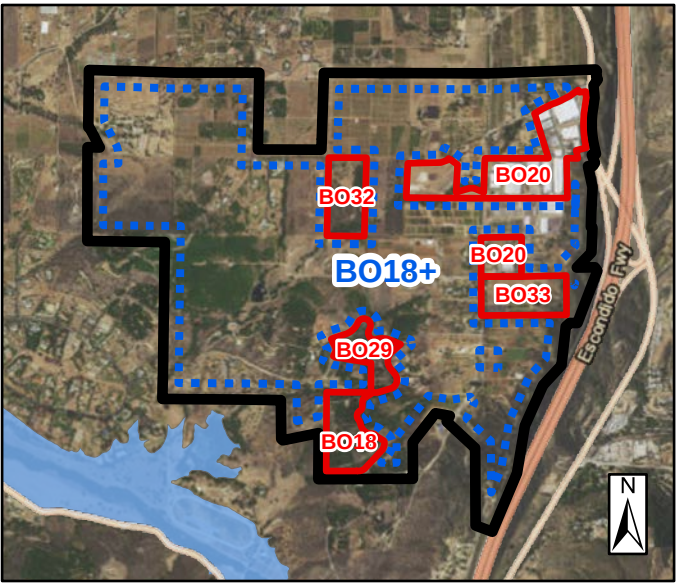


100-YR Floodway 100-YR Floodplain 500-YR Floodplain

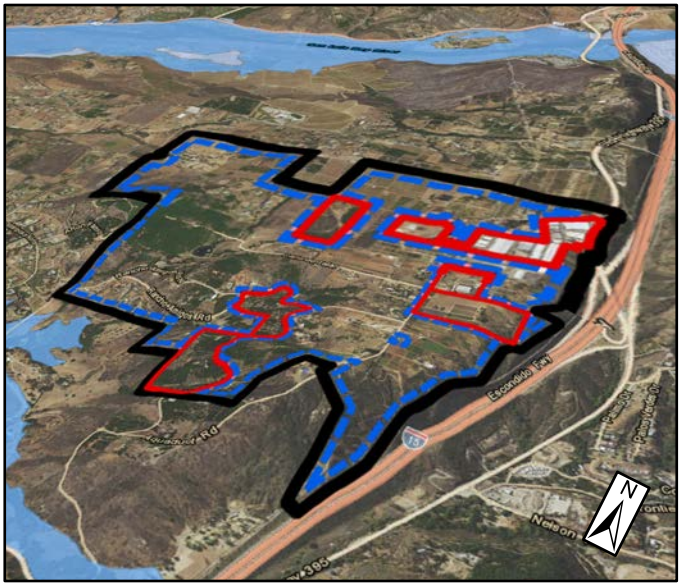


Source:
April 2016 Flood Hazard: FEMA

3D VIEW



PLAN VIEW

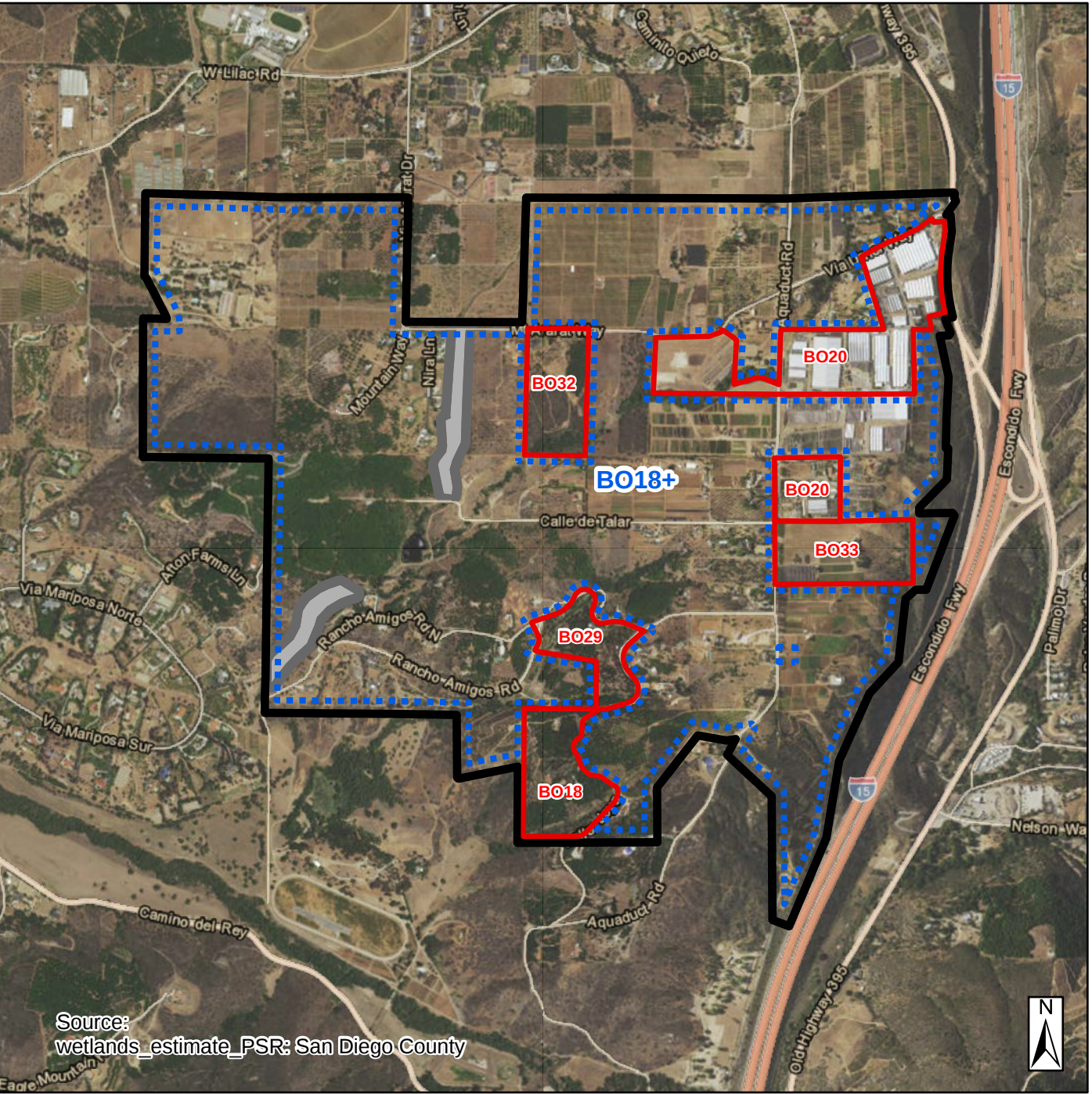


3D VIEW # 2

Wetland Area Wetland Buffer

The outlined area of wetlands is just an estimate, and wetland delineations by a qualified biologist would be required at the development review stage.

Note: In this aerial map, the estimated wetlands are only shown within the Analysis Area boundaries. For additional information on any estimated wetlands within the map view, but outside the Analysis Area, please email pds.advanceplanning@sdcounty.ca.gov.



Source:
wetlands_estimate_PSR: San Diego County

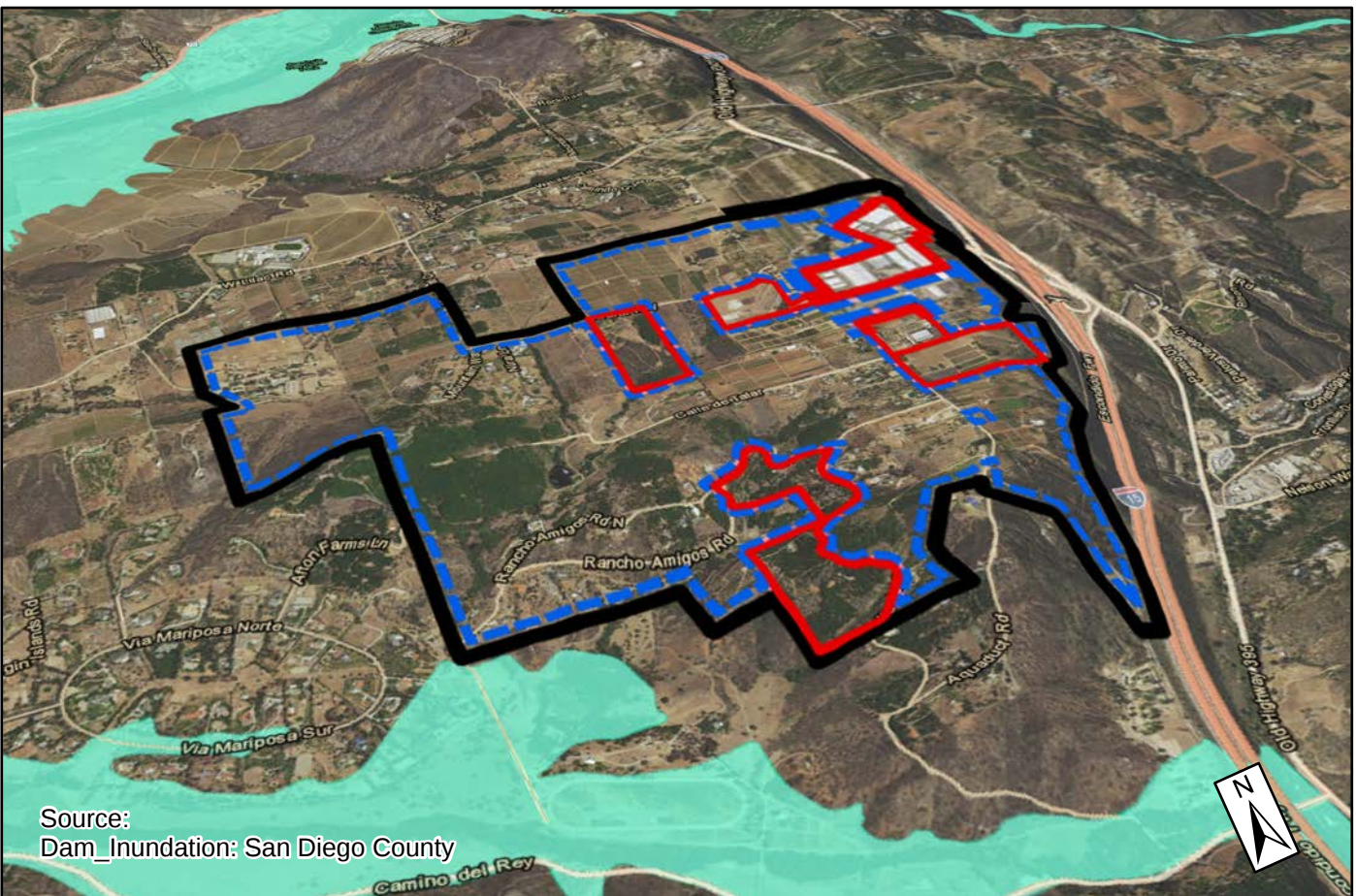
PLAN VIEW

Legend

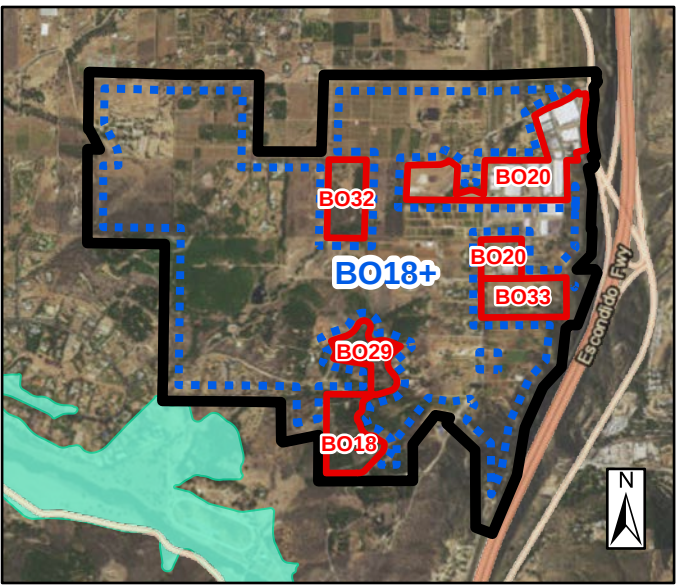
- PSR
- Study Area
- Analysis Area



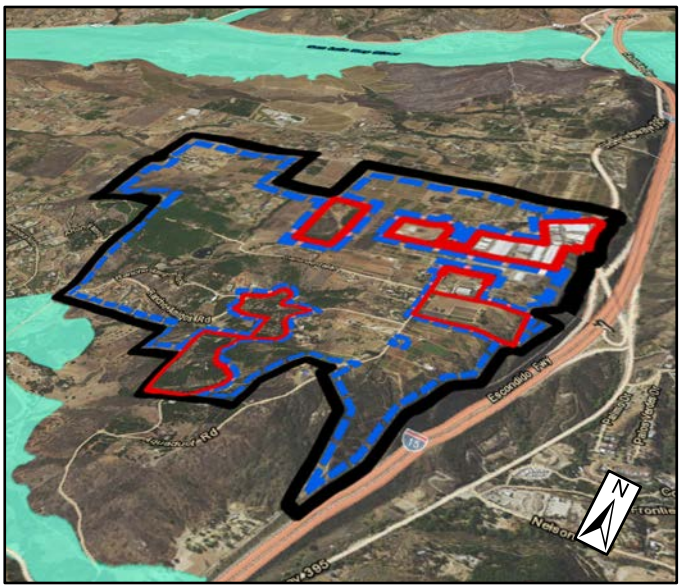
DAM INUNDATION ZONES



3D VIEW

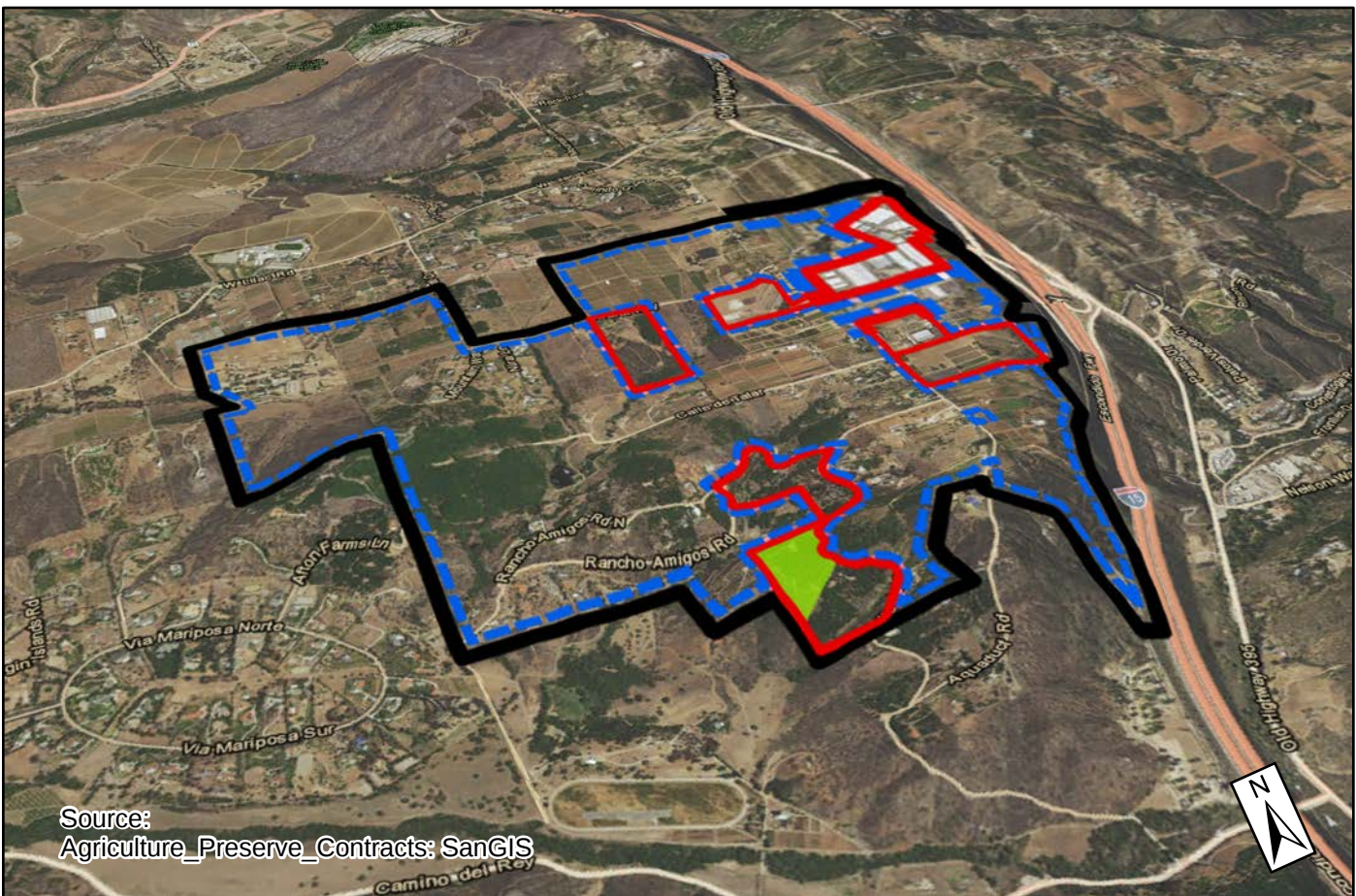


PLAN VIEW

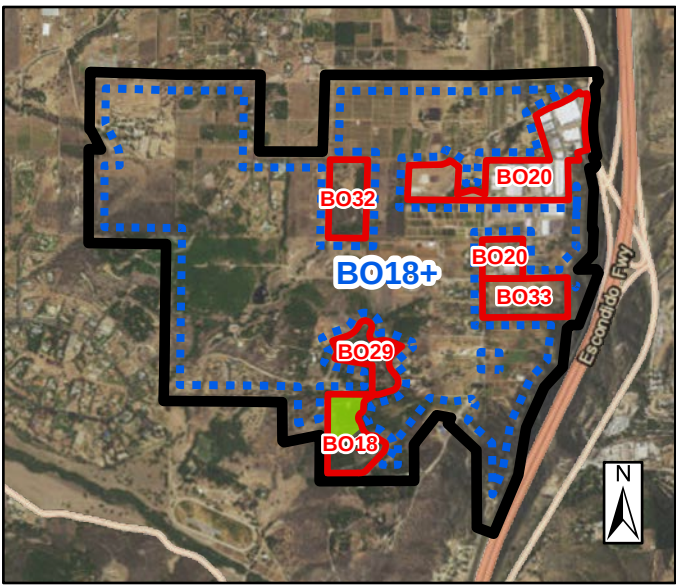


3D VIEW # 2

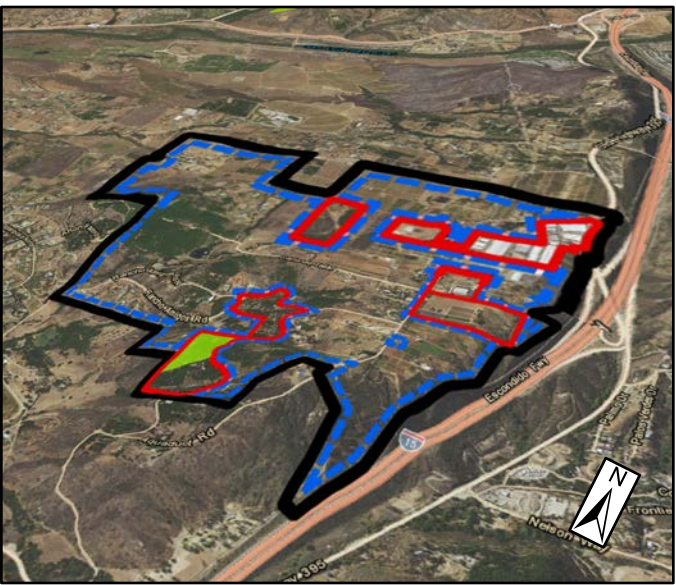
WILLIAMSON ACT CONTRACTS



3D VIEW



PLAN VIEW



3D VIEW # 2

Legend



PSR



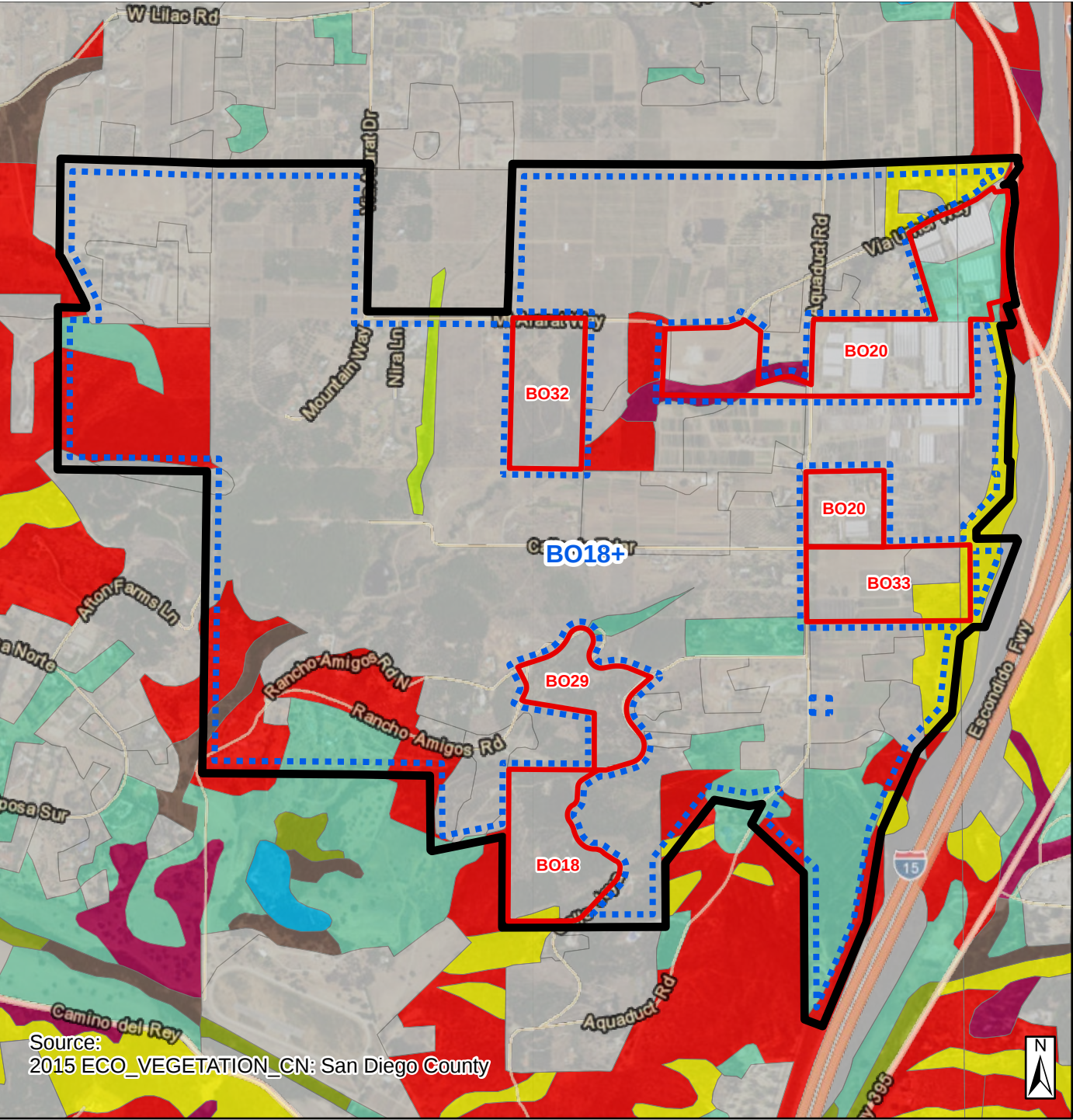
Study Area



Analysis Area



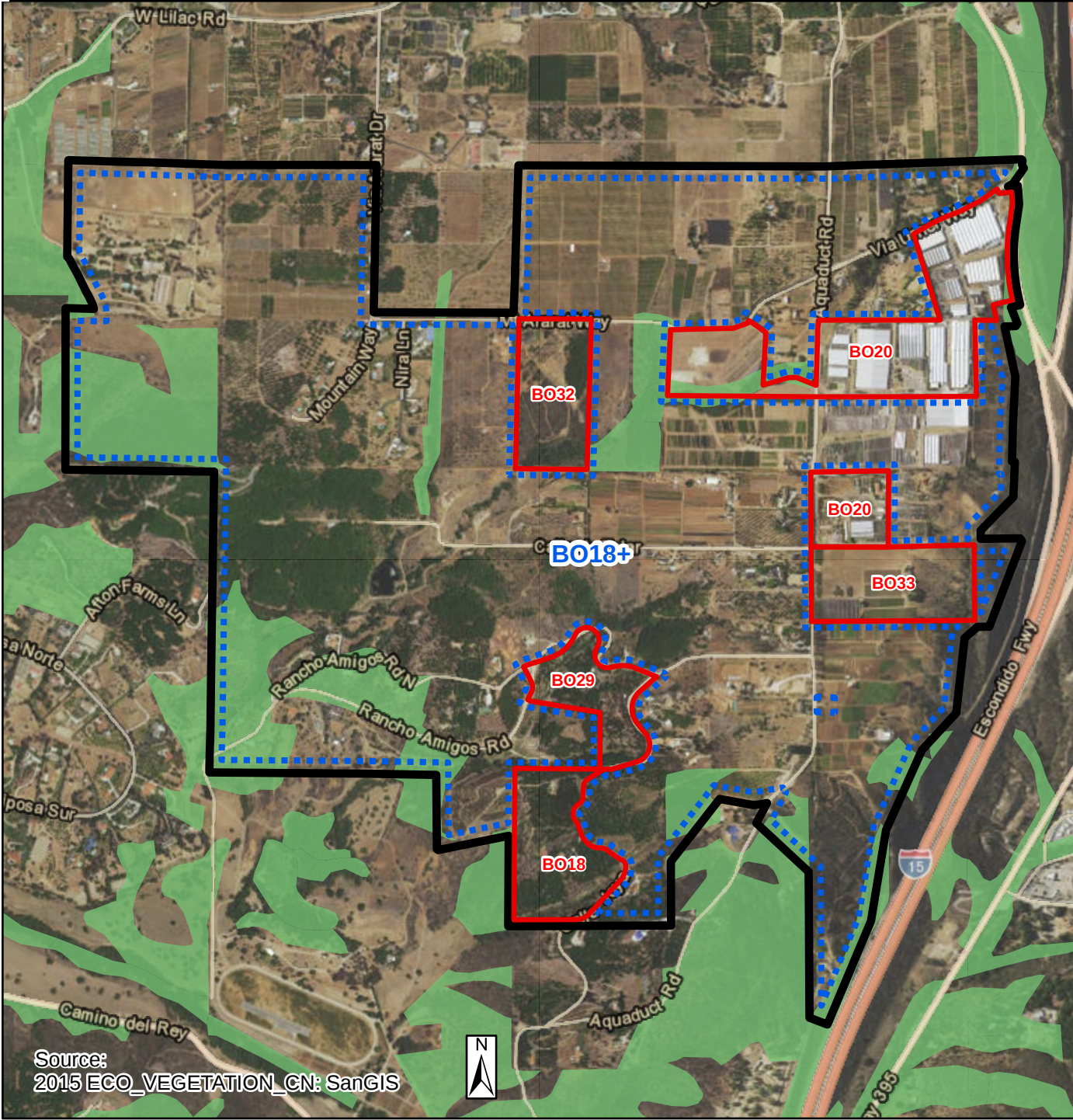
VEGETATION



PLAN VIEW

UPPER TIER VEGETATION

These areas contain upper tier vegetation communities, per the GIS vegetation layer. Upper tier vegetation communities found in the PSR areas include oak woodlands, coastal sage scrub, riparian forest types, riparian scrub types, and other wetland vegetation types like marshes. While these areas are not necessarily undevelopable in all situations, the criteria for allowing development and the permitting process for development in these areas are very restrictive.



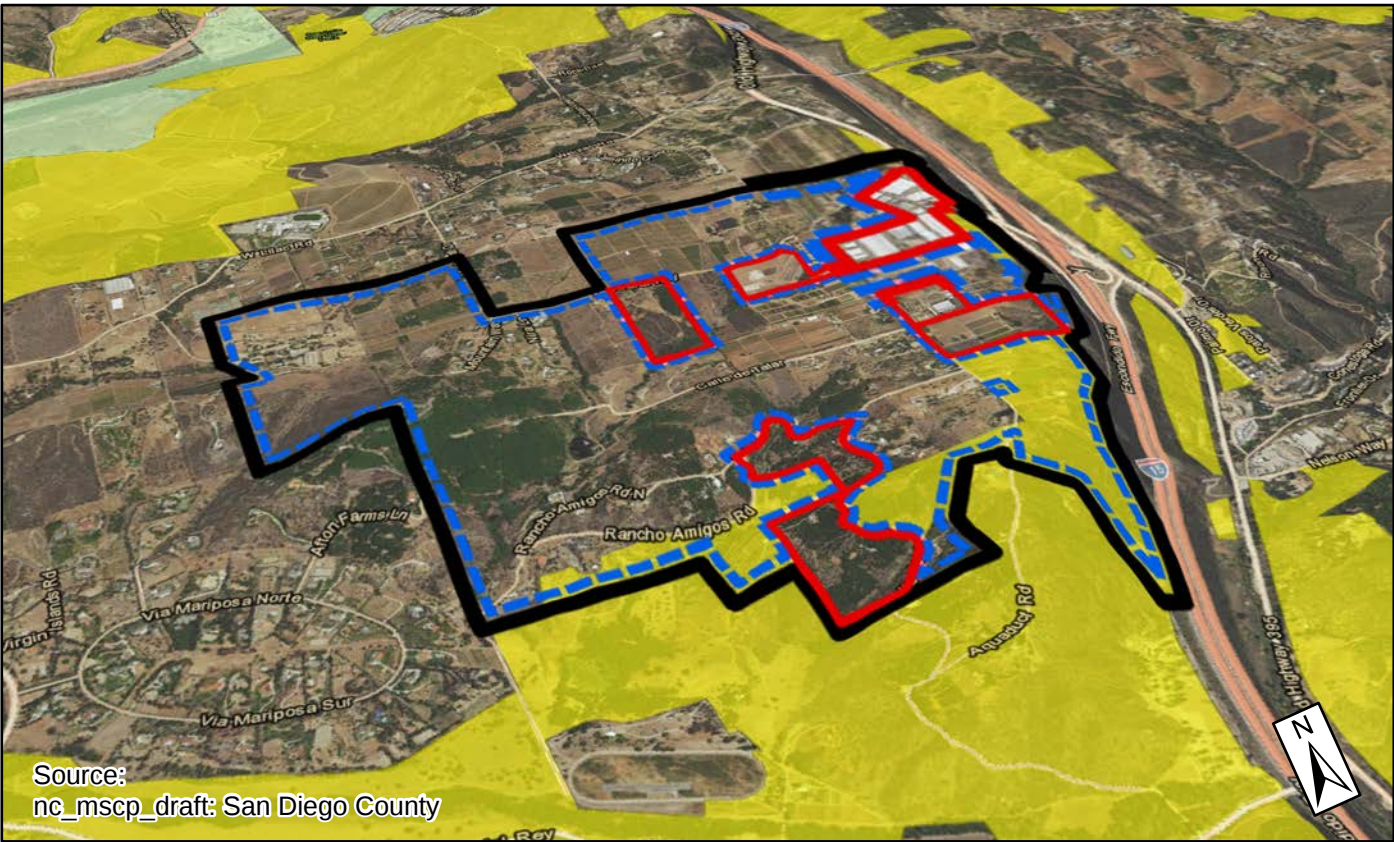
PLAN VIEW





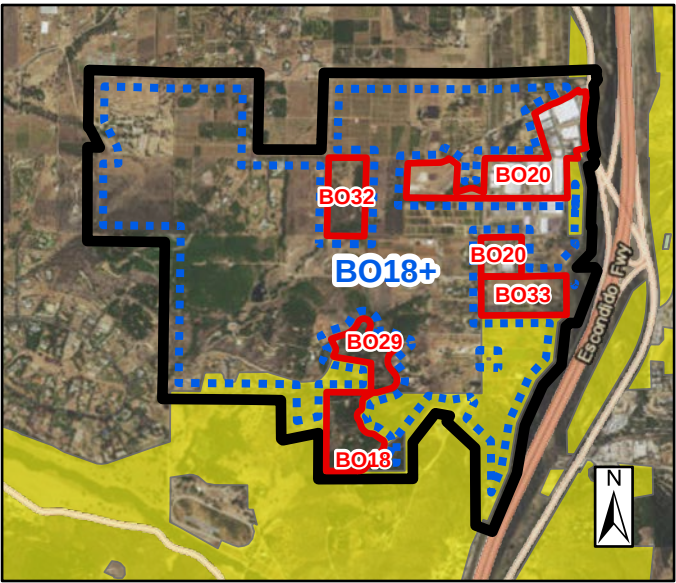
DRAFT NCMSCP PAMA **DRAFT NCMSCP PRESERVE LANDS**

Draft NCMSCP PAMA – For an explanation of MSCP and PAMA, see p. 35. While PAMA areas are not undevelopable, higher habitat preservation ratios are typically required, particularly in areas that serve as potential wildlife corridors.

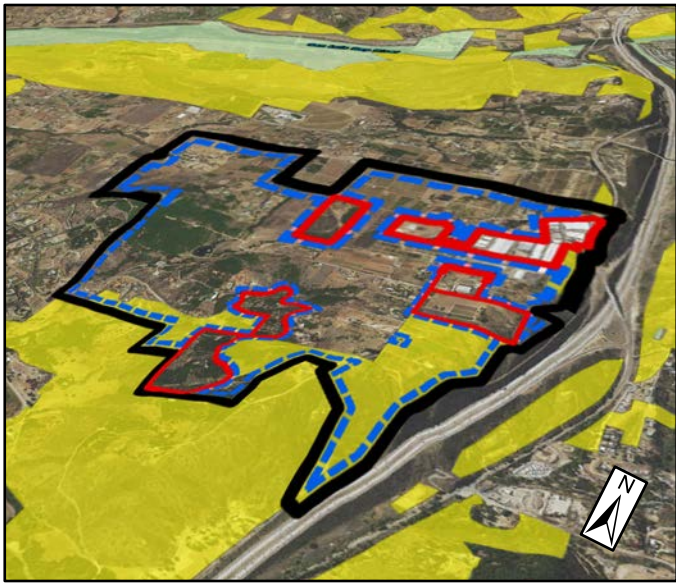


Source:
nc_mscp_draft: San Diego County

3D VIEW

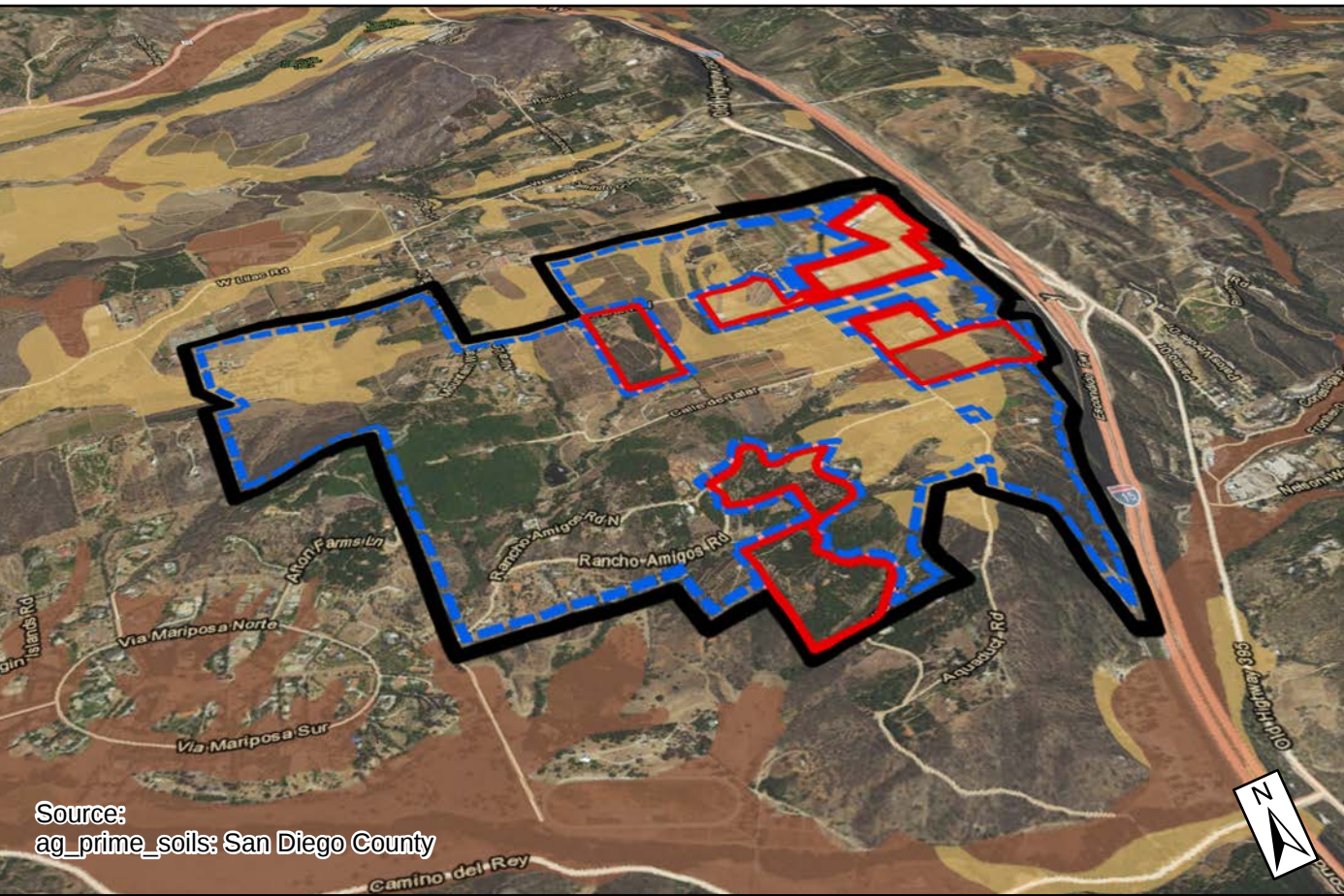


PLAN VIEW



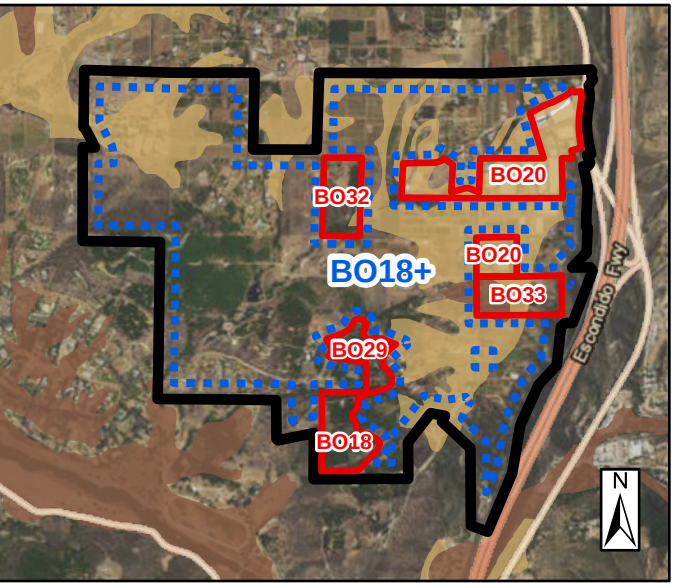
3D VIEW # 2

PRIME AGRICULTURAL SOILS **STATEWIDE SIGNIFICANT SOILS**

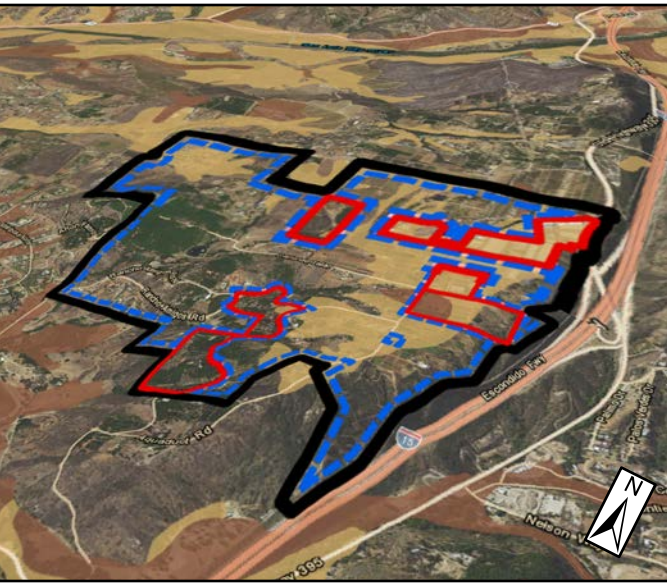


Source:
ag_prime_soils: San Diego County

3D VIEW



PLAN VIEW



3D VIEW # 2

Legend

- PSR
- Study Area
- Analysis Area



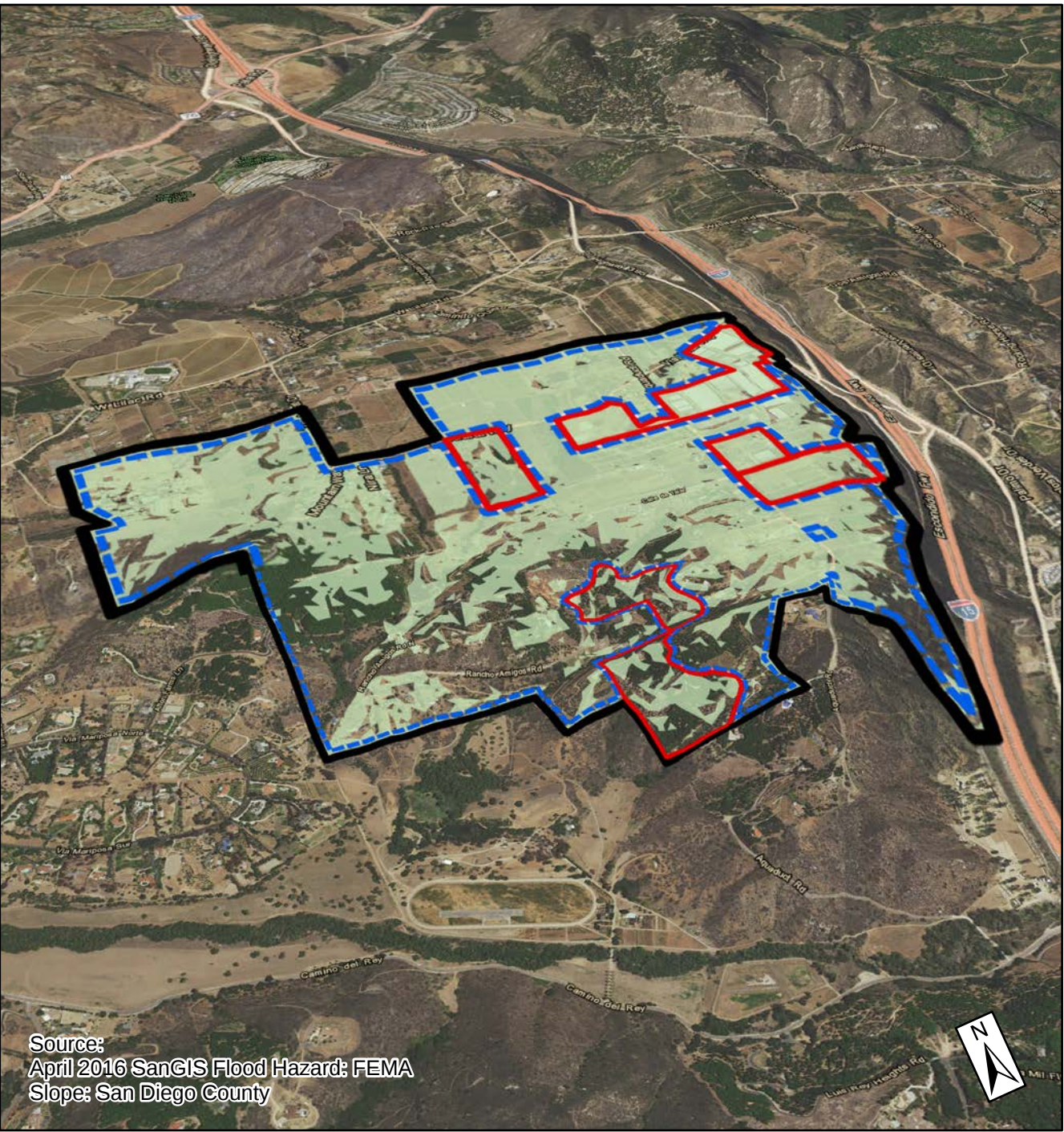
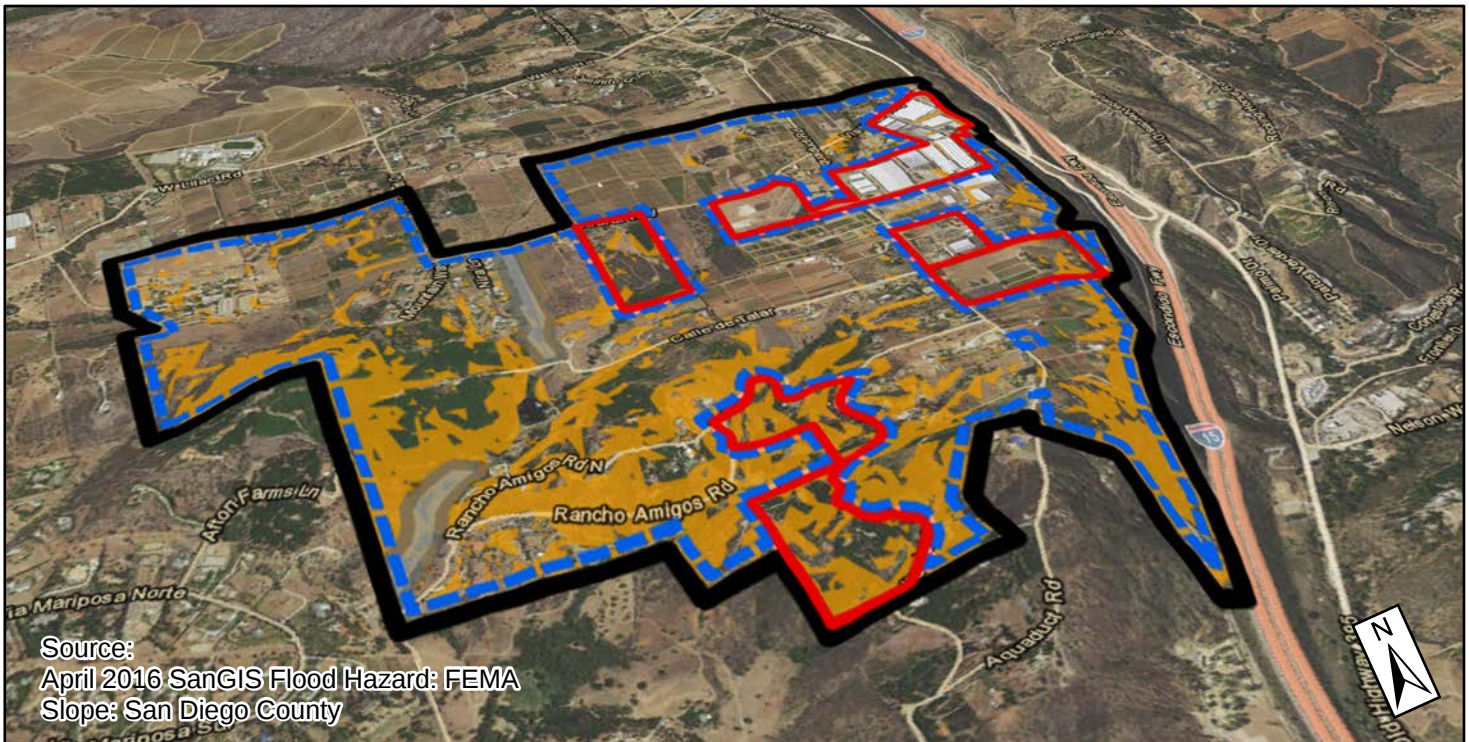
COMPOSITE CONSTRAINTS

- Wetland Area
- Wetland Buffer
- Flood Hazard Constraint
- Slope Constraint

	Approximate Acreage Within the Analysis Area	Approximate % of the Analysis Area
Constraint Area	270 ac	29 %
Potential Development Area	651 ac	71 %

See p. 35 for an explanation of the potential development area and limitations of this graphic analysis.

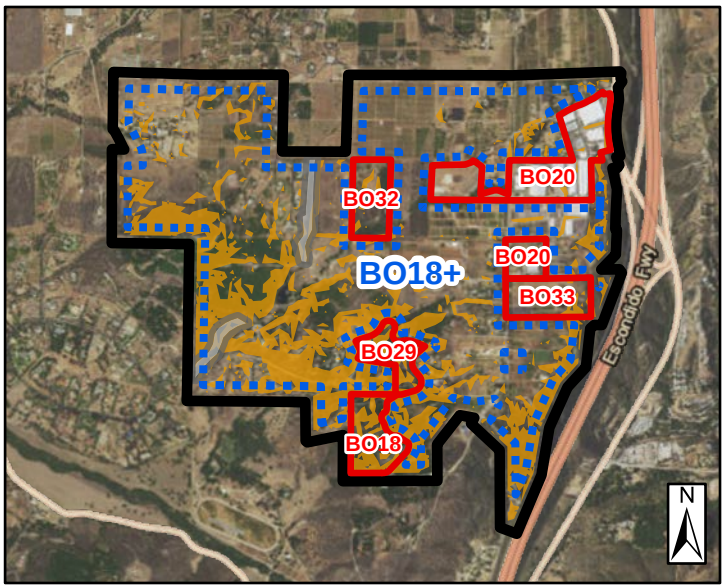
Potential Development Area



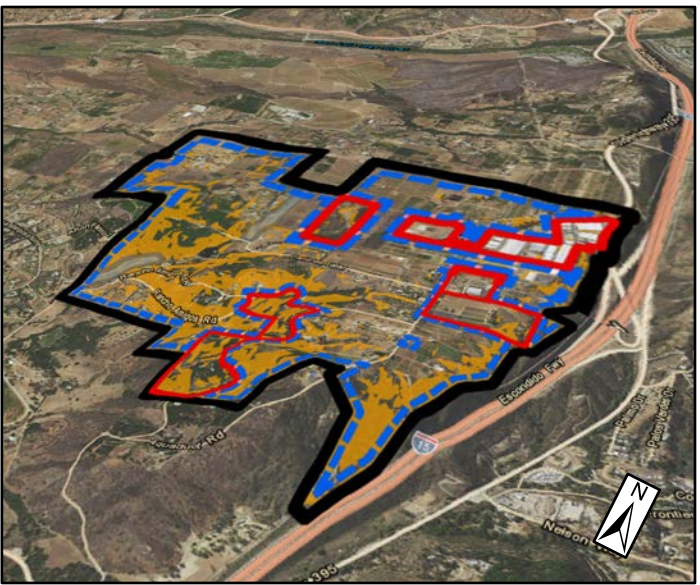
Legend

- PSR
- Study Area
- Analysis Area

3D VIEW



PLAN VIEW

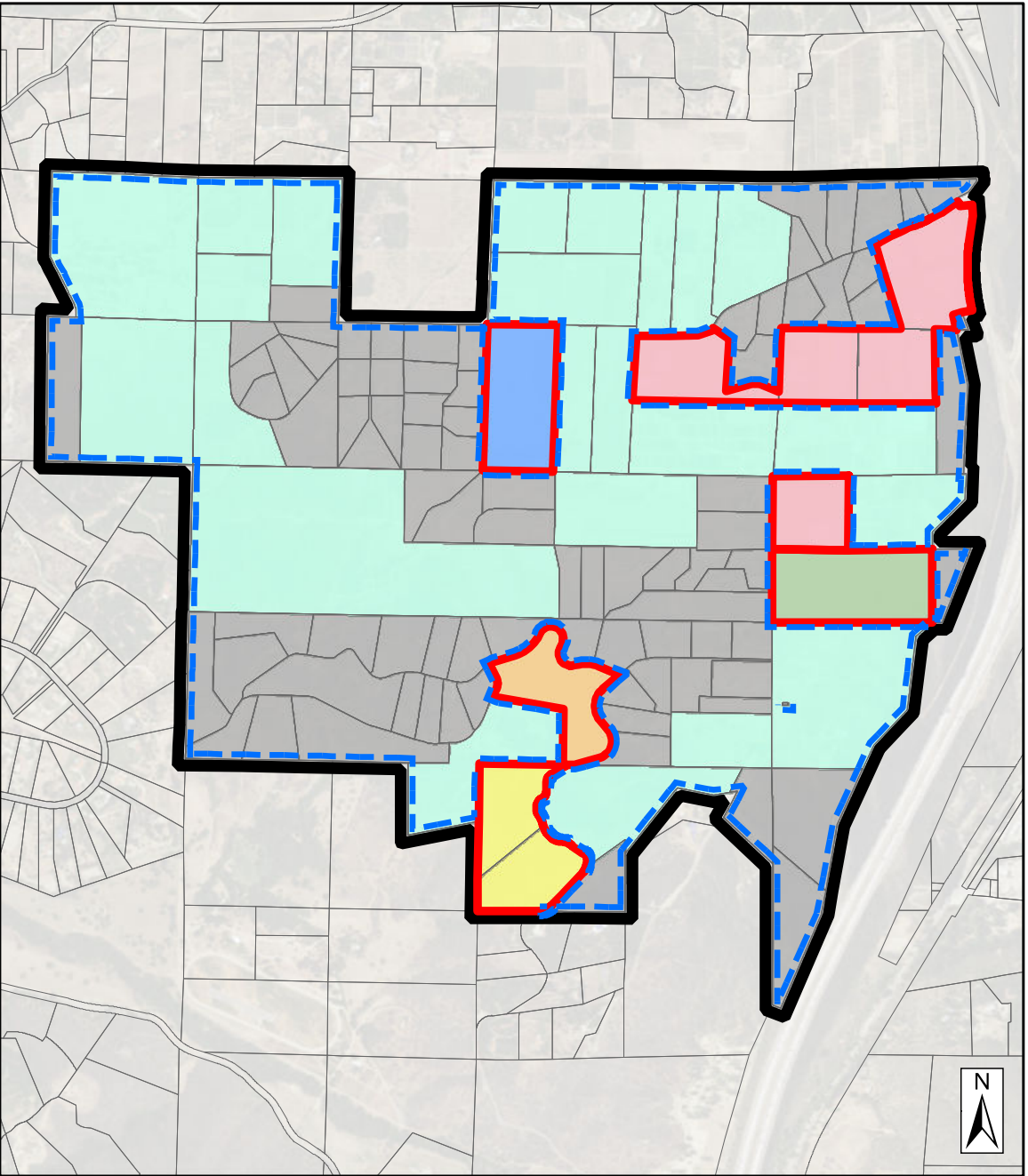


3D VIEW # 2

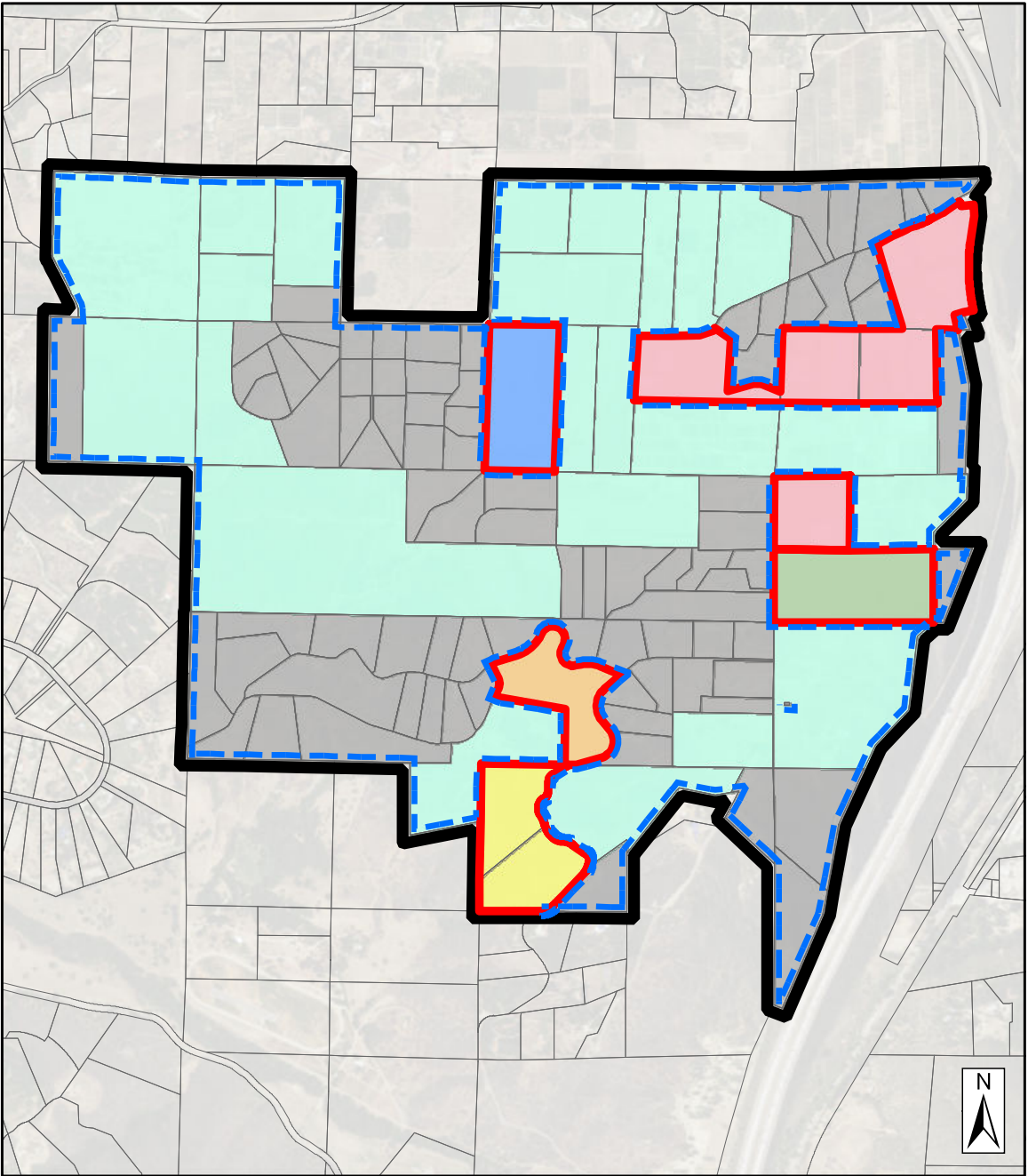
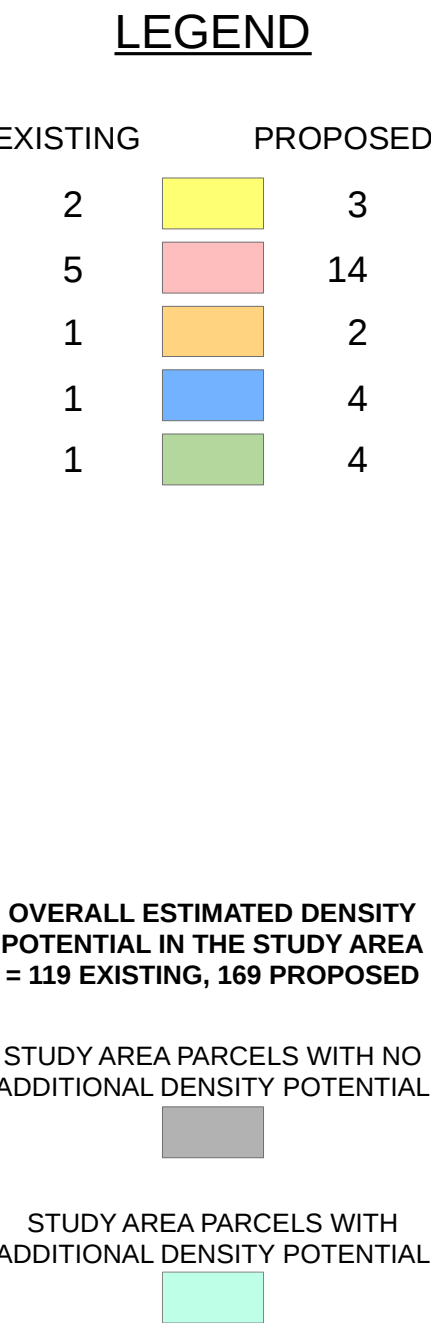
3D VIEW



DENSITY POTENTIAL FOR COMMON OWNERSHIPS



EXISTING DENSITY POTENTIAL



PROPOSED DENSITY POTENTIAL

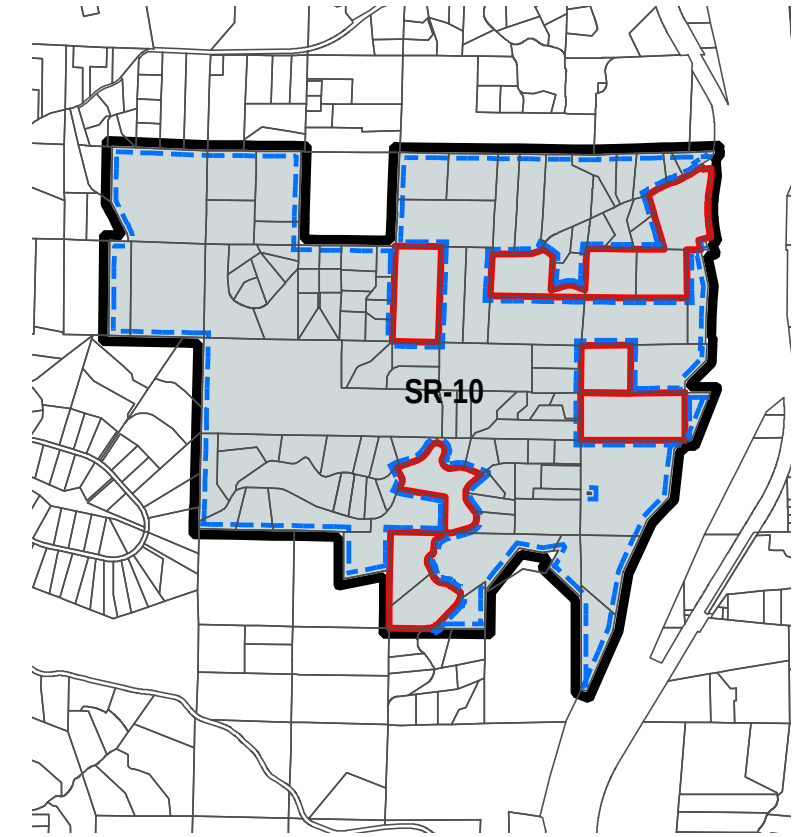




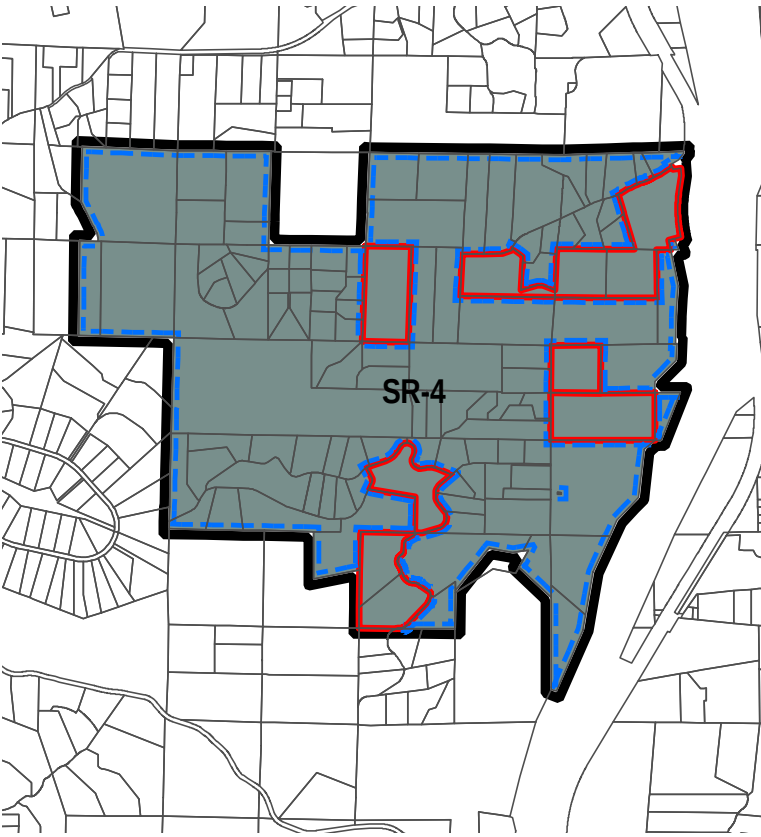
EXISTING

PROPOSED

RURAL			SEMI-RURAL					VILLAGE							
RL 80	RL 40	RL 20	SR 10	SR 4	SR 2	SR 1	SR .5	VR 2	VR 2.9	VR 4.3	VR 7.3	VR 10.9	VR 15	VR 24	VR 30
RL 80	RL 40	RL 20	SR 10	SR 4	SR 2	SR 1	SR .5	VR 2	VR 2.9	VR 4.3	VR 7.3	VR 10.9	VR 15	VR 24	VR 30
RURAL			SEMI-RURAL					VILLAGE							



EXISTING GENERAL PLAN



PROPOSED GENERAL PLAN



- LEGEND
- PSR
 - Study Area
 - Analysis Area

Project Overview

STAFF RECOMMENDATION: NOT DETERMINED
Analysis Area/PSR Description
<u>Proposed Land Use designation:</u> Semi-Rural 10 (1 unit per 10 or 20 acres – slope-dependent) to SR-4 (1 unit per 4, 8, or 16 acres – slope-dependent) <u>Property Owners:</u> Multiple owners <u>Size:</u> PSRs – 136 acres; 10 parcels Study Area – 785 acres; 110 parcels <u>Location/Description:</u> 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 <u>Estimated Potential Dwelling Unit Increase:</u>67 <u>Fire Service Travel Time:</u> Most of the Analysis Area is estimated to be within the 5-10 minute travel time range.
<u>Prevalence of Constraints:</u> ● – high; ◐ – partial; ○ - none ◐ Steep Slope (Greater than 25%) ○ Floodplain ◐ Wetlands ◐ Sensitive Habitat ● Agricultural Lands ◐ Fire Hazard Severity Zones

Project Context

Parcels
• The Analysis Area (term used for PSR request parcels and Study Area parcels together) contains 10 PSR parcels totaling 136 acres, and 110 Study Area parcels totaling 785 acres, for a total Analysis Area acreage of 921 acres. • The current parcel sizes range from approximately 0.3 acres to 77 acres.
General Plan
• The existing designation is Semi-Rural 10 (SR-10) for the entire Analysis Area. • The proposed designation is Semi-Rural 4 (SR-4) for the entire Analysis Area.
Location/Access
• The Analysis Area is located adjacent to Old Highway 395 and the I-15 corridor, just south of West Lilac Road and just north of Camino Del Rey, in the eastern portion of the Bonsall Community Planning Area. • Old Highway 395 is a County-maintained General Plan Mobility Element Road that is adjacent to the northeastern portion of the Analysis Area, where there is an on-ramp connecting 395 to the I-15. ➤ The rest of the roads within or adjacent to the Analysis Area are private roads.
Public Utilities and Services
• The Analysis Area is within the County Water Authority Boundary with water service available from the Rainbow Municipal Water District (RMWD). • The Analysis Area is not within a sewer service area. • With the exception of the three northwestern parcels within the North County Fire Protection District, the entire Analysis Area is within the Deer Springs Fire Protection District. Most of the Analysis Area is estimated to be within the 5-10 minute emergency response travel time range.
Uses
• Existing uses include single family residential and agricultural operations of varying sizes. • Based on satellite and on-site photos, the active agricultural operations in the Analysis Area include row crops, field crops, orchards, vineyards, nurseries, and greenhouses.
Environmental Characteristics
• Though a significant portion of the Analysis Area was previously cleared for agricultural and residential uses, several pockets of native vegetation remain, particularly coastal sage scrub on the south facing slopes that are most prevalent in the southern portion of the Analysis Area. • A narrow and partially disturbed riparian corridor extends from the area of the greenhouses in the northeastern portion, continuing downstream southwest to drain into the Moosa Canyon Creek, just south of the Analysis Area. • Steep slopes cover most of the southern and western portions of the Analysis Area. • Prime agricultural soils are found through much of the eastern and northern portions of the Analysis Area.

Comparison of Land Use Maps

Existing General Plan		Proposed General Plan		Alternative General Plan	
Potential Dwelling Unit Estimate – 129 units		Potential Dwelling Unit Estimate – 196 units		Potential Dwelling Unit Estimate – 165 units	
ZONING	Existing Zoning	Proposed Zoning		Alternative Zoning	
Zoning Use Regulation	A70, RR	A70, RR		A70, RR	
Zoning Minimum Lot Size	2, 4, and 8 acres	2 acres		2, 4, and 8 acres	
COMMUNITY INPUT					
At their 3/7/17 meeting, the Bonsall Community Sponsor Group voted to recommend maintaining the current General Plan designation in the Analysis Area (denial of each PSR in the Analysis Area).					

Guiding Principle Review

Guiding Principle	
1. Support a reasonable share of projected regional population growth.	See Policies LU-9.9 and H-1.3
2. Promote health and sustainability by locating new growth near existing and planned infrastructure, services, and jobs in a compact pattern of development.	See Policy LU-1.1
3. Reinforce the vitality, local economy, and individual character of existing communities when planning new housing, employment, and recreational opportunities.	See Policies LU-2.3 and LU-2.4
4. Promote environmental stewardship that protects the range of natural resources and habitats that uniquely define the County’s character and ecological importance.	See Policy LU-6.2
5. Ensure that development accounts for physical constraints and the natural hazards of the land.	See Policy LU-1.9, LU-6.11, and S-1.1
6. Provide and support a multi-modal transportation network that enhances connectivity and supports community development patterns and, when appropriate, plan for development which supports public transportation.	See Policy COS-14.1
7. Maintain environmentally sustainable communities and reduce greenhouse gas emissions that contribute to climate change.	See Policy COS-14.1
8. Preserve agriculture as an integral component of the region’s economy, character, and open space network.	See Policy LU-7.1
9. Minimize public costs of infrastructure and services and correlate their timing with new development.	See Policy LU-1.1
10. Recognize community and stakeholder interests while striving for consensus.	See Policy LU-2.3 and LU-2.4

General Plan Conformance - Review of General Plan Policies Applicable to General Plan Amendments/Rezones without an Associated Development Project

Policy		Policy Review Criteria	Description	Notes
LU-1.1	Assigning Land Use Designations. Assign land use designations on the Land Use Map in accordance with the Community Development Model (CDM) and boundaries established by the Regional Categories Map.	Regional Categories Map	No change in the Regional Category is required.	LU-1.1 Additional Notes
		Extent of existing infrastructure and services	- Roads/transportation ➤ Old Highway 395 is a County-maintained Mobility Element Road located adjacent to the northwestern edge of the Analysis Area, connecting to private access roads serving properties in the eastern portion, including Via Urner Road and Via Urner Way. ➤ The remainder of the Analysis Area is limited to private road access. ➤ Approximately ¼ mile to the closest I-15 on-ramp via Old Highway 395 ➤ Approximately 2.5 miles to the nearest North County Transit District (NCTD) bus stop at the SR-76/I-15 interchange ▪ Route 388/389 provides service to Escondido Transit Center and destinations in Valley Center and Pala/Pauma. - Water Service and Infrastructure ➤ The Analysis Area is within the RMWD. ➤ 90 parcels with existing water service ➤ 8 parcels have access to an existing water line on-site or adjacent to the property, but do not have service ➤ 22 parcels do not currently have access to a water line on-site or adjacent to the property. - Sewer Service and Infrastructure ➤ Not in a sewer service area - Fire protection service ➤ The Deer Springs Fire Protection District (DSFPD) is the applicable district for all parcels except the three parcels in the northwest corner of the Analysis Area. ▪ The closest DSFPD fire station is Station 1 at 8709 Circle R Drive, approximately 2.5 miles away from the southern end of the Analysis Area, via Camino Del Rey and Old Highway 395. ➤ The North County Fire Protection District (NCFPD) serves three parcels in the northwest corner of the Analysis Area. ▪ The closest NCFPD station is Station 4 at 4375 Pala Mesa Road, which is approximately 4 miles away from the northern end, via Old Highway 395. ➤ For more information on fire protection service and fire hazard issues, see the reviews of Policies LU-6.11, S-1.1, and S-6.4.	
		Comparison to existing land uses and existing designations in the vicinity	- Existing land uses within a ½ mile: residential, agriculture, open space, interstate freeway, commercial, industrial (commercial and industrial within ½ mile are on the other side of I-15) - Land use designations within a ½ mile: SR-2, SR-4, SR-10, RL-20, RL-40, Public/Semi-Public Facilities, Limited Impact Industrial, Medium Impact Industrial, General Commercial (commercial and industrial designations within ½ mile are on the other side of I-15)	

Policy		Policy Review Criteria	Description	Notes
		Proximity to the village, other commercial areas, and major job centers	Approximately: • 2.8 miles to the Bonsall-East Village (geographic center) that has 27 jobs • 7.8 miles to the City of Vista (geographic center) that has 33,290 jobs • 13 miles to the City of Carlsbad (geographic center) that has the most jobs of North County cities with 67,713 jobs • 7.1 miles to the San Pasqual Reservation Pala Casino that has 1,854 jobs • 3 miles to the nearest commercial area in the Bonsall-West Village in the area where Olive Hill Road and S. Mission Road connect with SR-76.	
LU-1.2	Leapfrog Development. Prohibit leapfrog development which is inconsistent with the Community Development Model. Leapfrog Development restrictions do not apply to new villages that are designed to be consistent with the Community Development Model, that provide necessary services and facilities, and that are designed to meet the LEED-Neighborhood Development Certification or an equivalent. For purposes of this policy, leapfrog development is defined as Village densities located away from established Villages or outside established water and sewer service boundaries. <i>[See applicable community plan for possible relevant policies.]</i>	Proposing Village designation(s)	• N/A – No Village designations are proposed.	LU-1.2 Additional Notes
		Project review of development design	• N/A	
LU-1.3	Development Patterns. Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.	Land use designations within a 1 mile radius of Analysis Area/PSR	Approximately: • 4 acres in the VR-4.3 designation • 350 acres in the SR-2 designation • 2,000 acres in the SR-4 designation • 1,700 acres in the SR-10 designation • 580 acres in the RL-20 designation • 280 acres in the RL-40 designation • 5 acres in the General Commercial designation • 460 acres in the Public/Semi-Public Facilities designation • 11 acres in the Medium Impact Industrial designation • 2 acres in the Limited Impact Industrial designation	LU-1.3 Additional Notes

Policy		Policy Review Criteria	Description	Notes
		Evident mapping patterns in the vicinity	- Existing parcels sizes played a major role in the mapping of Semi-Rural areas during the General Plan Update, as discussed in Board reports throughout the General Plan Update process. ➤ Though there are several large parcels of more than 10 acres remaining in the Analysis Area, approximately half of the Analysis Area parcels are 4 acres or less. - A ‘community-specific planning rationale’ for Bonsall, referenced in the Board Letters of May 19, 2004, and April 13, 2011 noted: <i>“Because agriculture is a key factor in Bonsall’s rural community character, a Semi-Rural designation (1 du/10 acres) is proposed for agricultural lands.”</i> ➤ The Analysis Area is currently designated SR-10 and contains extensive agricultural operations on a mix of larger and smaller parcel sizes. This is also the case for an area of approximately 1,000 acres of SR-4 lands to the north, though that area is bisected by a public road (West Lilac). ➤ Agricultural uses are less prevalent in the area of SR-4 to the west, and the smaller parcels sizes are more prevalent.	
		Regional Categories Map	No change in the Regional Category is required.	
		Greenbelts on/near the edges of communities	The Analysis Area is not within a ‘greenbelt’ per the General Plan definition because it is not located within a very low density area (Rural Lands).	
LU-1.4	Village Expansion. Permit new Village Regional Category designated land uses only where contiguous with an existing or planned Village and where all of the following criteria are met: - Potential Village development would be compatible with environmental conditions and constraints, such as topography and flooding - Potential Village development would be accommodated by the General Plan road network - Public facilities and services can support the expansion without a reduction of services to other County residents - The expansion is consistent with community character, the scale, and the orderly and contiguous growth of a Village area	Proposing Village Regional Category land use designation(s)	N/A – No Village designations are proposed.	LU-1.4 Additional Notes
		Contiguous Village expansion	N/A	
		Satisfaction of the four criteria listed in the policy.	N/A	

Policy		Policy Review Criteria	Description	Notes
LU-1.5	Relationship of County Land Use Designations with Adjoining Jurisdictions. Prohibit the use of established or planned land use patterns in nearby or adjacent jurisdictions as the primary precedent or justification for adjusting land use designations of unincorporated County lands. Coordinate with adjacent cities to ensure that land use designations are consistent with existing and planned infrastructure capacities and capabilities.	Proximity to other jurisdictions	- Approximately 4 miles from the City of Oceanside - Approximately 10 miles from the County of Riverside - Approximately 4.5 miles from the Pala Indian Reservation	LU-1.5 Additional Notes
		Land use patterns in nearby or adjacent jurisdictions used as primary precedent or justification.	Land use patterns in nearby jurisdictions are not primary justifications in density considerations for the site.	
LU-1.9	Achievement of Planned Densities. Recognizing that the General Plan was created with the concept that subdivisions will be able to achieve densities shown on the Land Use Map, planned densities are intended to be achieved through the subdivision process except in cases where regulations or site specific characteristics render such densities infeasible.	Overall acreage area of Analysis Area/PSR(s)	- The Analysis Area (combination of PSR and Study Area parcels) is 921 acres. - The BO18 PSR is approximately 21 acres. - The BO20 PSR is approximately 60 acres. - The BO29 PSR is approximately 15 acres. - The BO32 PSR is approximately 19 acres. - The BO33 PSR is approximately 21 acres. - The Study Area (portion of Analysis Area outside PSR properties) is approximately 785 acres.	LU-1.9 Additional Notes
		Overall additional density potential	The proposal would result in an estimated 67 additional potential dwelling units.	
		Portions of the Analysis Area/PSR that would have additional density potential	- The additional density potential would be found in all PSR parcels except for a current stipulation associated with BO18. ➤ One of the two parcels within BO18 is under a Williamson Act contract for preservation of agricultural uses, and the contract does not allow subdivisions that would create new lots of less than 10 acres. Since the parcel under a Williamson Act is only 10.6 acres, it could not be subdivided until the Williamson Act contract is removed. ➤ The second parcel of BO18 is not anticipated to have additional density potential by itself, under the proposed SR-4. - Most of the Study Area parcels (spread out in different portions) would not have additional density potential due to their small size; however, the majority of the Study Area acreage would have additional density potential. As such, this policy review will discuss the entire Analysis Area. See p. 13 for a map of the Analysis Area showing parcels with additional density potential.	
		Conservation Subdivision design requirement – not currently applicable or maintained/removed with the proposed designation change See p. 35 for an explanation of the Conservation Subdivision Program.	The Conservation Subdivision requirement would be removed with the proposed change from SR-10 to SR-4.	

Policy		Policy Review Criteria	Description	Notes
		Steep slopes (≥25%) within the areas of additional density potential	Approximately 225 acres of steep slope within the Analysis Area	
		Allowed slope encroachment per the Resource Protection Ordinance (RPO) See p. 35 for an explanation of RPO steep slope implications.	10% encroachment allowed (encroachment percentage based on 75% or less of the area of the properties being in steep slopes)	
		FEMA or County mapped floodplains and floodways within the areas with additional density potential	There are no FEMA or County-designated floodplains/floodways within areas within the Analysis Area.	
		Wetlands within the areas of additional density potential See p. 35 for an explanation of RPO wetland implications.	- There are approximately 8 acres of wetlands currently mapped in GIS. ➤ There is an additional riparian corridor area that crosses through BO32 and the northern section of BO20, which has portions covering approximately 15 acres that would likely qualify as wetlands during a survey.	
		Upper tier habitats/vegetation communities within the areas with additional density potential	- Approximately 4 acres of southern cottonwood-willow riparian forest/scrub - Approximately 4.5 acres of southern sycamore-alder riparian forest/scrub ➤ There is additional acreage of riparian habitats existing, which are currently unmapped, as discussed on page 14 of this report. - Approximately 37 acres of coastal sage scrub ➤ Areas of coastal sage scrub are currently more extensive than the approximately 37 acres shown on the GIS vegetation map (p. 10) in the southern and western portions of the Analysis Area. - Approximately 6 acres of coast live oak woodland	
		North County MSCP - Draft Pre-Approved Mitigation Area (PAMA) overall in the Analysis Area and acreage within the areas of additional density potential. See p. 35 for an explanation of MSCP and PAMA.	Approximately 120 acres of the southern portion of the Analysis Area is in draft PAMA of the North County MSCP.	
		Adjacent open space preserves or large blocks of undeveloped native habitat (if in draft PAMA)	- Similar to the Analysis Area, large portions of the surrounding area have been previously cleared for agricultural and residential uses, but there are still wildlife corridor opportunities, particularly to the south and west. ➤ The narrow and partially disturbed riparian corridor that extends from the northeastern portion, downstream to the southwestern portion continues outside the Analysis Area to drain into Moosa Creek, which is less than a half mile from the Analysis Area. ➤ There are undeveloped hillsides of coastal sage scrub and chaparral on the southern and western portions of the Analysis Area, connecting to offsite undeveloped areas of these vegetation communities.	

Policy		Policy Review Criteria	Description	Notes
		Maximum dead end road length based on the proposed minimum lot size	- Based on the proposed minimum lot size of 2 acres, the maximum dead end road length (DERL) is 1,320 feet. <i>Discretion of the Fire Marshal is allowed for consideration of the applicable densities.</i>	
		Number of parcels within the Analysis Area/PSR with additional density potential that have existing access via dead end roads	- Most of the western parcels in the Analysis Area are accessed via dead end roads, or have no access at all. - Some of the non-dead end road access in the southern portion is not built to the 24’ fire access standard.	
		Existing public road access for areas with additional density potential	Old Highway 395 is a County-maintained General Plan Mobility Element Road located adjacent to the BO20 PSR parcels in the northeast corner of the Analysis Area.	
		Existing private road access with paved widths of at least 24 feet (fire access standard) for areas with additional density potential	Some of the private roads in the northeastern and eastern portions of the Analysis Area are estimated to be built to the 24’ fire access standard, or close to it. These include Via Urner Way, Via Urner Road, and Aquaduct Road.	
		Existing environmental constraints that could limit the potential for widening substandard roads	- Improving access in the southern and western portions of the Analysis Area (near Rancho Amigos Road in the south and the western portion of Calle de Talar in the west) could be challenging given the extent of steep slopes and coastal sage scrub vegetation in these areas. ➤ Areas of coastal sage scrub are currently more extensive than what is shown on the GIS vegetation map (p. 10) in the southern and western portions of the Analysis Area. ➤ Rancho Amigos Road is a winding substandard road (less than the 24’ fire access standard) through areas of steep slope in the southern portion, with a steep drop off adjacent to the road on the south in several spots.	
		Unbuilt Mobility Element roads (“paper roads”) that would likely encumber portions of the Analysis Area/PSR with an Irrevocable Offer to Dedicate (IOD) public road right-of-way	N/A – There are no unbuilt Mobility Element roads within the Analysis Area.	
LU-2.3	Development Densities and Lot Sizes. Assign densities and minimum lot sizes in a manner that is compatible with the character of each unincorporated community.	Overall additional density potential	The proposal would result in an estimated 67 additional potential dwelling units.	LU-2.3 Additional Notes
		Portions of the Analysis Area that would have additional density potential	- The additional density potential would be found in all PSR parcels except for a current stipulation associated with BO18. ➤ One of the two parcels within BO18 is under a Williamson Act contract for preservation of agricultural uses, and the contract does not allow subdivisions that would create new lots of less than 10 acres. Since the parcel under a Williamson Act is only 10.6 acres, it could not be subdivided until the Williamson Act is removed. ➤ The second parcel of BO18 is not anticipated to have additional density potential by itself, under the proposed SR-4. - Most of the Study Area parcels (spread out in different portions) would not have additional density potential due to their small size; however, the majority of the Study Area acreage would have additional density potential. As such, this policy review will discuss the entire Analysis Area. See p. 13 for a map of the Analysis Area showing parcels with additional density potential.	

Policy		Policy Review Criteria	Description	Notes
		Prevalent land use designations surrounding the Analysis Area/PSR (1-mile radius)	Approximately: • 4 acres in the VR-4.3 designation • 350 acres in the SR-2 designation • 2,000 acres in the SR-4 designation • 1,700 acres in the SR-10 designation • 580 acres in the RL-20 designation • 280 acres in the RL-40 designation • 5 acres in the General Commercial designation • 460 acres in the Public/Semi-Public Facilities designation • 11 acres in the Medium Impact Industrial designation • 2 acres in the Limited Impact Industrial designation	
		Changes in zoning minimum lot size	• A change in the zoning minimum lot size is proposed, from 2, 4, and 8 acres to 2 acres throughout the Analysis Area.	
		Range of lot sizes and most common (mode) lot size in the area	• Parcel sizes range from less than ½ acre to 480 acres within a 1-mile radius, with a wide range of parcel sizes, including several less than 5 acres and several more than 10 acres.	
		Community Plan policies (applicable to the proposal) that specifically reference the application of densities and minimum lot sizes	• Policy LU-5.2.1: <i>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.</i> ➤ The proposal includes a change in the General Plan land use designation to SR-4, and a corresponding change in the zoning minimum lot size to 2 acres, which is 50 percent of the density associated with SR-4. ➤ A 2-acre minimum lot size in an area of SR-4 would allow flexibility in subdivision design, to cluster residences near infrastructure and preserve larger blocks of open space, as necessary. The zoning minimum lot size does not impact allowed density.	
LU-2.4	Relationship of Land Uses to Community Character. Ensure that the land uses and densities within any Regional Category or land use designation depicted on the Land Use Map reflect the unique issues, character, and development objectives for a community plan area, in addition to the General Plan Guiding Principles.	Community issues/objectives noted in the community plan that are particularly relevant to the proposal	• Goal LU-1.1: <i>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.</i> • Goal LU-3.1: <i>Estate lot residential development that provides adequate housing opportunities for all residents, while maintaining and enhancing the existing rural atmosphere of the community.</i> ➤ The proposed SR-4 designation (1du/4, 8, or 16 acres, slope-dependent) with a corresponding 2-acre zoning minimum lot size would continue the pattern of estate residential, which is considered 2-acre lots and larger. ➤ See the review of Policy LU-7.1 for information on preservation of agricultural uses. ➤ The southern and western portions of the Analysis Area have higher levels of habitat and slope constraints than other portions of the Analysis Area. • Goal COS-1.2: <i>The continuation of agriculture as a prominent use throughout the Bonsall community.</i>	LU-2.4 Additional Notes

Policy		Policy Review Criteria	Description	Notes
			➤ See the review of Policy LU-7.1 for information on preservation of agricultural uses.	
		Community plan policies that are relevant to the proposal	• Policy LU-1.1.2: <i>Maintain the existing rural lifestyle by continuing the existing pattern of residential, equestrian, and agricultural uses within the Bonsall CPA.</i> • Policy LU-4.1.7: <i>Discourage incompatible land uses on areas of agricultural use and land suitable for agricultural usage.</i> ➤ No change in the zoning use regulation is proposed, so no changes in allowed land uses would occur as a result of the proposed changes. ➤ See the review of Policy LU-7.1 for information on preservation of agricultural uses. • Policy 5.2.1 – discussed in the review of Policy LU-2.3 in this report • Policy COS-1.3.1: <i>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.</i> ➤ There are some areas of riparian and coastal sage scrub vegetation in the Analysis Area, with coastal sage scrub most prevalent in the hillsides of the southern and western portions.	
		Unique issues and/or community-specific planning rationales noted in the General Plan Update/PSR Board reports that are particularly relevant to the proposal	• A ‘community-specific planning rationale’ for Bonsall, referenced in the Board Letters of May 19, 2004, and April 13, 2011 noted: <i>“Because agriculture is a key factor in Bonsall’s rural community character, a Semi-Rural designation (1 du/10 acres) is proposed for agricultural lands.”</i> ➤ The Analysis Area is currently designated SR-10 and contains extensive agricultural operations on a mix of larger and smaller parcel sizes. This is also the case for an area of approximately 1,000 acres of SR-4 lands to the north, though that area is bisected by a public road (West Lilac). ➤ Agricultural uses are less prevalent in the area of SR-4 to the west, and the smaller parcels sizes are more prevalent.	
LU-2.5	Greenbelts to Define Communities. Identify and maintain greenbelts between communities to reinforce the identity of individual communities. See p. 35 for a General Plan definition of greenbelts.	Greenbelts on/near the edges of communities	• The Analysis Area is not within a ‘greenbelt’ per the General Plan definition because it is not located within a very low density area (Rural Lands).	LU-2.5 Additional Notes
		Regional Category change	• No change in the Regional Category is required.	
LU-6.2	Reducing Development Pressures. Assign lowest-density or lowest-intensity land use designations to areas with sensitive natural resources.	Conservation Subdivision design requirement – not currently applicable or maintained/removed with the proposed designation change See p. 35 for an explanation of the Conservation Subdivision Program	• The Conservation Subdivision requirement would be removed with the proposed change from SR-10 to SR-4.	LU-6.2 Additional Notes

Policy		Policy Review Criteria	Description	Notes
		Habitat/vegetation types that are found in the areas of additional density potential	<i>As discussed above, the areas of additional density potential are spread out throughout the entire Analysis Area, so this policy review will discuss the entire Analysis Area.</i> The Analysis Area contains the following approximate acreages of habitat/vegetation types: • Approximately 4 acres of southern cottonwood-willow riparian forest scrub • Approximately 4.5 acres of southern sycamore-alder riparian forest scrub ➤ There is additional acreage of riparian habitats existing, which are currently unmapped, as discussed on page 14 of this report. • Approximately 37 acres of coastal sage scrub ➤ Areas of coastal sage scrub are currently more extensive than the approximately 37 acres shown on the GIS vegetation map (p. 10) in the southern and western portions of the Analysis Area. • Approximately 6 acres of coast live oak woodland • Approximately 20 acres of southern mixed chaparral • Approximately 60 acres of non-native grasslands	
		Resource Conservation Areas	• The Analysis Area is not within a Resource Conservation Area of the Bonsall Community Plan.	
		Community Plan policies that reference one or more of the vegetation communities found in the Analysis Area/PSR	• Policy COS-1.3.1 – see the review of Policy LU-2.4 in this report	
		North County MSCP - Draft Pre-Approved Mitigation Area (PAMA) overall in the Analysis Area and acreage within the areas of additional density. See p. 35 for an explanation of MSCP and PAMA.	• Approximately 110 acres of the Analysis Area are in draft PAMA of the North County MSCP, mostly within the southern portion of the Analysis Area.	
		Areas that could serve as potential wildlife corridors, due to connections between substantial undeveloped native vegetation onsite and undeveloped native vegetation offsite	• Similar to the Analysis Area, large portions of the surrounding area have been previously cleared for agricultural and residential uses, but there are still wildlife corridor opportunities, particularly to the south and west. ➤ The narrow and partially disturbed riparian corridor that extends from the northeastern portion, downstream to the southwestern portion continues outside the Analysis Area to drain into Moosa Creek, which is less than a half mile from the Analysis Area. ➤ There are undeveloped hillsides of coastal sage scrub and chaparral on the southern and western portions of the Analysis Area, connecting to offsite undeveloped areas of these vegetation communities.	
		Animal species covered in the Draft NCMSCP that have the potential to occur in the Analysis Area/PSR	• The arroyo toad, burrowing owl, cactus wren, coastal cactus wren, coast horned lizard, Harbinson’s dun skipper, California gnatcatcher, golden eagle, Hermes copper butterfly, least Bell’s vireo, pallid bat, southwestern willow flycatcher, southwestern pond turtle, Stephen’s kangaroo rat, Townsend’s big-eared bat, tricolored blackbird, western spadefoot toad, and western yellow-billed cuckoo all have the potential to occur in the Analysis Area.	

Policy		Policy Review Criteria	Description	Notes
		US Fish and Wildlife Service (USFWS) Critical Habitat Area designations for federally endangered species	The Analysis Area is approximately 1 mile from a designated Critical Habitat area for the arroyo toad, southwestern willow flycatcher, and least Bell’s vireo (San Luis Rey River).	
LU-6.11	Protection from Wildfires and Unmitigable Hazards. Assign land uses and densities in a manner that minimizes development in extreme, very high and high hazard fire areas or other unmitigable hazardous areas.	Very High and High Fire Hazard Severity Zones present within Analysis Area/PSR	Based on available data, the Analysis Area contains the following approximate acreages of these FHSZ categories: - Very High - 100 acres - See Policy S-1.1 for information on existing fire protection infrastructure and services.	LU-6.11 Additional Notes Outside of the noted approximate acreage in the Very High FHSZ, the remainder of the Analysis Area is in the Moderate FHSZ because of the existing agriculture operations.
		Proposed density consistency with emergency response travel times	- Available estimates from GIS models show most of the Analysis Area would be in the 5-10 minute travel time range. Input received from DSFPD notes most of the Analysis Area would be more toward the 10-minute travel time range from their closest station. - See the review of Policy S-6.4 for further detail.	
		Other hazards present	- There are no fault rupture hazard zones, dam inundation zones, or FEMA/County-designated floodplains/floodways within the Analysis Area. - See the review of Policy S-6.4 for additional information.	
LU-7.1	Agricultural Land Development. Protect agricultural lands with lower-density land use designations that support continued agricultural operations.	SR-2 density threshold (maximum density determined to support continued agricultural operations) See p. 35 for an explanation of the SR-2 threshold for supporting continued agricultural operations.	The Analysis Area contains existing agricultural operations and proposes a land use designation of SR-4, which is below the SR-2 threshold for supporting continued agricultural operations.	LU-7.1 Additional Notes Additional information on the factors that contributed to the LARA Model scores: - Water – As discussed previously, the entire Analysis Area is within the RMWD and most of the parcels (75%) have current water service. - Climate – The Analysis Area is located in Sunset Zone 23, which is one of the most favorable for growing subtropical plants and avocados. - Soil quality – There are over ten contiguous acres of soils which meet the quality criteria for Prime Farmland or Farmland of Statewide Importance, including Fallbrook and Placentia Loams. - Surrounding land use – Several properties within the Analysis Area and
		Local Agricultural Resources Assessment (LARA) Model analysis See p. 35 for an explanation of the LARA model.	- As the proposed density is just below the SR-2 threshold, a LARA Model analysis was prepared. - The LARA Model considers water, climate, and soils as primary model factors, while also considering surrounding land uses. - The Analysis Area received moderate scores for soil quality and land use consistency. High scores were received for water, climate, and surrounding land use. ➤ The LARA Model resulted in a conclusion that the Analysis Area is an important agricultural resource per the LARA Model criteria.	
		Agricultural operations present	- Row crops - Field crops - Orchards - Vineyards	

Policy		Policy Review Criteria	Description	Notes
				several properties adjacent to the Analysis Area contain active agricultural operations.
LU-8.1	Density Relationship to Groundwater Sustainability. Require land use densities in groundwater dependent areas to be consistent with the long-term sustainability of groundwater supplies, except in the Borrego Valley.	County Water Authority (CWA) Boundary	- The Analysis Area is within the County Water Authority boundary, served by RMWD. - This policy is not applicable to Analysis Areas/PSRs that are within the County Water Authority boundary and within a water service district.	LU-8.1 Additional Notes
		Groundwater-dependent (per the Groundwater Ordinance criteria)	The Analysis Area is not groundwater dependent.	
		Groundwater Ordinance minimum lot size (if groundwater-dependent)	N/A	
		Proposed land use designation consistency with Groundwater Ordinance minimum lot size	N/A	
LU-9.2	Density Relationship to Environmental Setting. Assign Village land use designations in a manner consistent with community character, and environmental constraints. In general, areas that contain more steep slopes or other environmental constraints should receive lower density designations. <i>[See applicable community plan for possible relevant policies.]</i>	Village land use designations proposed	N/A – No Village land use designations are proposed.	LU-9.2 Additional Notes
		Potential community character issues	N/A	
		Consistency with the level of environmental constraint	N/A	
LU-9.5	Village Uses. Encourage development of distinct areas within communities offering residents places to live, work, and shop, and neighborhoods that integrate a mix of uses and housing types.	Village land use designations proposed	N/A – No Village land use designations are proposed.	LU-9.5 Additional Notes
		Potential uses associated with Village proposal	N/A	
		Nearby uses	N/A	
LU-9.6	Town Center Uses. Locate commercial, office, civic, and higher-density residential land uses in the Town Centers of	Commercial, office, civic, and higher density (Village) proposals	N/A – No changes to zoning use regulations are proposed. As such, no additional allowances for commercial, office, or civic uses would occur as a result of the proposed change.	LU-9.6 Additional Notes
		Town Center or Rural Village in a transportation node	N/A	

Policy		Policy Review Criteria	Description	Notes
	Villages or Rural Villages at transportation nodes. Exceptions to this pattern may be allowed for established industrial districts and secondary commercial districts or corridors. See p. 36 for a General Plan definition of transportation node.	Established industrial district, a secondary commercial district, or corridor	N/A	
LU-9.9	Residential Development Pattern. Plan and support an efficient residential development pattern that enhances established neighborhoods or creates new neighborhoods in identified growth areas. (Goal LU-9 refers to distinct villages and community cores)	Distinct Village/Community core	The Analysis Area is not within a Village.	LU-9.9 Additional Notes
		Village densities	The Analysis Area does not include proposals for Village designations.	
		Land uses surrounding the Analysis Area /PSR	N/A	
		Identified growth area	N/A	
LU-10.3	Village Boundaries. Use Semi-Rural and Rural Land Use designations to define the boundaries of Villages and Rural Land Use designations to serve as buffers between communities.	Regional Category changes	No change in the Regional Category is required.	LU-10.3 Additional Notes
		Proximity to the Village Boundary	The Analysis Area is approximately 1 mile from the Bonsall Village boundary.	
		Proximity to the CPA boundary	- The Analysis Area is approximately ¼ west of the boundary with the Valley Center CPA (separated by I-15) and 1.5 miles south of the boundary with the Fallbrook CPA. ➤ There is no current buffer of Rural Lands in this area along the Bonsall/Valley Center border. ➤ The Rural Lands buffer at the northern edge of Bonsall would remain, as it is not included in this project.	
		Greenbelts on/near the edges of communities	The Analysis Area is not within a ‘greenbelt’ per the General Plan definition because it is not located within a very low density area (Rural Lands).	
LU-10.4	Commercial and Industrial Development. Limit the establishment of commercial and industrial uses in Semi-Rural and Rural areas that are outside of Villages (including Rural Villages) to minimize vehicle trips and environmental impacts.	Commercial or industrial land use designations outside of Villages	N/A - No changes to zoning use regulations are proposed. As such, no additional allowances for commercial, office, or civic uses would occur as a result of the proposed change.	LU-10.3 Additional Notes
		Distance between the proposed commercial or industrial designation and the Village	N/A	
LU-11.1	Location and Connectivity. Locate commercial, office, and industrial development in Village areas with high connectivity and accessibility from surrounding residential neighborhoods, whenever feasible.	Commercial, office, or industrial land use designations outside of Villages	N/A - No changes to zoning use regulations are proposed. As such, no additional allowances for commercial, office, or civic uses would occur as a result of the proposed change.	LU-11.1 Additional Notes
		Accessibility from surrounding areas	N/A	
LU-	Integrity of Medium and High	Within a ¼ mile of existing	The Analysis Area is approximately ¼ mile from an existing designated Medium Impact Industrial area,	LU-11.10 Additional Notes

Policy		Policy Review Criteria	Description	Notes
11.10	Impact Industrial Uses. Protect designated Medium and High Impact Industrial areas from encroachment of incompatible land uses, such as residences, schools, or other uses that are sensitive to industrial impacts. The intent of this policy is to retain the ability to utilize industrially designated locations by reducing future development conflicts.	designated medium or high-impact industrial areas	separated by the I-15.	
		Clustering and/or buffering opportunities if within ¼ mile	Additional buffering from this Industrial area would not be necessary, as the I-15 separates the two areas.	
COS-10.2	Protection of State-Classified or Designated Lands. Discourage development or the establishment of other incompatible land uses on or adjacent to areas classified or designated by the State of California as having important mineral resources (MRZ-2), as well as potential mineral lands identified by other government agencies. The potential for the extraction of substantial mineral resources from lands classified by the State of California as areas that contain mineral resources (MRZ-3) shall be considered by the County in making land use decisions.	On or adjacent to areas classified as having important mineral resources (MRZ-2) or as having mineral resources that may be significant (MRZ-3).	The entire Analysis Area (921 acres) is located within MRZ-3 designated lands.	COS-10.2 Additional Notes
		Threshold of SR-10 or lower density (maximum density determined to not preclude mining operations per State Mining & Geology Board)	The proposal for the Analysis Area involves a change to the SR-4 designation, which would not be consistent with a density low enough to allow for potential future mining operations.	
		If higher density than SR-10 & contains these mineral resource designations – existing uses that would preclude mining	Densities of adjacent residential uses include SR-4 and SR-10, with several existing residences spread out in the Analysis Area and adjacent areas that would preclude mining operations due to the proximity of houses.	
COS-12.1	Hillside and Ridgeline Development Density. Protect undeveloped ridgelines and steep hillsides by maintaining semi-rural or rural designations on these areas.	Semi-Rural or Rural Lands designations on areas of undeveloped ridgelines and steep hillsides	The Analysis Area contains steep hillsides and an SR-4 designation is proposed.	COS-12.1 Additional Notes
COS-	Land Use Development Form.	Regional Category changes	No change in the Regional Category is required.	COS-14.1 Additional Notes

Policy		Policy Review Criteria	Description	Notes
14.1	Require that development be located and designed to reduce vehicular trips (and associated air pollution) by utilizing compact regional and community-level development patterns while maintaining community character.	Alternative transportation networks available in the vicinity	- Approximately 2.5 miles to the nearest North County Transit District (NCTD) bus route 388/389 stop at the SR-76/I-15 interchange. - This route provides service to the Escondido Transit Center and destinations in Valley Center and Pala/Pauma. - Approximately 2.5 miles to the nearest park-and-ride facility at the SR-76/I-15 interchange - There is a Class II bike lane along Old Highway 395 and another Class II bike lane is planned along West Lilac Road which would eventually provide bike lane access to the Bonsall Village from the Analysis Area.	
		Proximity to the village, other commercial areas, and major job centers	Approximately: 2.8 miles to the Bonsall-East village (geographic center) that has 27 jobs 7.8 miles to the City of Vista (geographic center) boundary that has 33,290 jobs 7.1 miles to the San Pasqual Reservation Pala Casino that has 1,854 jobs 3 miles to the nearest commercial area in the Bonsall-West Village in the area where Olive Hill Road and S. Mission Road connect with SR-76	
		Land use mapping pattern consistent with community character	For more information on mapping patterns and community character, see the reviews of Policies LU-2.3 and LU-2.4.	
H-1.3	Housing near Public Services. Maximize housing in areas served by transportation networks, within close proximity to job centers, and where public services and infrastructure are available.	Extensive transportation networks	- Approximately ¼ mile to the closest I-15 on-ramp via Old Highway 395 - For more information on transportation networks, see the review of Policy COS-14.1.	H-1.3 Additional Notes
		Proximity to job centers	For information on proximity to job centers, see the reviews of Policies LU-1.1 and COS-14.1.	
		Extensive public services	- Common public services not present: - Not within a sewer service area - Fire access roads are currently limited in this area, and travel time estimates note that most of the area would be at, or close to, the 10 minute limit for the proposed SR-4 designation. See the review of Policy S-6.4 for more information. - For more information on public services and infrastructure, see the reviews of Policies LU-1.1 and LU-1.9.	
S-1.1	Minimize Exposure to Hazards. Minimize the population exposed to hazards by assigning land use designations and density allowances that reflect site-specific constraints and hazards.	Hazards present	- The Analysis Area is within the Very High and Moderate Fire Hazard Severity Zones. See the review of Policy LU-6.11 for additional information. - There are no fault rupture hazard zones, dam inundation zones, or FEMA/County-designated floodplains/floodways within the Analysis Area.	S-1.1 Additional Notes
		Extent of existing road infrastructure that is built to fire access standards	- Old Highway 395 is a County-maintained General Plan Mobility Element Road located adjacent to the BO20 PSR parcels in the northeast corner of the Analysis Area. - Some of the private roads in the northeastern and eastern portions of the Analysis Area are estimated to be built to the 24’ fire access standard, or close to it. These include Via Urner Way, Via Urner Road, and Aquaduct Road.	
		Maximum allowed Dead End Road Length (DERL), based on the proposed zoning minimum lot size	- Based on the proposed minimum lot size of 2 acres, the maximum dead end road length (DERL) is 1,320 feet. - Discretion of the Fire Marshal is allowed for consideration of the applicable densities.	

Policy		Policy Review Criteria	Description	Notes
		Portions of the Analysis Area/PSR that would require extensive access improvements in order to meet fire access standards	- Most of the parcels in the western and southern portions of the Analysis have either no access, access via dead end roads and/or roads not built to the 24’ paved fire access standard. - The DSFPD review noted, “The area is problematic from a road network standpoint and dead end road lengths would be an issue.”	
		Existing site constraints that could limit the feasibility of fire clearing to the proposed density or could limit access improvements where necessary	- Improving access in the southern and western portions of the Analysis Area (near Rancho Amigos Road in the south and the western portion of Calle de Talar in the west) could be challenging given the extent of steep slopes and coastal sage scrub vegetation in these communities. ➤ Areas of coastal sage scrub are currently more extensive than what is shown on the GIS vegetation map (p. 10) in the southern and western portions of the Analysis Area. - Rancho Amigos Road is a winding substandard road (less than the 24’ fire access standard) through areas of steep slope in the southern portion, with a steep drop off adjacent to the road on the south in several spots. - For additional information on feasibility, see the review of Policy LU-1.9.	
S-6.4	Fire Protection Services for Development. Require that development demonstrate that fire services can be provided that meets the minimum travel times identified in Table S-1 (Travel Time Standards).	Estimated fire response travel time consistency with the proposed designation in accordance with Table S-1	- Per Table S-1, the maximum allowable travel time for an SR-4 designation is 10 minutes. This standard will require verification by the DSFPD (NCFPD for 3 parcels in the northwestern end) during the subdivision application process, based on existing and proposed roads at that time. - Available estimates from GIS models show most of the Analysis Area would be in the 5-10 minute travel time range. - The DSFPD review noted, “The vast majority of this area resides more towards the 10 minute travel time from Station 1 located at 8709 Circle R Drive. The area is problematic from a road network standpoint and dead-end road lengths would be an issue.”	S-6.4 Additional Notes
S-9.2	Development in Floodplains. Limit development in designated floodplains to decrease the potential for property damage and loss of life from flooding and to avoid the need for engineered channels, channel improvements, and other flood control facilities. Require development to conform to federal flood proofing standards and siting criteria to prevent flow obstruction.	Floodplains present	N/A – There are no floodplains within the Analysis Area.	S-6.4 Additional Notes
		Density feasibility with avoidance of floodplain	N/A	
S-9.4	Development in Villages within the Floodplain Fringe. Allow new uses and development within the	Village designation proposed	N/A – No Village land use designations are proposed and there are no floodplains within the Analysis Area.	S-9.4 Additional Notes

Policy		Policy Review Criteria	Description	Notes
	floodplain fringe (land within the floodplain outside of the floodway) only when environmental impacts and hazards are mitigated. This policy does not apply to floodplains with unmapped floodways. Require land available outside the floodplain to be fully utilized before locating development within a floodplain. Development within a floodplain may be denied if it will cause significant adverse environmental impacts or is prohibited in the community plan. Channelization of floodplains is allowed within villages only when specifically addressed in community plans.	Mapped floodplains within an area proposed for a Village designation	N/A	
S-9.5	Development in Semi-Rural and Rural Lands within the Floodplain Fringe. Prohibit development in the floodplain fringe when located on Semi-Rural and Rural Lands to maintain the capacity of the floodplain, unless specifically allowed in a community plan. For parcels located entirely within a floodplain or without sufficient space for a building pad outside the floodplain, development is limited to a single family home on an existing lot or those uses that do not compromise the environmental attributes of the floodplain or require further channelization.	Semi-Rural or Rural land use designations in the floodplain fringe	N/A – There are no floodplains within the Analysis Area.	S-9.5 Additional Notes
		Community Plan explicit references	N/A	
		Parcels located entirely within a floodplain that would have additional density potential	N/A	
S-9.6	Development in Dam Inundation Areas. Prohibit development in dam inundation areas that may interfere with the County’s emergency response and evacuation plans.	Dam Inundation Area	N/A – There are no dam inundation zones within the Analysis Area.	S-9.6 Additional Notes
		Density feasibility with avoidance of dam inundation area	N/A	

Policy		Policy Review Criteria	Description	Notes
S-10.1	Land Uses within Floodways. Limit new or expanded uses in floodways to agricultural, recreational, and other such low-intensity uses and those that do not result in any increase in flood levels during the occurrence of the base flood discharge, do not include habitable structures, and do not substantially harm, and fully offset, the environmental values of the floodway area. This policy does not apply to minor renovation projects, improvements required to remedy an existing flooding problem, legal sand or gravel mining activities, or public infrastructure.	Floodways	• N/A – There are no floodways within the Analysis Area.	<i>S-10.1 Additional Notes</i>
		Density feasibility with avoidance of the floodway	• N/A	

Glossary of County Planning Terms and Regulations Referenced

The following list provides definitions of terms used in the policy analysis, in addition to brief explanations of the how certain regulations referenced can impact development potential.

Conservation Subdivision – The intent of the Conservation Subdivision Program (CSP) is to encourage residential subdivision design that improves the preservation of sensitive environmental resources and community character. Design and preservation requirements have been added to the Subdivision Ordinance to encourage conservation oriented design, while additional flexibility in lot size and lot design is possible when processing a Conservation Subdivision. This program is mandatory when subdividing property with General Plan land use designations of Semi-Rural 10, Rural Lands 20, Rural Lands 40, and Rural Lands 80, with a minimum percentage of avoided resources of 75% to 90%, depending on the designation.

Greenbelt (General Plan definition) – A largely undeveloped area surrounding more urbanized areas, consisting of either agricultural lands, open space, conservation areas, passive parks, or very low density rural residential lands.

Local Agricultural Resource Assessment (LARA) Model – The LARA model is used to assess the relative of agricultural resources in San Diego County. The LARA model takes into account certain factors in determining the importance of an agricultural resource. The required factors are water, climate, and soil quality. The complementary factors are surrounding land uses, land use consistency, and topography. More specific documentation of the LARA model can be found the County’s Guidelines for Determining Significance for Agricultural Resources at <http://www.sandiegocounty.gov/content/dam/sdc/pds/ProjectPlanning/docs/AG-Guidelines.pdf>

Multiple Species Conservation Program (MSCP) – The MSCP is a regional conservation planning program that develops and implements conservation plans intended to ensure the long-term survival of plant and animal species and protect native vegetation communities found throughout San Diego County. The County is currently in the planning process for the MSCP North County Plan.

MSCP Pre-Approved Mitigation Area (PAMA) Designation – A PAMA is an area with high biological value in which conservation will be encouraged. This will be done by providing mitigation ratios that favor developing outside of the PAMA and mitigating inside of the PAMA. These areas may also be targets for acquisition by various entities from willing sellers when funding is available. Most of the PSRs are in the area that will be covered by the North County MSCP (NCMSCP), which is currently in the planning phase. As noted in the policy reviews, PAMA designations are considered draft at this point, in the areas that will be covered by the draft NCMSCP. If the NCMSCP is adopted with the current draft PAMA delineations, the preservation of effective wildlife corridors in these areas will be sought during the development review stage.

Potential Development Area (referenced in graphics) – The potential development area on p. 12 shows the area available after factoring out steep slopes, floodplains, estimated wetlands, and estimated wetland buffers. These are not the only constraints that impact potential development areas and there are limited circumstances under which these areas can be developed (small RPO slope encroachment percentage noted below, an access road can cross in certain restrictive circumstances, etc.). This graphic is included to help inform the process of looking at available acreages in relation to density potential associated with the proposal, while recognizing there are limitations to this graphic exercise.

Resource Protection Ordinance (RPO) – The RPO includes provisions to protect wetlands, floodplains, steep slopes, sensitive biological habitats, and prehistoric and historic sites. The policy reviews in this document specifically addresses the implications of anticipated requirements associated with wetlands, floodplains, and steep slopes, utilizing available information. Site specific studies at the development review stage will be used to determine RPO requirements for other sensitive biological habitats and prehistoric and historic sites. At this stand-alone GPA/Rezone stage, FEMA and County floodplain/floodway maps are available, a GIS slope model is available to estimate acreage of steep slopes ($\geq 25\%$), and estimates of the extent of wetland areas are available. The RPO limits development footprint encroachment into steep slopes to a small percentage, based on the percentage of the lot in steep slopes (almost all of the PSR areas will fall somewhere in the range of 10-16% encroachment allowed). Development in wetlands and associated buffers (typically 50’-200’ buffers) would be limited to road crossings under certain limited circumstances (restrictive). Uses permitted in floodways are limited to agricultural, recreational, and other such low-intensity uses.

Semi-Rural 2 (SR-2) Threshold for Policy LU-7.1 Review –

Based on research found in County documents, including the Agricultural Resources section of the General Plan EIR and the County’s CEQA Guidelines for Determining Significance for Agricultural Resources, an SR-2 density (1 unit per 2 acres, slope-dependent) could be considered a threshold for a lower-density land use designation that supports continued agricultural operations.

An SR-2 threshold is based on research on available analysis of lot sizes in relation to successful agricultural operations in the county. The County Agricultural Commissioner provided input on this issue in a 1997 letter to the Department of Planning and Land Use that affirmed the commercial viability of small farms and specifically, two-acre parcels for agricultural use in June 1997. The high cost of land and difficulties farmers face in starting operations on large parcels led to the establishment of San Diego County’s unique small-farm economy. The Guidelines for Determining Significance for Agricultural Resources contains language that supports an SR-2 threshold and states lands compatible with agricultural uses include ‘rural residential lands,’ which is defined in these Guidelines as parcel sizes of two acres or greater.

Analysis included in the General Plan Update Final EIR provides additional justification for the use of an SR-2 threshold for supporting the continuation of agricultural operations. In the *Agricultural Resources – Conversion of Agricultural Resources to Non-Agricultural Land Uses* section, the analysis assumes that areas allowing one dwelling unit per acre (SR-1) would not support continued agricultural operations. This assumption considers the typical zoning minimum lot sizes and overall residential density associated with SR-1, with many homes in close proximity to each other.

Transportation Node (General Plan definition) – As referenced in Policy LU-9.6, a transportation node is intended to be the intersection of two high volume Mobility Element roadways, along with a transit stop.