

**FOR SALE  
OR LEASE**

**4.3 Acres of Residential Land SEQ  
Via Vonnie Bonsall, CA**

**Aj George**  
**Resimercial**

Lot	Parcel ID	Lot Size
5	Via Vonnie 124-203-40-00	±4.43 Acres

# Opportunity

## Overview

**4.3 Acres** single-family residential land

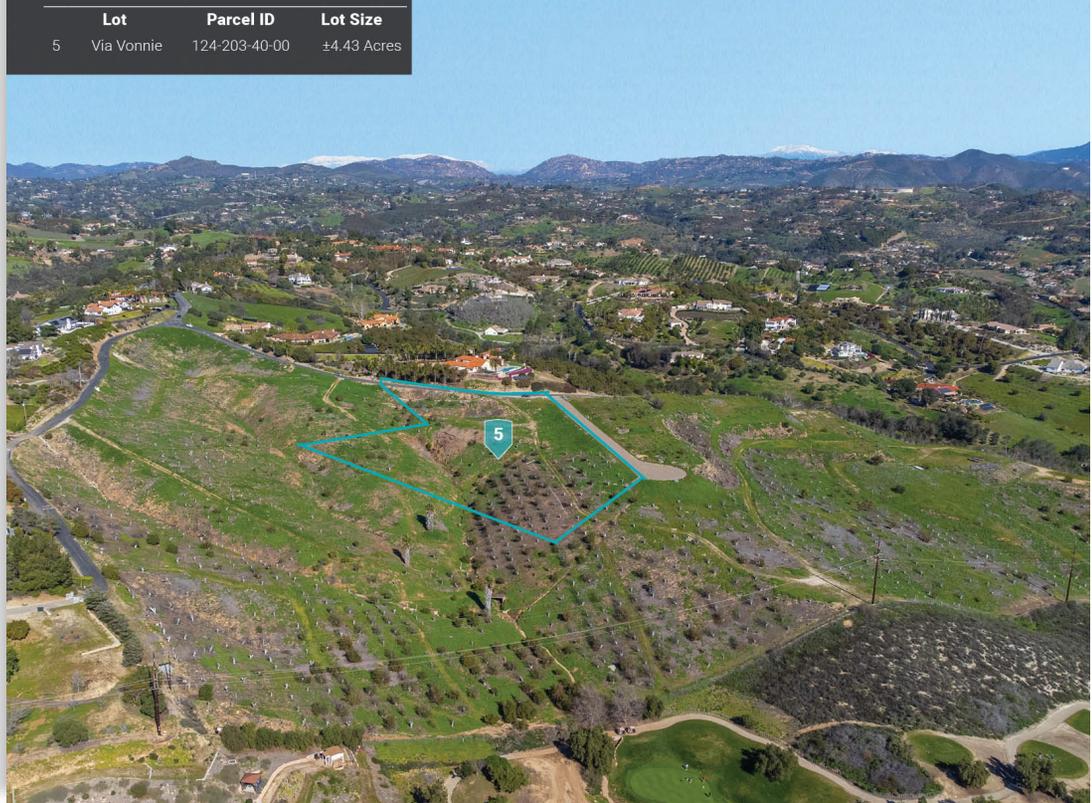
Located in desirable **San Diego North County**

**The median household income increased by 11%** in North County, more than the rest of San Diego County or California (2015-2019)

**The median house value was \$677,639** in North County (2019)

**The city water system connects at the street**, and could be tied into the property.

**Single-family home development** of 8.25 Homes on 1 Per 4 or 4-5 Homes on 1 Per 8



For sale information, click logo



**Semi-Rural Residential (SR-2)**  
Property Zoning

**4.43 Acres**  
Total Lot Size

# Parcel ID

Lot Size

5 124-203-40-00

±4.43 Acres



# Zoning

## Overview

### Village

Generally, larger Villages are anchored by “Town Center” areas that serve as focal points for commercial and civic life. Town Centers often benefit from the development of more detailed plans to guide new development in achieving consistency with the goals and policies of the General Plan. A Town Center will typically contain one or more of the following:

- Pedestrian-oriented commercial area
- Mixed-use development: residential, retail, and office/professional uses
- Higher-density residential developments
- Community-serving private and public facilities

Transit Nodes typically encompass lands within walking distance approximately one-half mile of future rapid transit stations and should be located within a Village. These may be planned as diverse, mixed-use areas with a range of residential, commercial, and where appropriate, employment-generating land uses (e.g., office/professional or industrial) as well as parks and civic spaces. However, planning must be consistent with the type and quantity of ridership expected of the node as well as the surrounding community. Potential Transit Node locations are based on long-range transit plans and include rail stations as well as express bus stops that feed into rail systems.

### Semi-Rural

The Semi-Rural category identifies areas of the County that are appropriate for lower-density residential neighborhoods, recreation areas, agricultural operations, and related commercial uses that support rural communities. Semi-Rural areas often function as a transition between the Village and Rural Lands categories, providing opportunities for development, but without the intensity and level of public services expected in Villages and with design approaches that blend the development with the natural landscape. Semi-Rural residential densities are derived in consideration of the physical conditions, community character, and availability of public services, roads, and other infrastructure. Higher densities within the allowable range should be located near Village areas, while lower densities should be located near Rural Land areas. Site design methods that reduce on-site infrastructure costs and preserve contiguous open space or agricultural operations are encouraged.

Residential development within Semi-Rural areas is not typically served by municipal sewer systems, but is often served by municipal water systems especially where water-intensive crops such as avocado and citrus are common. In an effort to balance the allowance of reasonable use of property on lands constrained by steep slopes, the maximum allowable residential densities for the five Semi-Rural designations are reduced according to Table LU-2 (Density Formula for Slope-Dependent Lands).

### Land Use Designations and Compatible Regional Categories

Designation	Maximum Density
Semi-Rural 2c (SR-1)	Units Per 2, 4, or 8 Gross Acres

### Density Formula for Slope-Dependent Lands

Land Use Designation	Slope Less than 25%	Slope 25% to Less than 50%	Slope 50% or Greater
Semi-Rural 2	1 DU/2 Gross Acres	1 DU/4 Gross Acres	1 DU/8 Gross Acres

\*Density calculations shall be based on a topographic map with 10-foot contour intervals or less. To calculate maximum density for a property the acreage of the property should be divided into the above three categories (<25%, 25-50%, >50%), each total should be multiplied by the associated density, and then the resulting yields combined. du = dwelling unit.