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First phase of \$60 million project in Bonsall under construction

By Thor Kamban Biberman

Latitude 33 Planning & Engineering announced that the first phase of The Havens, a \$60 million development in Bonsall, is under construction.

The engineering company said the master-planned community will offer unprecedented open space and unique amenities. Located on the north side of Gopher Canyon Road, the Havens will include a winery, vineyards, and 164 single-family homes with lots ranging in size from 4,500 square feet to almost an acre.

The development is across the street from The Havens Country Club and the Cal-a-Vie Health Spa.

The first phase, which includes 59 homes, is anticipated to be completed in the spring of 2025. A 16-acre winery with vineyards overlooking Gopher Canyon Creek, a pond, and avocado orchards are anticipated to be completed next summer.

Two decades ago, the site was initially approved for large estate lots. However, in 2020, the development was redesigned to provide a 283-acre open space preserve, pivotal to the community plan. By clustering the development footprint, the project team greatly increased the open space.

The Havens will add trails along slopes, valleys, and Gopher Canyon Creek running through the property. Combined with the country club, the community occupies nearly 700 acres, with the housing development itself covering 240 acres.

Latitude 33 has been pivotal in preparing construction plans for the project, including preparing and processing community-wide grading and drainage plans; preparing public improvement plans for streets, sewer, and water; and developing precise grading plans for all lots and the winery.

Other development team members include Bonsall Oaks, LLC, Walter R. Allen Architect & Associates, Kevin Crook Architects, HEPCO, Southland Paving, C2 Collaborative, Corman Leigh Cos., the Mark Group, Inc., Kovach Marketing, Strategic Sales & Marketing, Parisi Portfolio, and Fusion Sign & Design.

"Working with Dave Pallinger (Bonsall Oaks managing member) and the entire development team has been a very collaborative and invigorating process," said Giovanni Posillico, a Latitude 33 principal. "It's refreshing to see a team put the holistic needs of the community first."

Posillico said consolidating the development zone on the property will create an open space preserve benefiting the wildlife, the ecosystem, future residents, and the region as a whole.

The project is one of numerous regionally significant developments underway for Latitude 33, helping to spur its recent purchase of a new San Diego headquarters.

Latitude 33 is also part of the development team for the San Diego International Airport's new Terminal 1, the UC San Diego Hillcrest Medical Campus Redevelopment, and Pacific Highlands Ranch.

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