

FB2+ Analysis Area

(Fallbrook)

2012 Proposal: Change from RL20/RL40 to SR4/RL20

Requested by: Fritz

Staff Recommendation	Alternative
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CPG Recommendation	All SR10
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PC Recommendation	Proposed
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Property Description

Property Owner:

PSR: Fritz

Size:

491 acres

23 parcels

Location/Description:

The Analysis Area is adjacent to SR-76 and the San Luis Rey River; accessed via Rice Canyon Road; just over one mile from I-15; northwest parcels proposed for SR-4 are in the County Water Authority, others are outside the County Water Authority

Prevalence of Constraints

● - high; ◐ - partially; ○ - none

◐ Steep slope (greater than 25%)

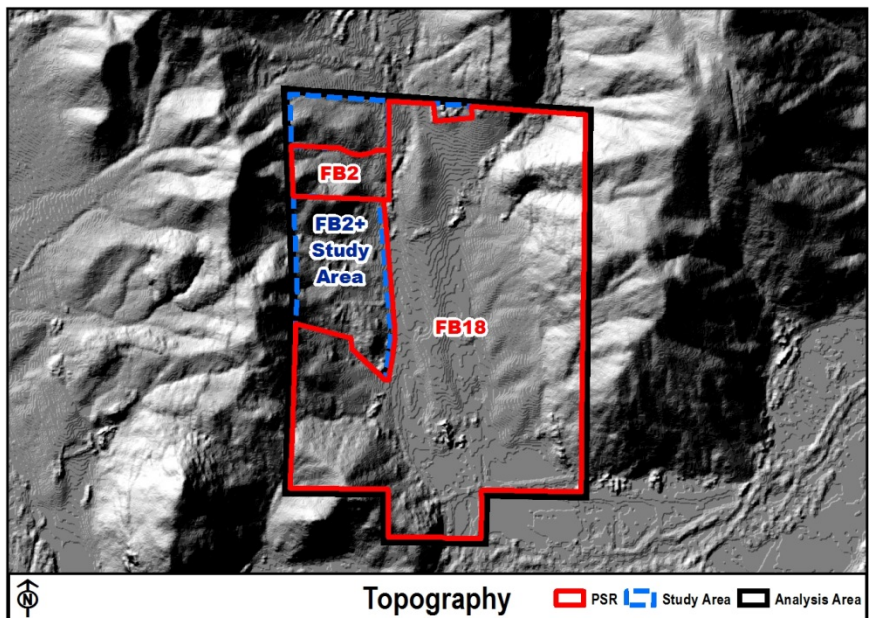
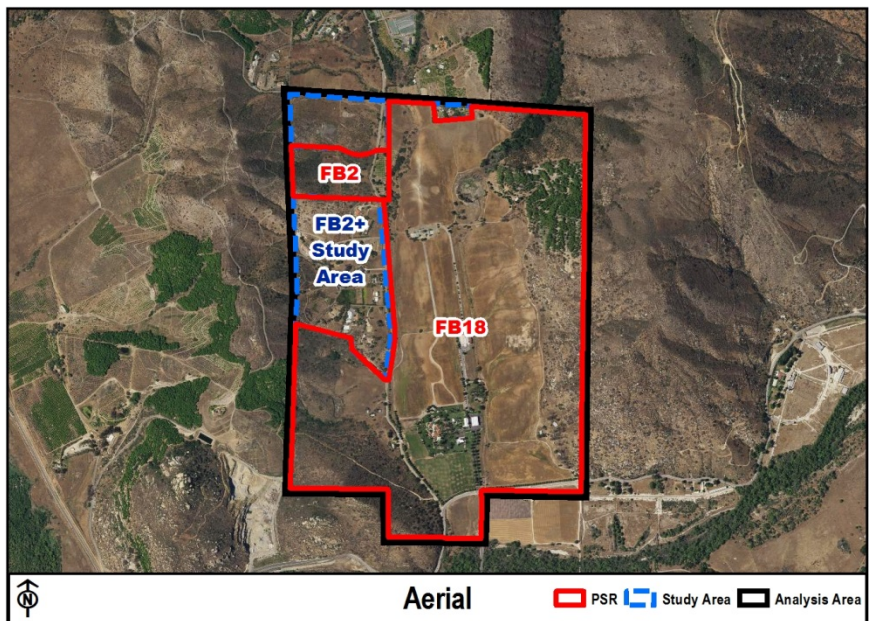
◐ Floodplain

◐ Wetlands

◐ Sensitive Habitat

● Agricultural Lands

◐ Fire Hazard Severity Zones



Staff Recommendation Rationale

Mapping Consistency & Community Character (Guiding Principle 3, Policies LU-1.3, LU-2.3)

- The area is mostly Rural Lands (over 20,000 acres of Rural Lands designations surrounding); no Semi-Rural within a mile; over 3,000 acres of Williamson Act contract lands to the south and southeast; separated from higher density Specific Plan areas to the west by mountainous area of habitat preserves and agricultural preserves

Habitat Constraints/Corridor (Guiding Principle 4, Policy LU-6.2)

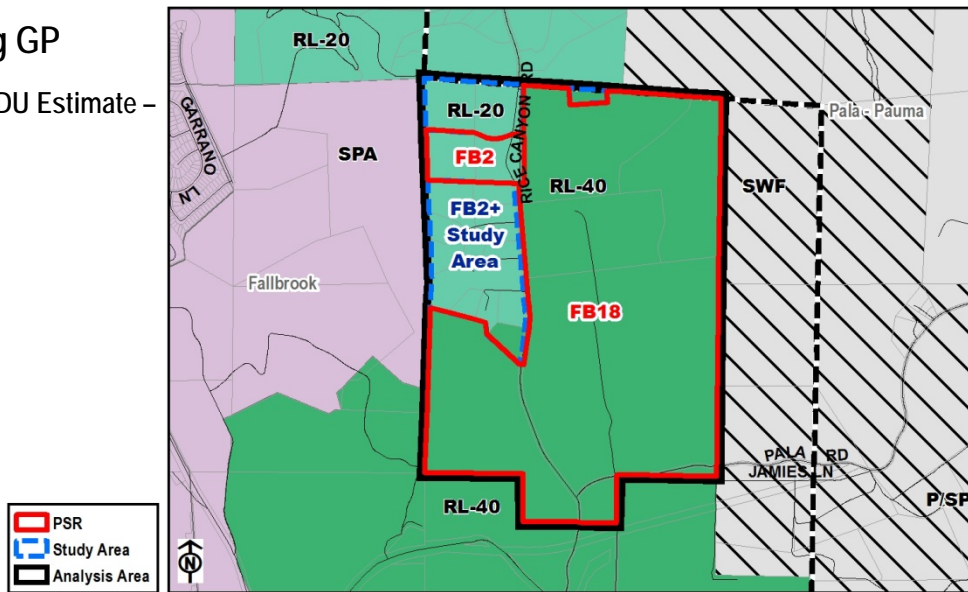
- Within draft Pre-Approved Mitigation Area (PAMA) in the draft North County MSCP; northwest area proposed for SR-4 is most important for a wildlife corridor – over 1,000 acres of undeveloped native habitat to the north and northwest, with the majority of it in open space preserves; SR-4 would remove Conservation Subdivision requirement
- Area proposed for RL-20 is mostly disturbed and proposed density is feasible while avoiding constraints

Fire Hazards and Fire Protection Considerations (Guiding Principle 5; Policies LU-6.11, S-1.1)

- County Fire Authority jurisdiction with estimated 20 minute travel time = ok for RL-20 but not SR-4
- SR-4 proposed area is mostly on a hillside with hazards from limited adjacent fire clearing

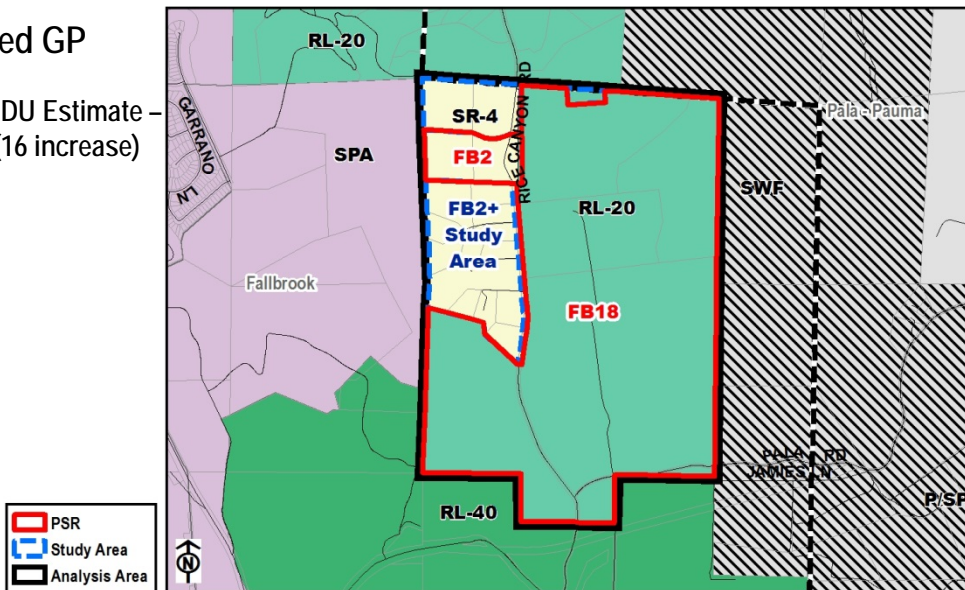
Existing GP

Potential DU Estimate – 26 Units



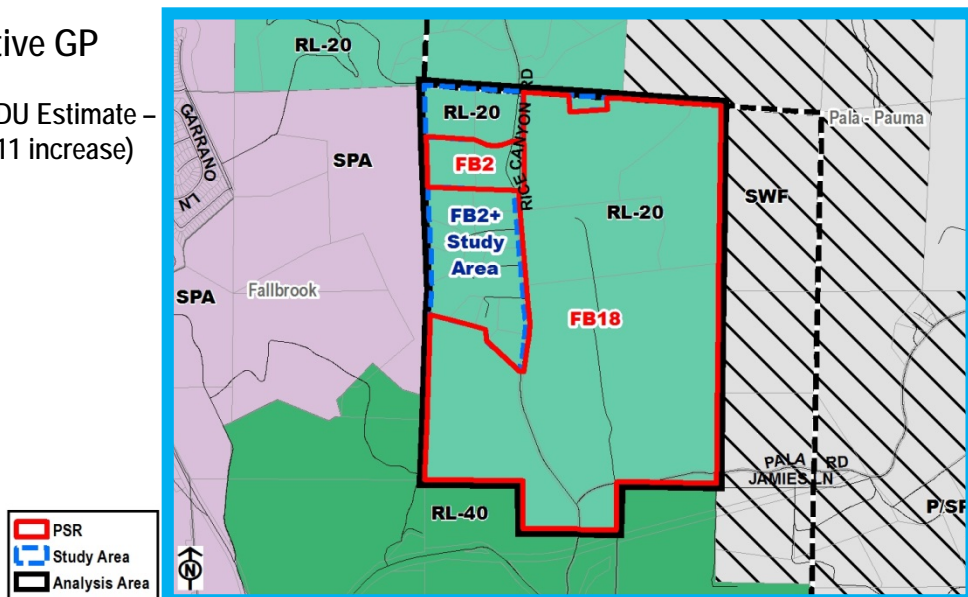
Proposed GP

Potential DU Estimate – 42 Units (16 increase)



Alternative GP

Potential DU Estimate – 37 Units (11 increase)

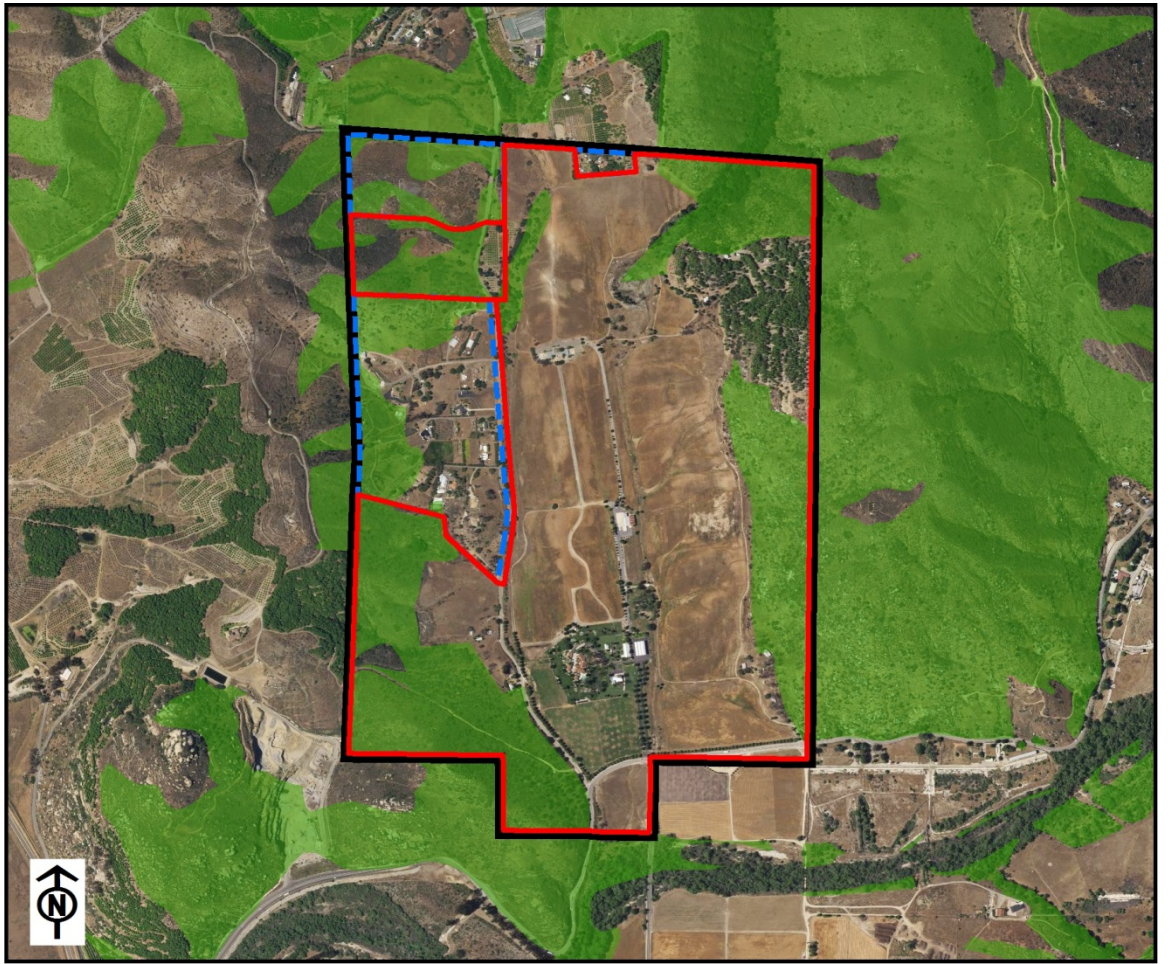


Staff Recommendation

Upper Tier Vegetation

☛ Sensitive Habitat

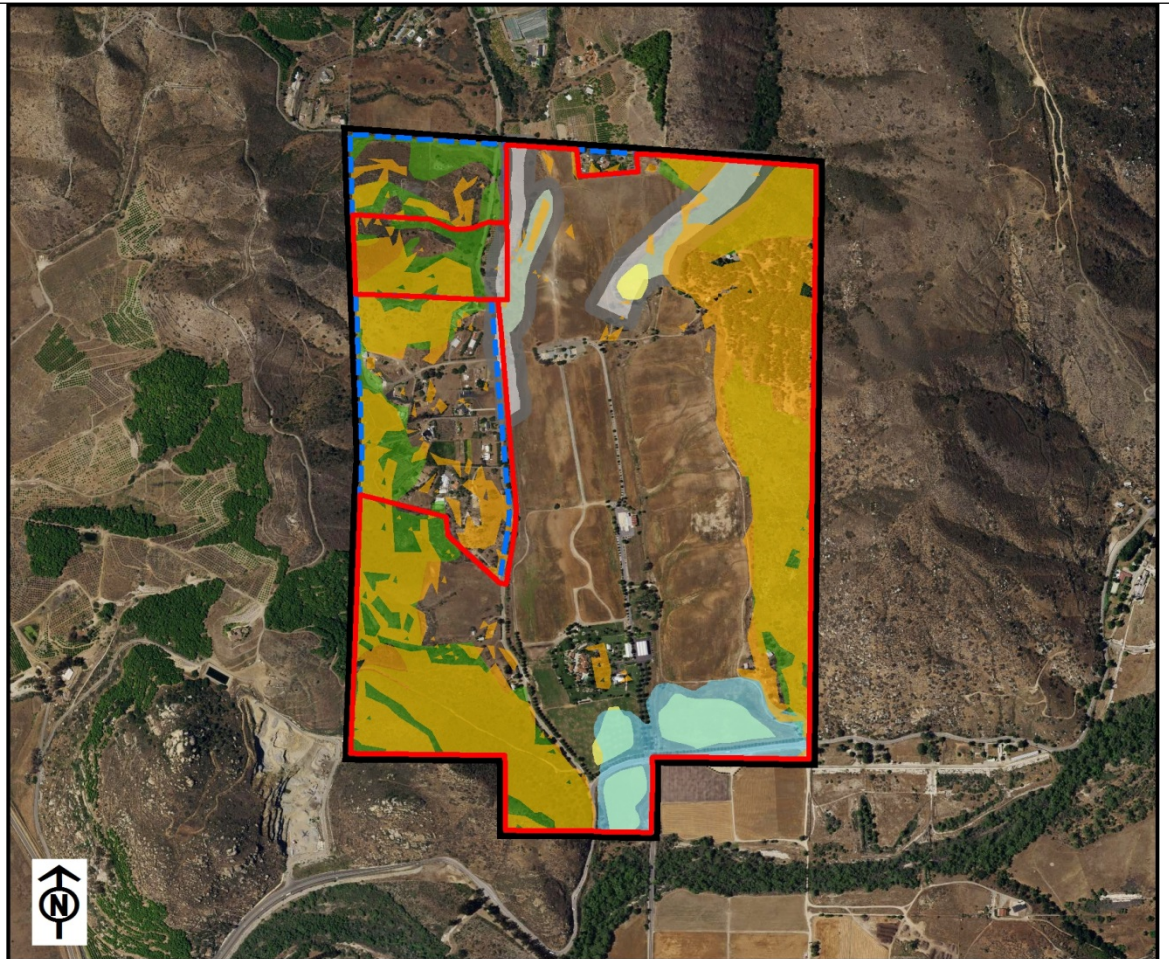
- PSR
- Study Area
- Analysis Area
- Upper Tier Vegetation



Composite Constraints

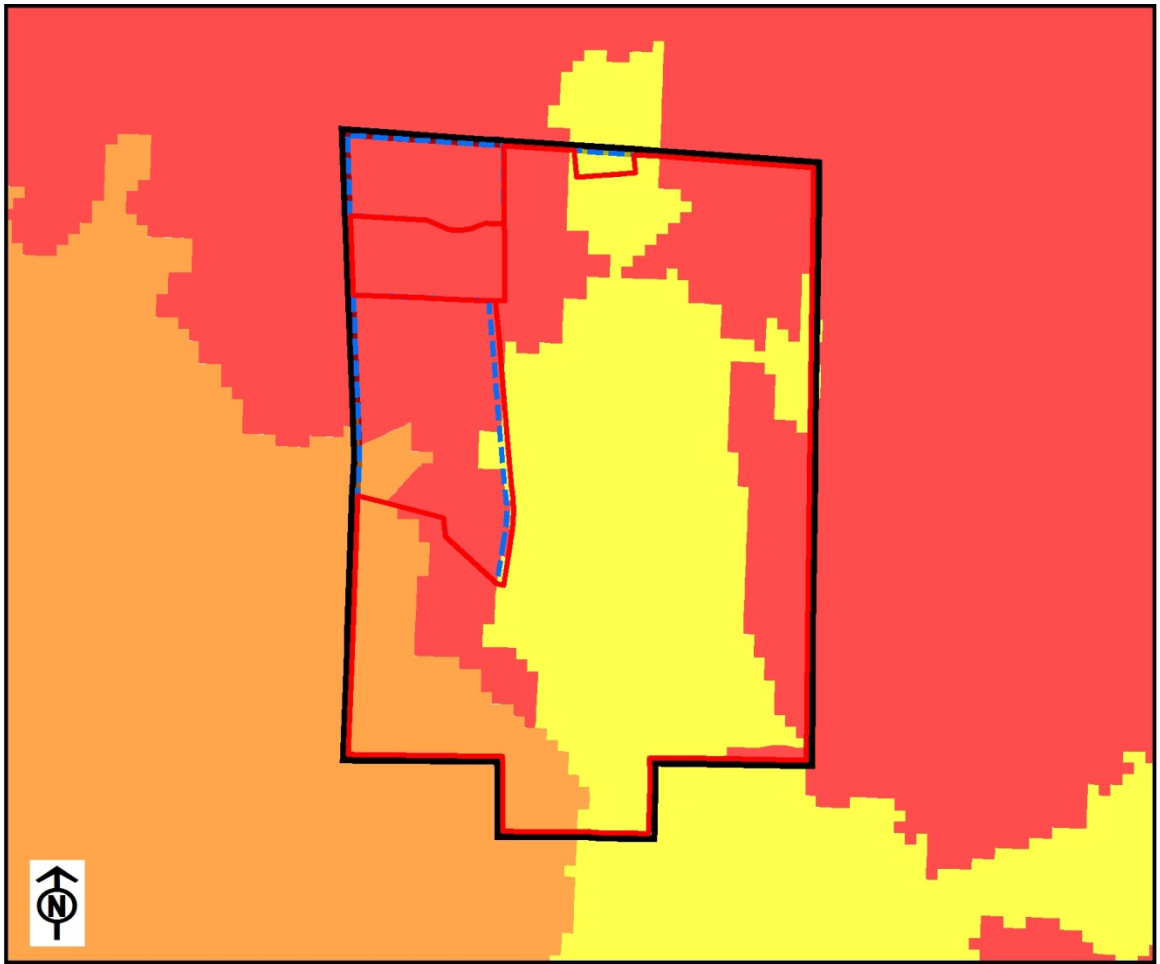
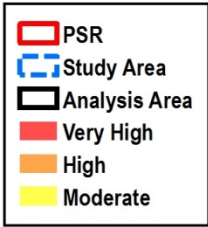
☛ Steep slope
 ☛ Floodplain
 ☛ Wetlands
 ☛ Sensitive Habitat

- PSR
- Study Area
- Analysis Area
- Slope Constraint
- Flood Hazard Constraint
- USFWS National Wetlands Inventory
- Estimated RPO Wetlands Buffer
- Estimated RPO Wetlands
- Upper Tier Vegetation



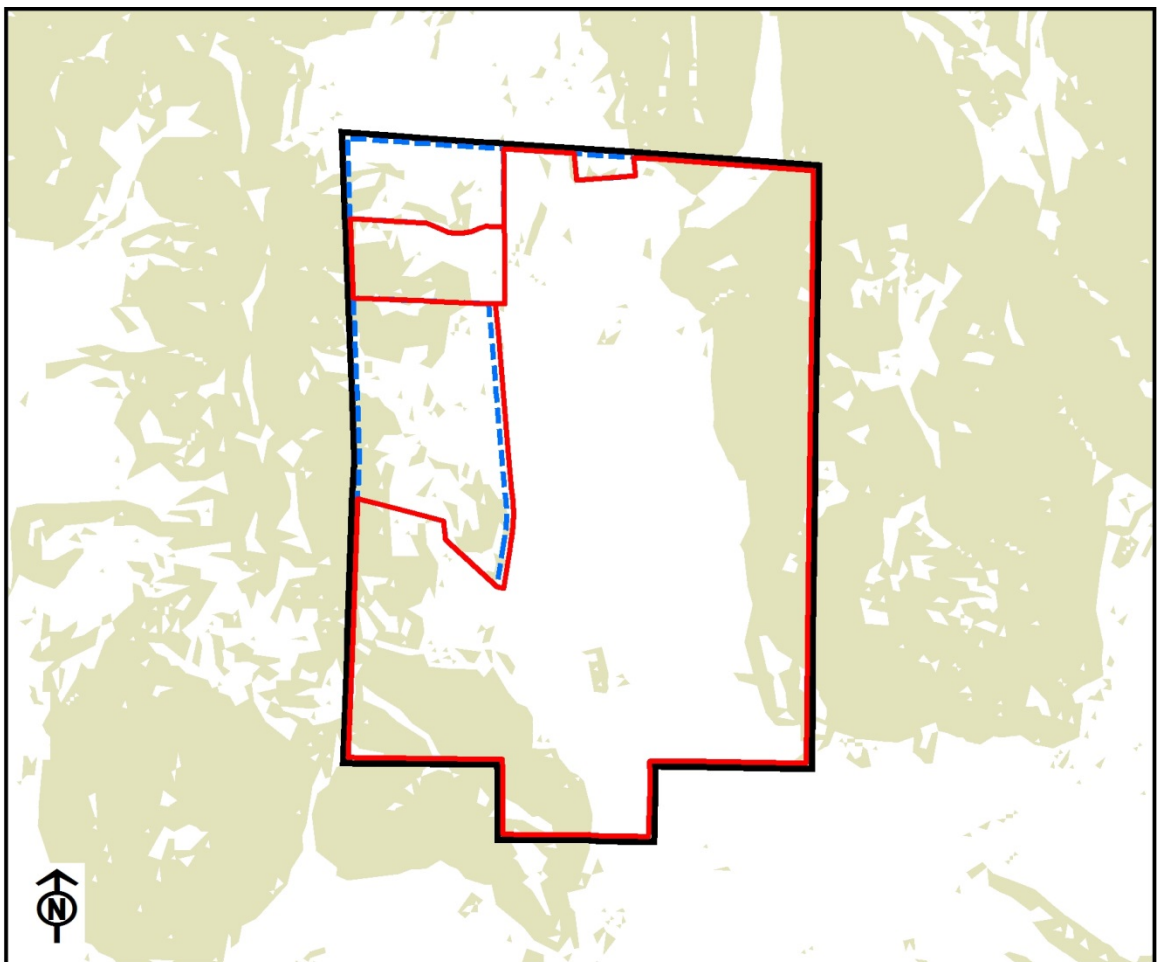
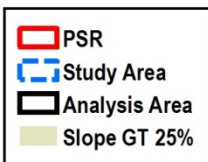
Fire Hazard Severity Zones

Fire Hazard Severity Zone



Steep Slopes

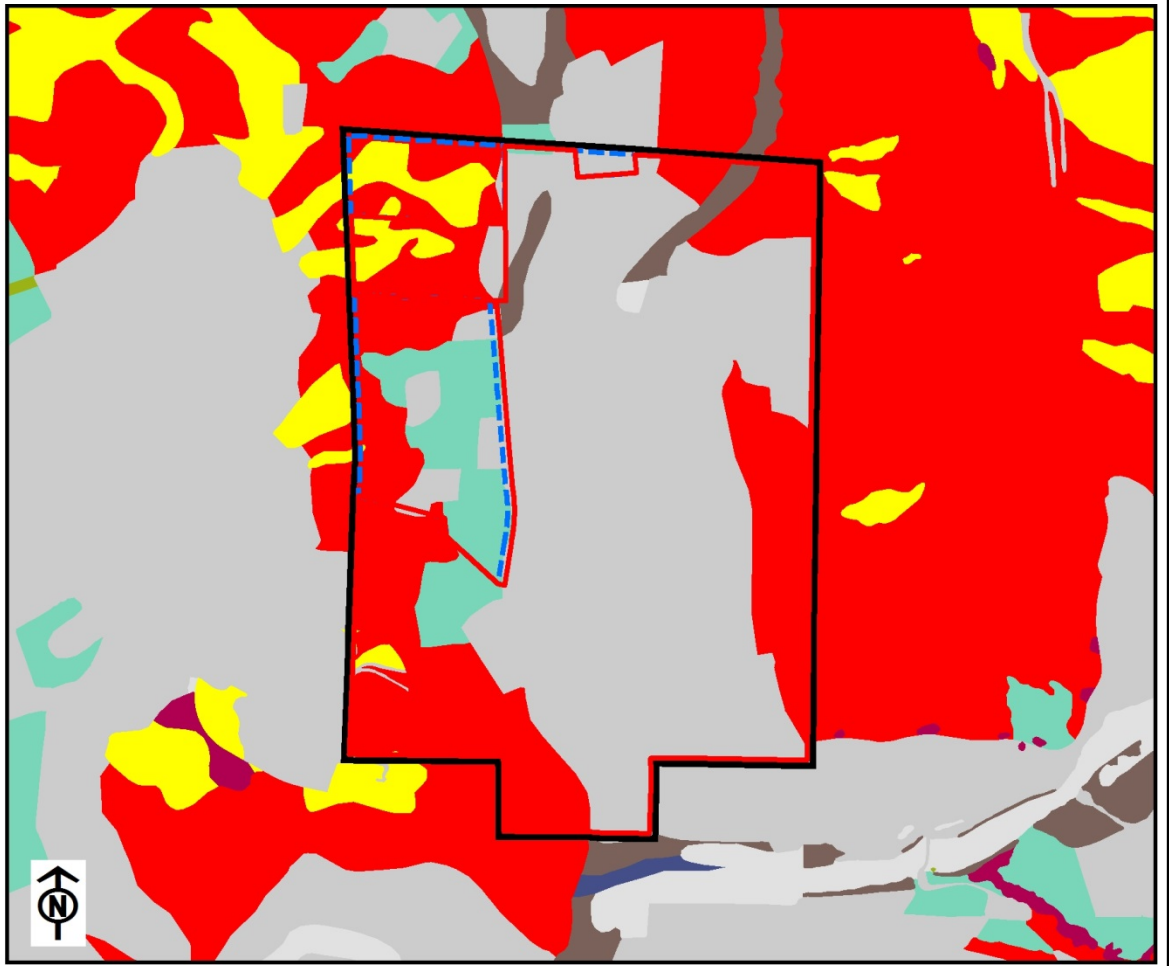
Steep slope (greater than 25%)



Vegetation

☛ Sensitive Habitat

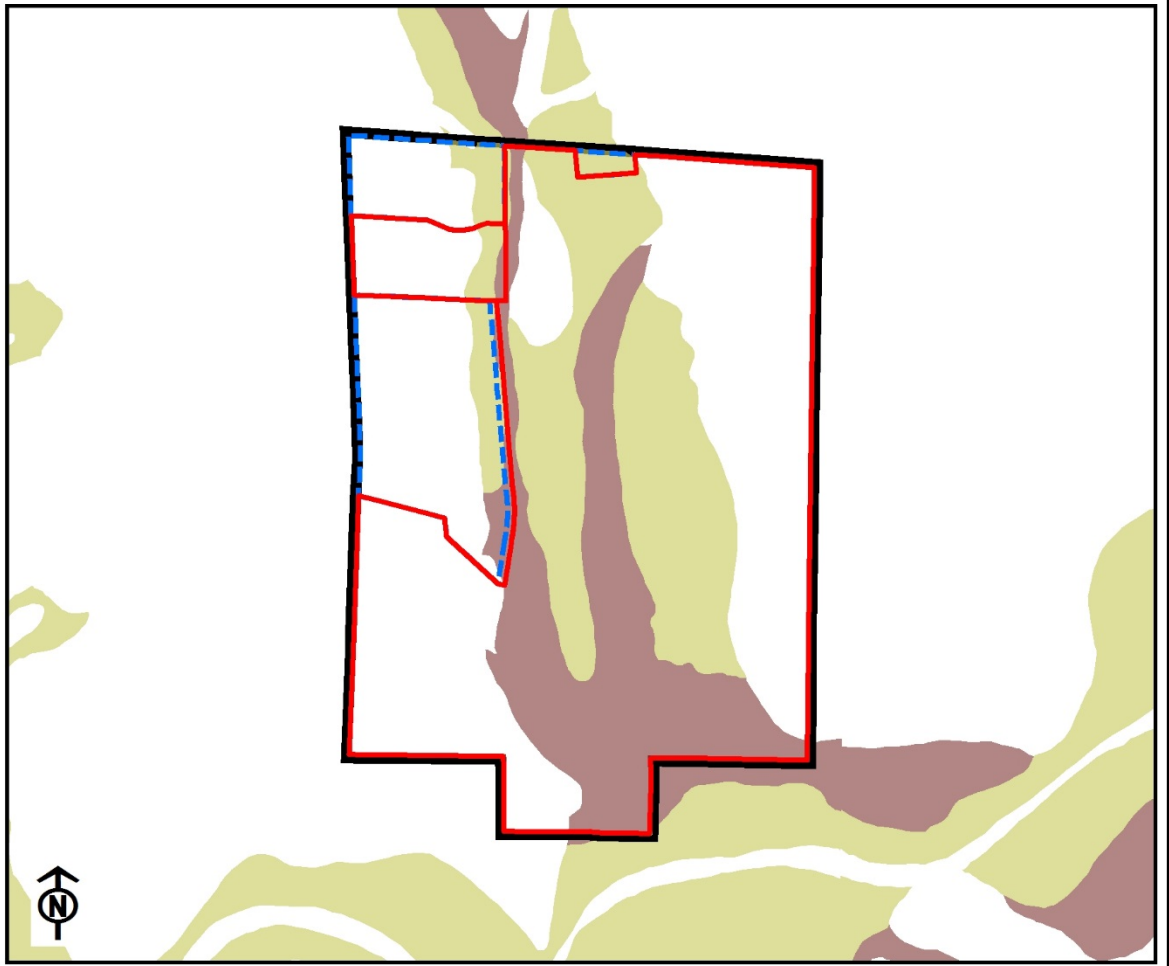
- PSR
- Study Area
- Analysis Area
- Coastal Sage Scrub
- Chaparral
- Grassland
- Riparian Scrub
- Riparian Forest
- Other Woodlands
- Marsh
- Water
(incl. 11200,
13200)
- Urban,
Disturbed Habitat,
Agriculture,
Eucalyptus,
Woodland



Prime Agricultural Soils

☛ Agricultural Lands

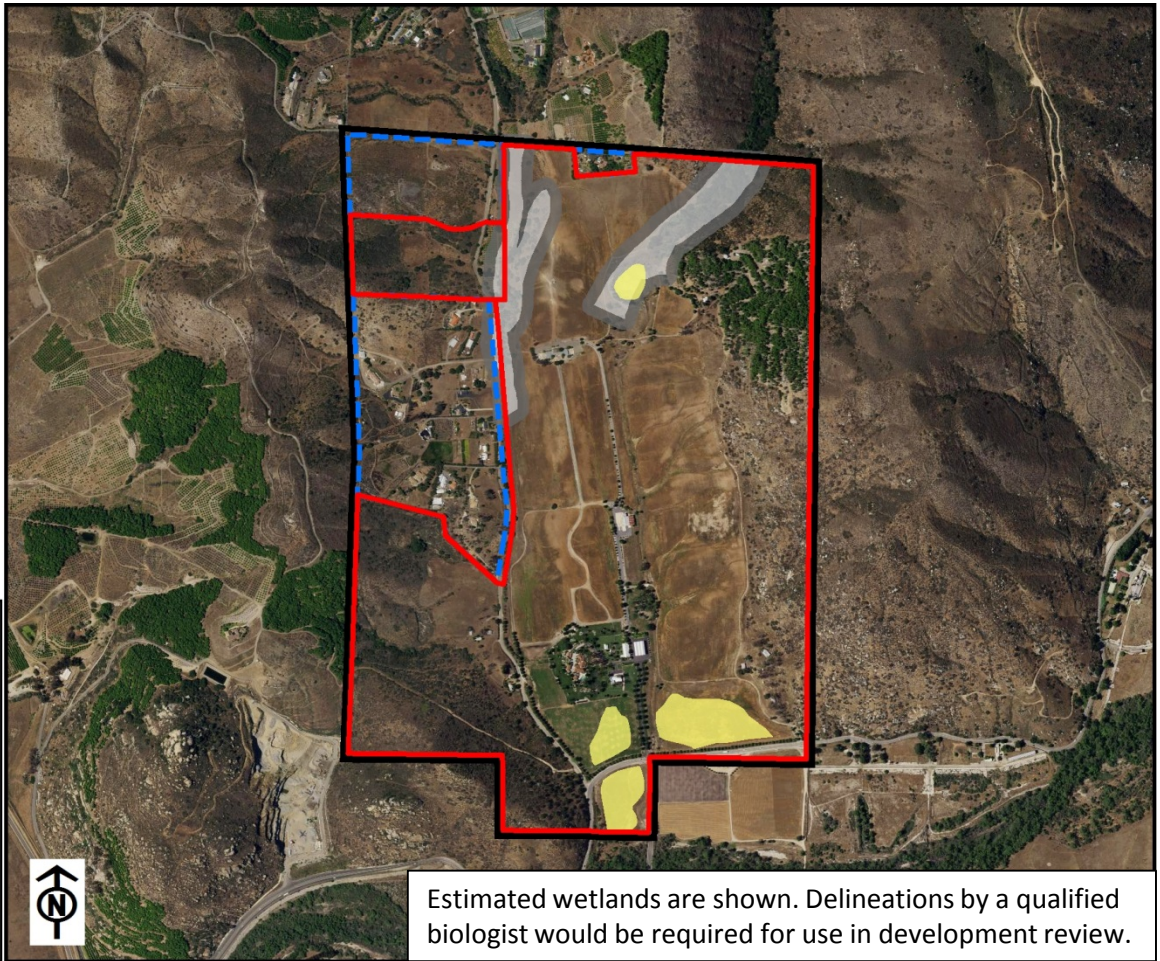
- PSR
- Study Area
- Analysis Area
- Prime Farmland Soils
- Statewide Significance Soils



Wetlands

Wetlands

- PSR
- Study Area
- Analysis Area
- USFWS
- National
- Wetlands
- Inventories
- Estimated RPO
- Wetlands Buffer
- Estimated RPO
- Wetlands

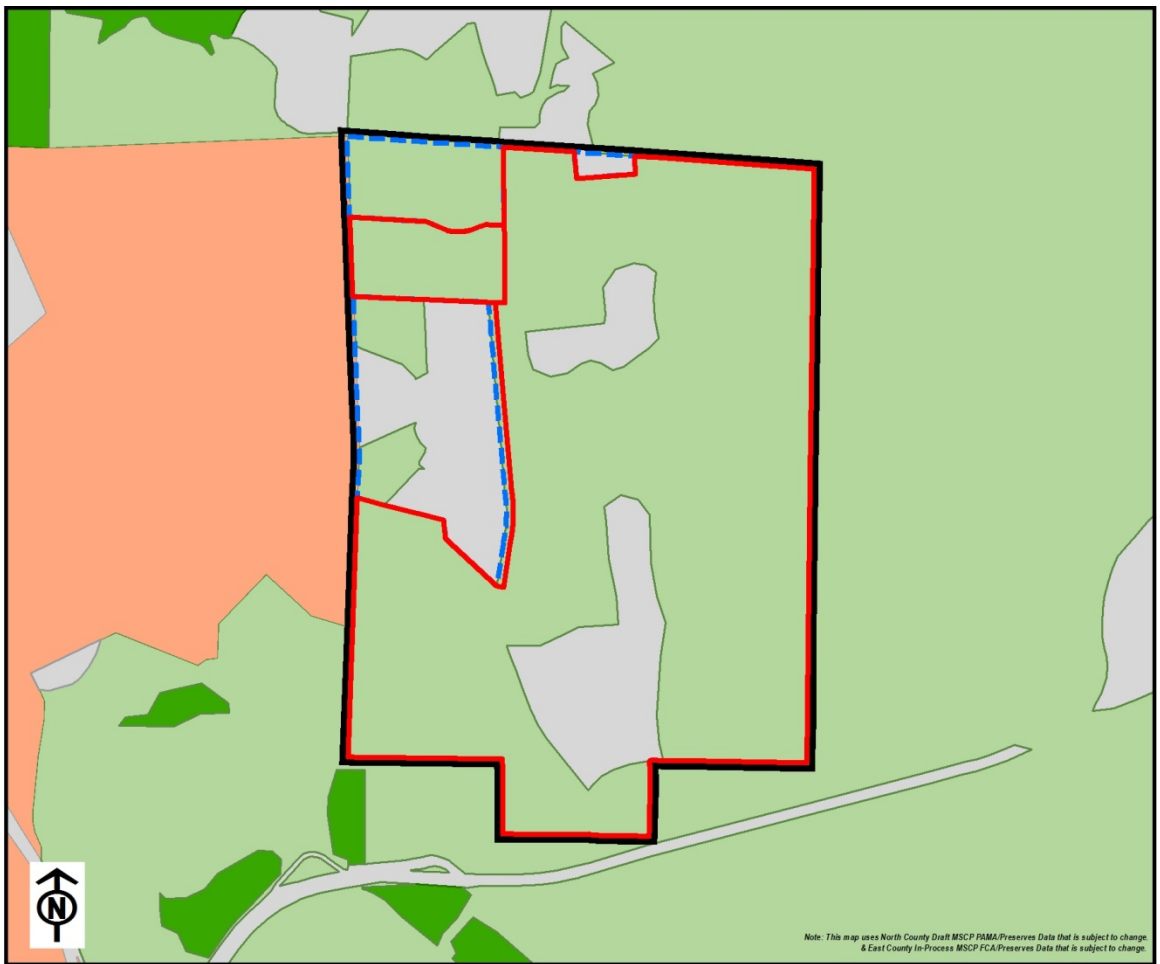


Estimated wetlands are shown. Delineations by a qualified biologist would be required for use in development review.

North County MSCP

Sensitive Habitat

- PSR
- Study Area
- Analysis Area
- Baseline
- Preserve
- PAMA
- Proposed
- Hardline Project
- Outside PAMA



Note: This map uses North County Draft MSCP PAMA/Preserves Data that is subject to change & East County In-Process MSCP FCA/Preserves Data that is subject to change.