



January 9, 2012 Workshop
Property Specific Requests

Land Use Map Adopted: August 2011

Land Use Designations

- Village Residential (VR-30)
- Village Residential (VR-24)
- Village Residential (VR-20)
- Village Residential (VR-15)
- Village Residential (VR-10.9)
- Village Residential (VR-7.3)
- Village Residential (VR-4.3)
- Village Residential (VR-2.9)
- Village Residential (VR-2)
- Semi-Rural Residential (SR-5)
- Semi-Rural Residential (SR-1)
- Semi-Rural Residential (SR-2)
- Semi-Rural Residential (SR-4)
- Semi-Rural Residential (SR-10)
- Rural Lands (RL-20)
- Rural Lands (RL-40)
- Rural Lands (RL-80)
- Specific Plan Area (residential densities in italics)
- Office Professional
- Neighborhood Commercial
- General Commercial
- Rural Commercial
- Limited Impact Industrial
- Medium Impact Industrial
- High Impact Industrial
- Village Core Mixed Use
- Public/Semi-Public Facilities
- Public/Semi-Public Lands (Solid Waste Facility)
- Public Agency Lands
- Tribal Lands
- Open Space (Recreation)
- Open Space (Conservation)
- Forest Conservation Initiative Overlay
- Community Planning Area Boundary

Property Specific Request

- Property Owner
- Others

Level of Change

- MAJOR
- MODERATE
- MINOR

Additional information is available at the County's Department of Planning and Land Use Project Processing Center or <http://www.sdcourts.ca.gov/561/gpupdate/index.html>.

Map Prepared By:



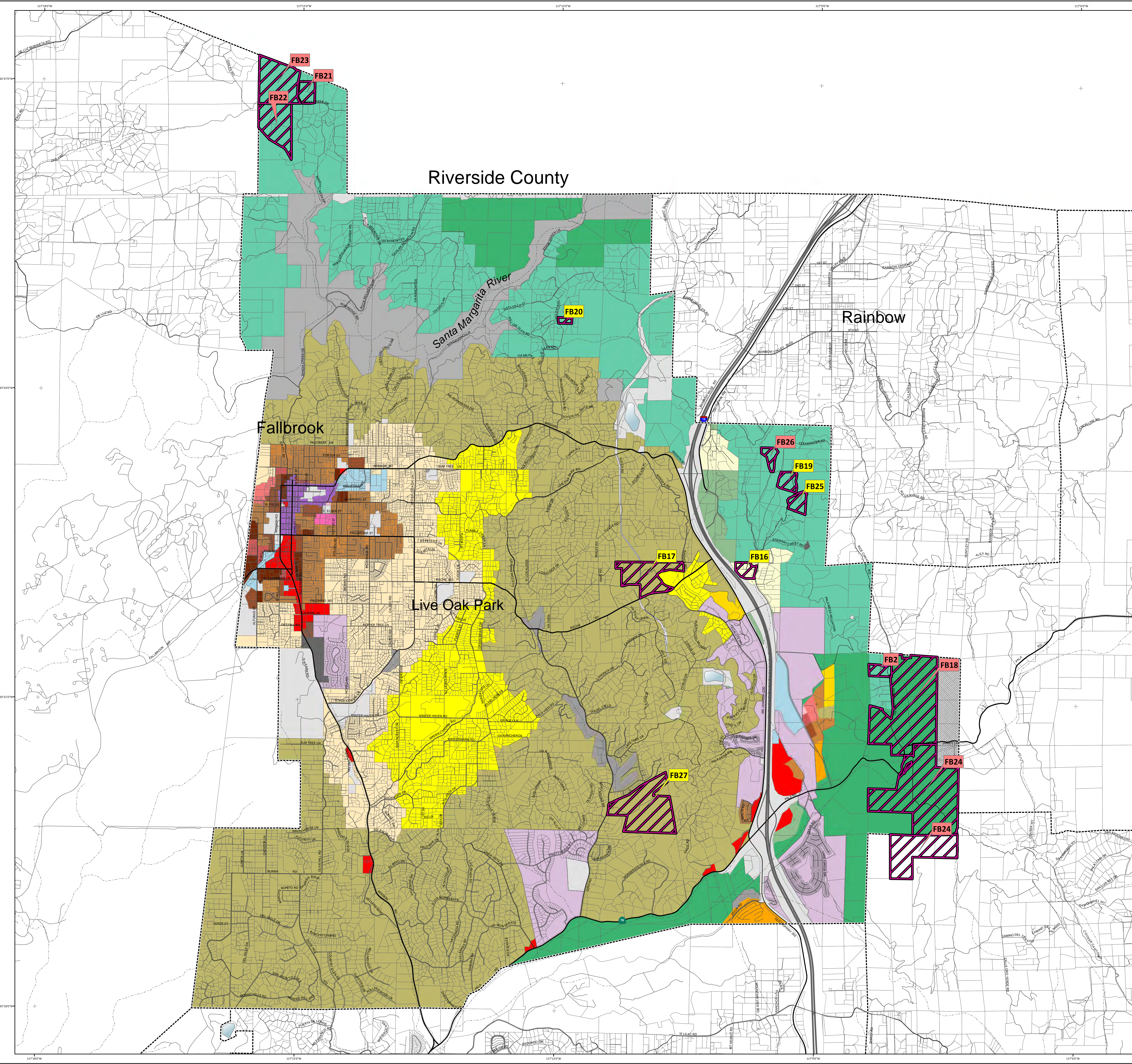
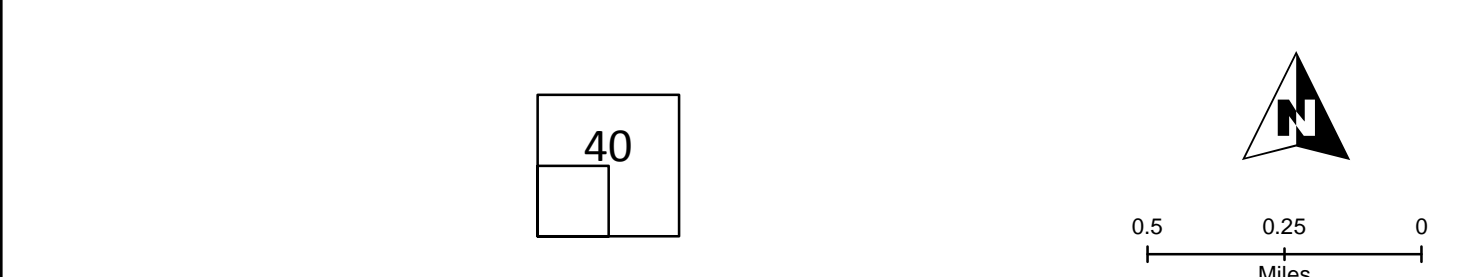
Coordinates: NAD83 Feet

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This is a draft map and should be destroyed upon submission of subsequent versions.

Source: County of San Diego, SanGIS, SANDGIS
File reference: S:\land_use\gpupdate_maps\lcm\batch_maps\20111109\workshop_mtd_k\gp20110112_changes\map_output



FB2

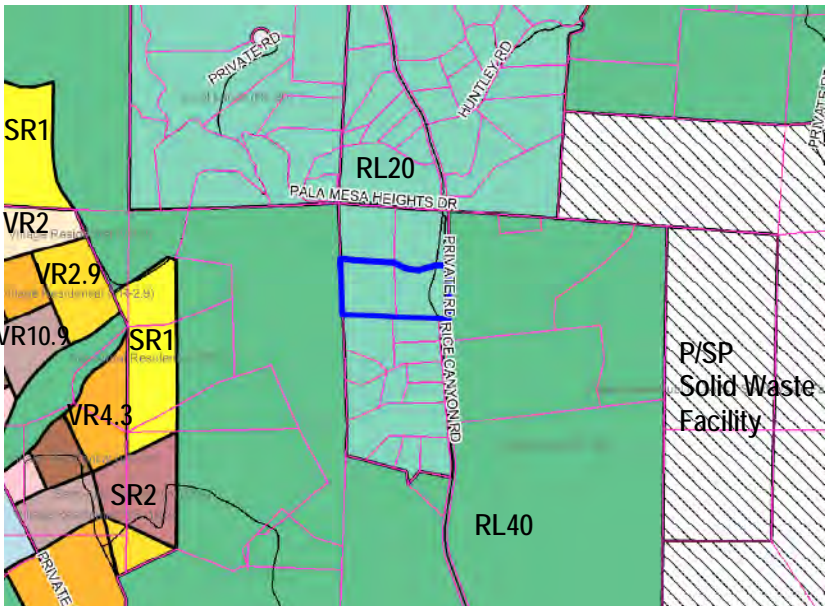
General Plan (Adopted Aug 2011)	RL20
Property Specific Request:	SR2
Requested by: Matthew Peterson	
Community Recommendation	RL20 ¹
Opposition Expected ²	Yes
Spot Designation/Zone	Yes
Impact to FCI Timeline	Major
Change to GPU Principles Needed	Yes
Level of Change	Major

Notes:

- 1 – Fallbrook CPG minutes February 21, 2011
- 2 – Based on staff's experience



Aerial



Adopted Aug 2011

Discussion

The request for a Semi-Rural designation is outside the range of alternatives evaluated by the Draft EIR and would not be supported by the Guiding Principles; particularly the Community Development Model. The application of Semi-Rural 2 designation in this location would be a spot zone surrounded by large parcels designated under the Rural Lands Regional Category. To resolve the spot designation a very large area would require increased density. This property is characterized by steep slopes, sensitive biological habitat, and is within the Very High Fire Hazard Severity Zone.

Property Description	
Property Owner: Fritz Family Trust	
Size: 20.2 acres 2 parcels	
Location/Description: Intersection of Pala Mesa Dr and Rice Canyon Rd; Inside CWA boundary	
Prevalence of Constraints (See following page): <ul style="list-style-type: none"> ● – high; ◐ – partially; ○ - none ◐ Steep slope (greater than 25%) ◐ Floodplain ○ Wetlands ● Habitat Value ◐ Agricultural Lands ● Fire Hazard Severity Zones 	

Land Use	
<i>General Plan</i>	
Scenario	Designation
Former GP	1 du/2, 4 ac
GP (Adopted Aug 2011)	RL20
Referral	RL20
Hybrid	
Draft Land Use	RL40
Environmentally Superior	
<i>Zoning</i>	
Former— A70, 2-acre minimum lot size	
Adopted Aug 2011 — Same as existing	

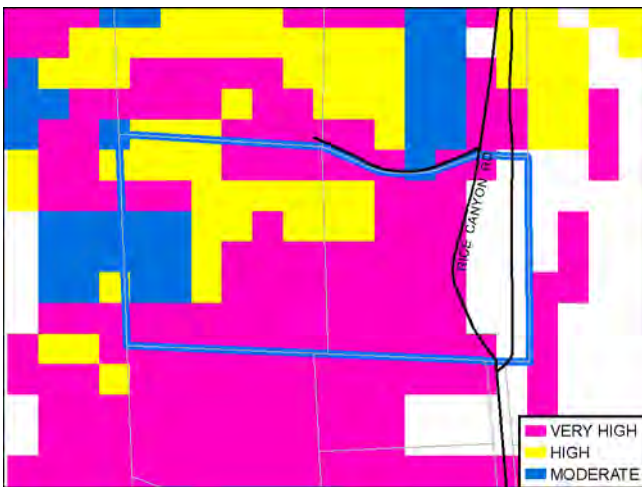
FB2 (cont.)



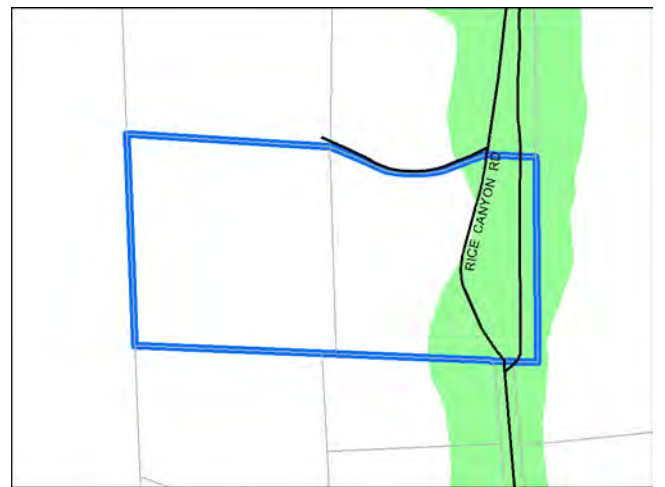
Steep Slope (Greater than 25%)



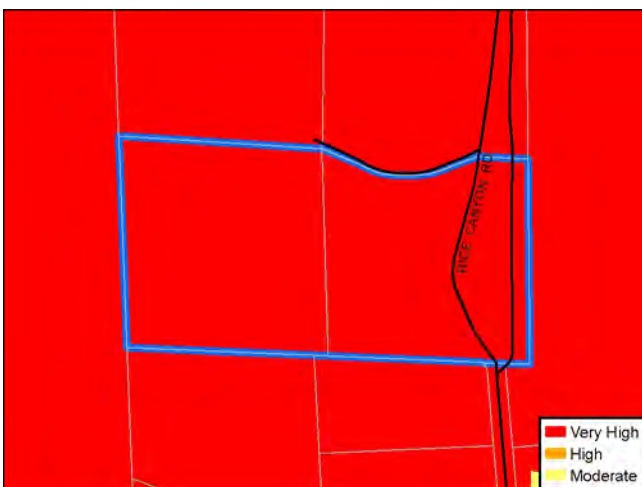
Wetlands



Habitat Evaluation Model



Prime Agricultural Lands



Fire Hazard Severity Zones

FB2 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Semi-Rural 2	Rural Lands 20	Major

Rationale for Major Category Classification

- Although this property is within the County Water Authority and some nearby parcelization exists, the Fallbrook community core is 7 miles to the west. The only other areas planned for significant growth are along I-15. To the east of I-15, infrastructure is limited and the parcel sizes are still fairly large. As a reflection of these larger parcel sizes and the General Plan Guiding Principles to reduce growth outside of existing communities, Rural Lands designations were applied.
- Semi-Rural designations in this area would significantly increase growth potential and conflict with the General Plan Guiding Principles.
- The General Plan Community Development Model does not support increased development in locations away from existing villages.
- The General Plan principles and policies do not support increased development in areas with limited access, sensitive resources, and significant constraints.
- The property is within the County Water Authority and, therefore, is designated RL20 rather than RL40.

Guiding Principles/General Plan Changes Necessary to Support the Request

- Because some existing parcelization occurs in the area similar to the request, the extent of changes needed to the General Plan could be controlled through revisions to the General Plan that place greater emphasis on existing parcelization.
- The General Plan Guiding Principles and policies would require revisions to deemphasize compact communities.
- Revisions may also be necessary to Guiding Principles and policies that relate to reducing densities in areas with sensitive natural resources and certain constraints.
- The fundamental approach to designating Rural Lands 20 and possibly all Rural Lands would need to be revisited and new principles, policies, and concepts developed.
- Numerous properties in the vicinity of the site would require redesignation.
- Depending on the revisions to the principles, policies, and concepts, other lands with densities up to Semi-Rural 2 (one dwelling unit per two acres) would also require reconsideration (see the 310-acre area shown on Figure 1). It's possible that this review could be limited to the areas within the County Water Authority if the revised principles, policies, and concepts were crafted in that manner.

Impact to Forest Conservation Initiative Remapping Timeline

Major – The Forest Conservation Initiative area occurs outside of the County Water Authority. Therefore, if revision of policies and concepts were kept to areas within, there would be little to no affect. However, as the majority of the Forest Conservation Initiative area will be proposed for Rural Lands, any revised principles, policies, and concepts that generally affect application of the Rural Lands designations will substantially affect the Forest Conservation Initiative area remapping.

Relevant General Plan Principles, Goals, and Policies

A sampling is included below:

Principle 2. Promote health and sustainability by locating new growth near existing and planned infrastructure, services, and jobs in a compact pattern of development.

Goal LU-1 Primacy of the Land Use Element. A land use plan and development doctrine that sustain the intent and integrity of the Community Development Model and the boundaries between Regional Categories.

Policy LU-1.1 Assigning Land Use Designations. Assign land use designations on the Land Use Map in accordance with the Community Development Model and boundaries established by the Regional Categories Map.

Policy LU-1.3 Development Patterns. Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.

Policy 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.

Goal LU-2 Maintenance of the County's Rural Character. Conservation and enhancement of the unincorporated County's varied communities, rural setting, and character.

Policy 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.

Principle 4. Promote environmental stewardship that protects the range of natural resources and habitats that uniquely define the County's character and ecological importance.

Principle 5. Ensure that development accounts for physical constraints and the natural hazards of the land.

Goal LU-6 Development-Environmental Balance. A built environment in balance with the natural environment, scarce resources, natural hazards, and the unique local character of individual communities.

Policy LU-6.1 Environmental Sustainability. Require the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment.

Policy LU-6.2 Reducing Development Pressures. Assign lowest-density or lowest-intensity land use designations to areas with sensitive natural resources.

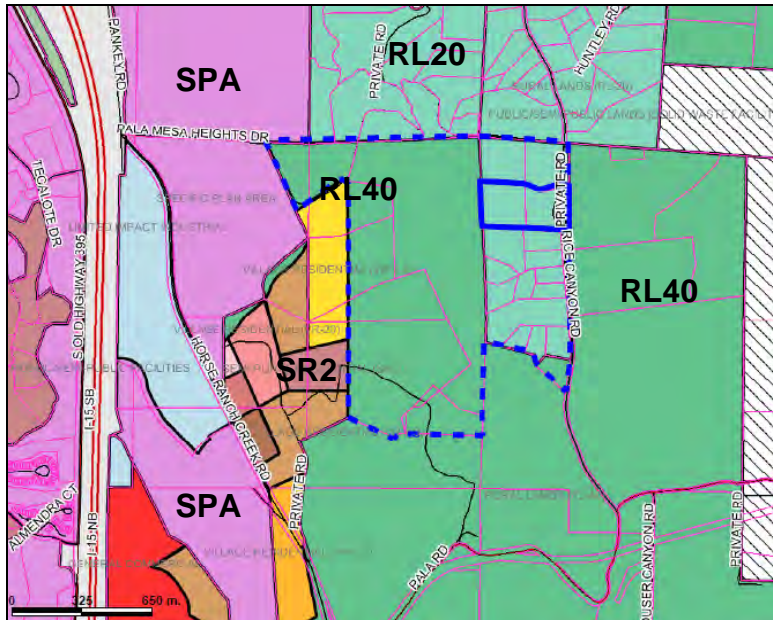


Figure 1: Property Specific Request ——— Additional Remapping Necessary for Change ■■■■

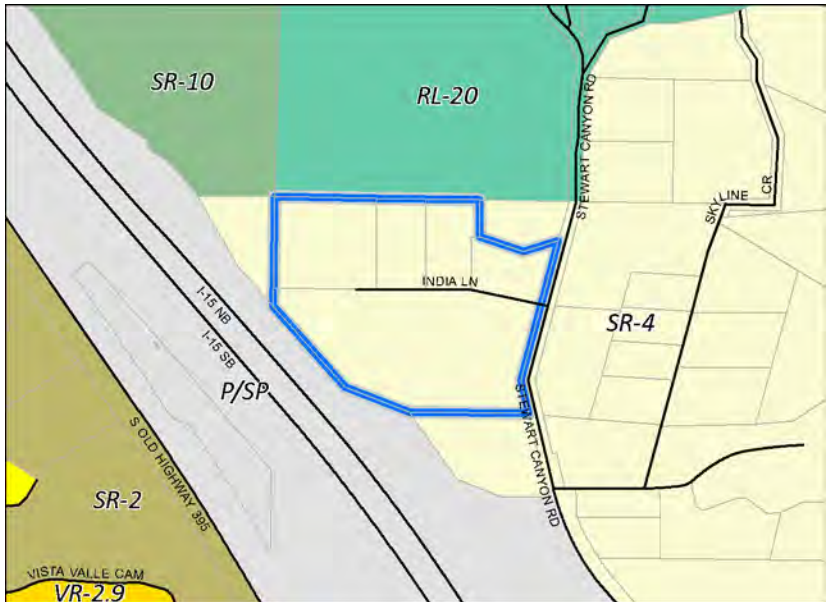
FB16

General Plan (Adopted Aug 2011)	SR4
Property Specific Request:	SR2
Requested by: Arvin Trivedi	
Community Recommendation	SR4 ¹
Opposition Expected ²	Yes
Spot Designation/Zone	Yes
Impact to FCI Timeline	None
Change to GPU Objectives Needed	No
Level of Change	Moderate

Notes:
 1 – Fallbrook CPG minutes February 21, 2011
 2 – Based on staff’s experience



Aerial



Adopted Aug 2011

Property Description	
Property Owner: Trivedi Family Trust	
Size: 26.8 acres 4 parcels	
Location/Description: Stewart Canyon Road at India Lane, adjacent to Interstate 15; Inside County Water Authority boundary	
Prevalence of Constraints (See following page): <ul style="list-style-type: none"> ● – high; ◐ – partially; ○ - none ◐ Steep slope (greater than 25%) ○ Floodplain ◐ Wetlands ◐ Habitat Value ◐ Agricultural Lands ● Fire Hazard Severity Zones 	

Land Use	
General Plan	
Scenario	Designation
Former GP	1 du/2, 4 ac
GP (Adopted Aug 2011)	SR4
Referral	SR4
Hybrid	
Draft Land Use	
Environmentally Superior	
Zoning	
Former — A70, 2-acre minimum lot size	
Adopted Aug 2011— Same as existing	

Discussion

The subject property consists of four parcels ranging in size from 2 to 13 acres. Request for increased density is outside the range of alternatives evaluated on the General Plan Update DEIR. Also, the request would allow only the 13-acre largest parcel to subdivide further than the lot split that is allowed under the Semi-Rural 4 designation (depending upon slope). Furthermore, the parcel is constrained by steep slopes, sensitive biological habitat, and wetlands. Also, the entire area is located in the Very High Fire Hazard Severity Zone. An increased density in this area would assign a higher density Semi-Rural designation on the fringes of the planning area. This area is predominately Rural Lands, with the exception of the area of Semi-Rural density assigned to reflect existing parcelization.

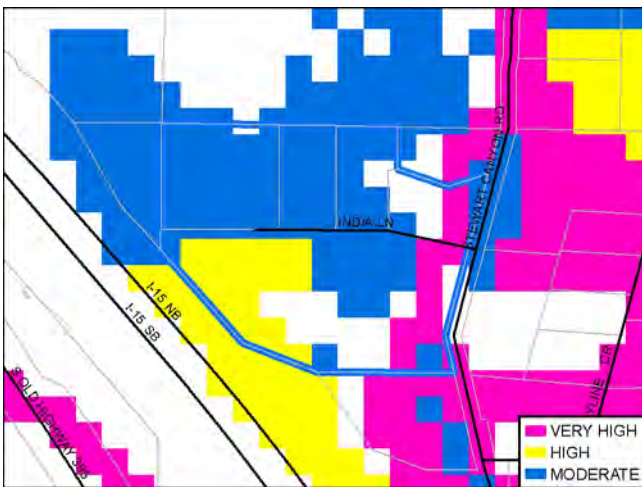
FB16 (cont.)



Steep Slope (Greater than 25%)



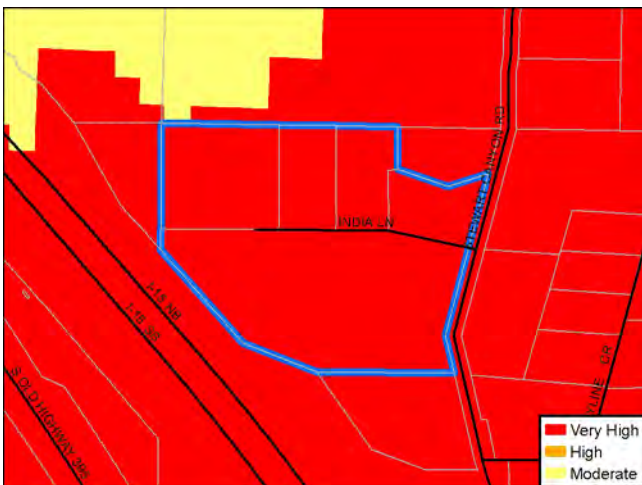
Wetlands



Habitat Evaluation Model



Prime Agricultural Lands



Fire Hazard Severity Zones

FB16 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Semi-Rural 2	Semi-Rural 4	Moderate

Rationale for Moderate Category Classification

The request for a SR2 density (one dwelling unit per two acres) was not directed by the Board to be evaluated as part of the General Plan Update. The highest density for the site considered as part of the General Plan Update was one dwelling unit per 4 acres. Therefore, additional environmental documentation would be necessary in order to comply with State law.

Guiding Principles/General Plan Changes Necessary to Support the Request

Surrounding properties with lot sizes ranging from two to four acres would also require a change in designation from SR4 to SR2 totaling approximately 113 acres (see Figure 1).

Impact to Forest Conservation Initiative Remapping Timeline

None

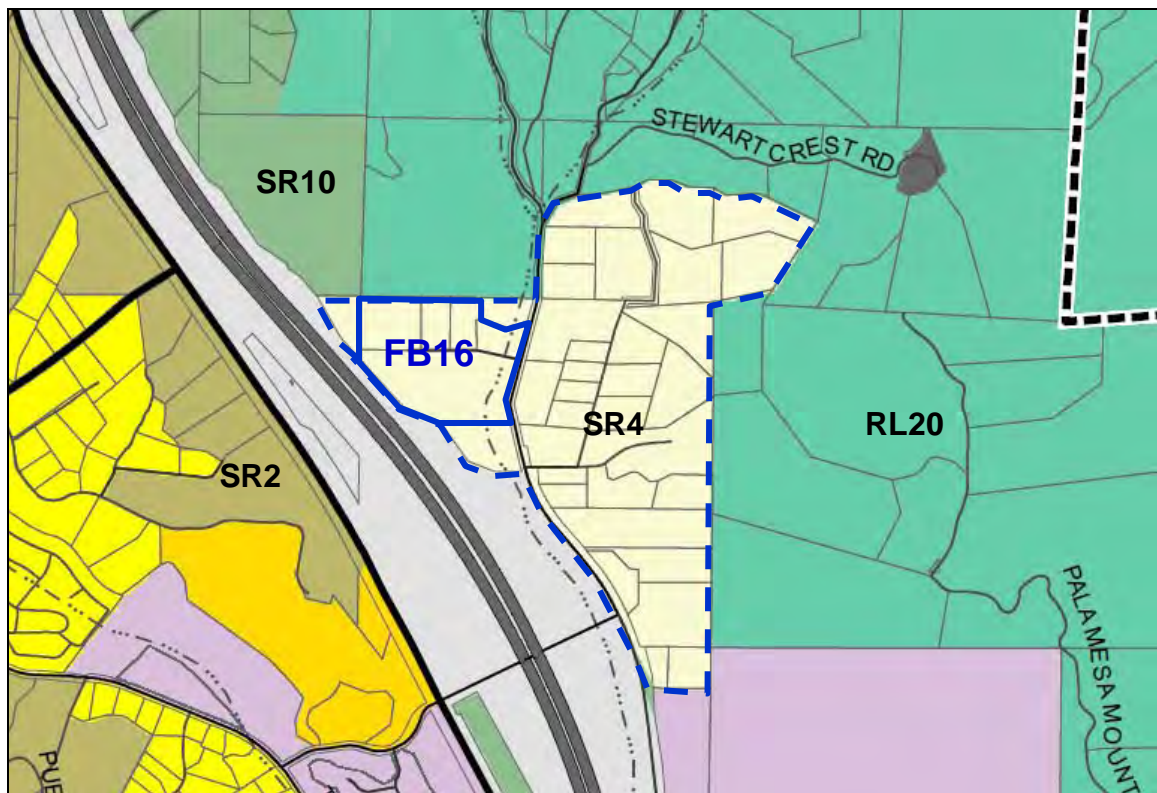


Figure 1: Property Specific Request — Additional Remapping Necessary for Change - - -

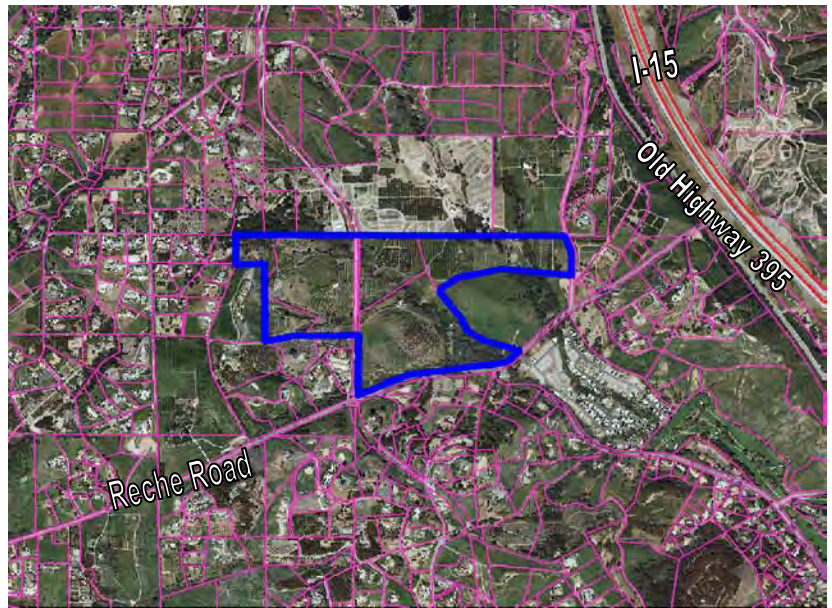
FB17

General Plan (Adopted Aug 2011)	SR2
Property Specific Request:	SR1
Requested by: Dianne Garrett	
Community Recommendation	SR1 ¹
Opposition Expected ²	No
Spot Designation/Zone	No
Impact to FCI Timeline	None
Change to GPU Principles Needed	No
Level of Change	Moderate

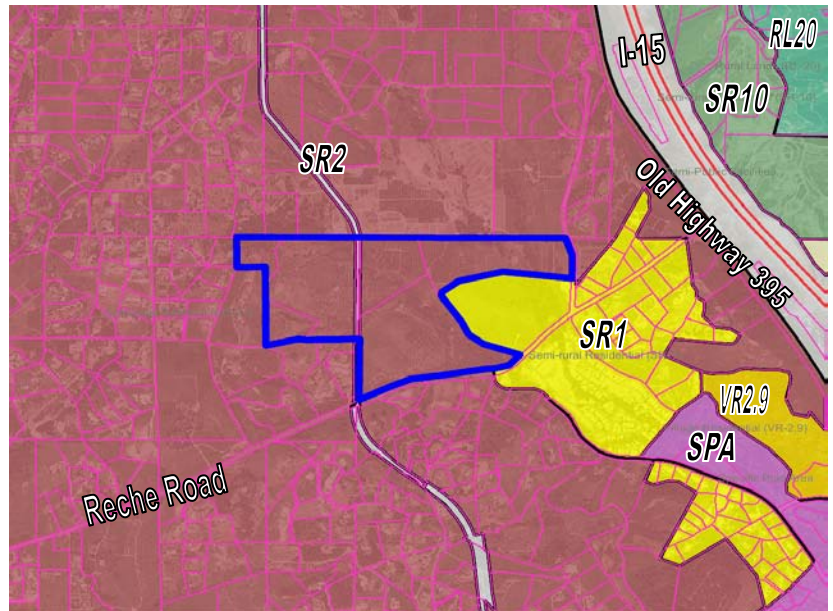
Notes:
 1 – Fallbrook CPG minutes February 21, 2011
 2 – Based on staff's experience

Property Description	
Property Owner: Dianne Garrett	
Size: 106.2 acres 6 parcels	
Location/Description: North side of Reche Road, west of Interstate 15; Inside County Water Authority boundary	
Prevalence of Constraints (See following page): <ul style="list-style-type: none"> ● – high; ◐ – partially; ○ - none ◐ Steep slope (greater than 25%) ○ Floodplain ◐ Wetlands ○ Habitat Value ◐ Agricultural Lands ◐ Fire Hazard Severity Zones 	

Land Use	
General Plan	
Scenario	Designation
Former GP	1 du/1, 2, 4 ac
GP (Adopted Aug 2011)	SR2
Referral	SR2
Hybrid	
Draft Land Use	
Environmentally Superior	
Zoning	
Former— A70, 1-acre minimum lot size	
Adopted Aug 2011 — Same as existing	



Aerial

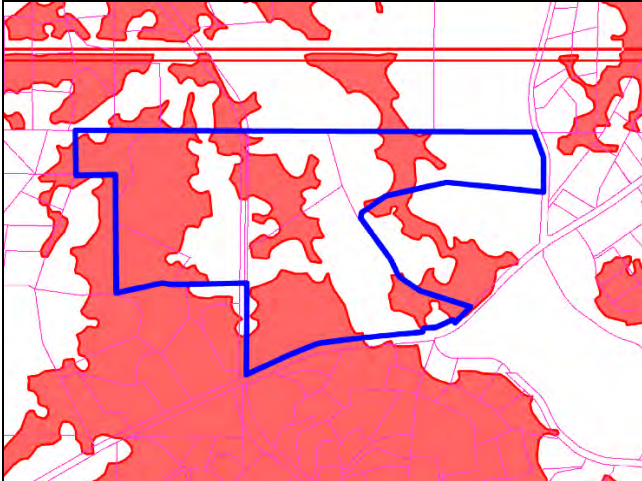


Adopted Aug 2011

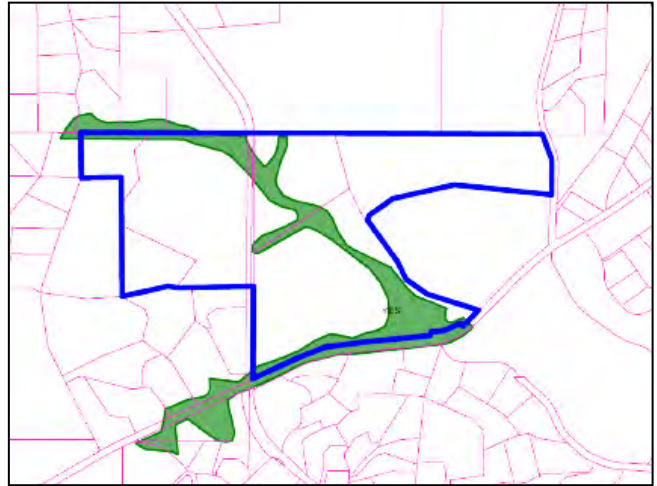
Discussion

The property owner's request to retain the density of the existing General Plan is outside the range of alternatives evaluated in the Draft EIR. The increased density would allow approximately 40-45 additional dwelling units when compared to the map adopted on August 3, 2011. The subject area is surrounded by parcels averaging approximately two acres, with the exception of the area to the east that is designated SR1.

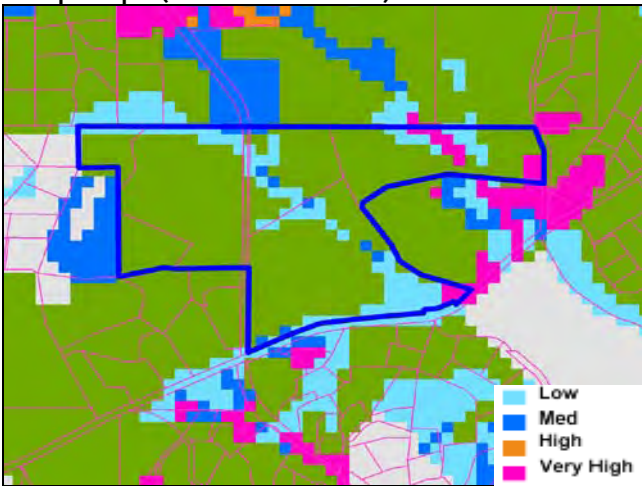
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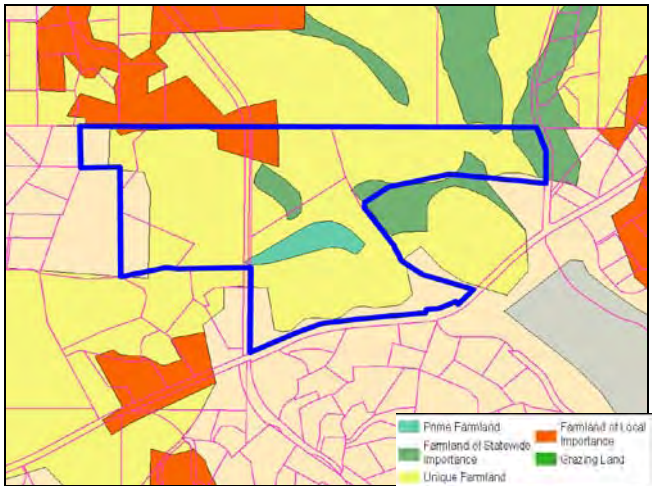
Steep Slope (Greater than 25%)



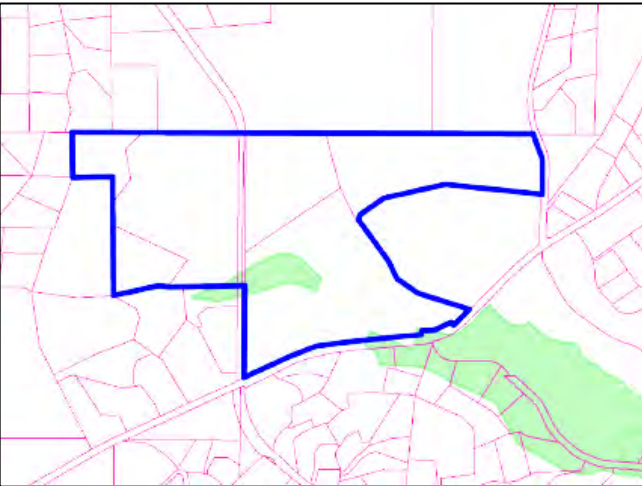
Wetlands



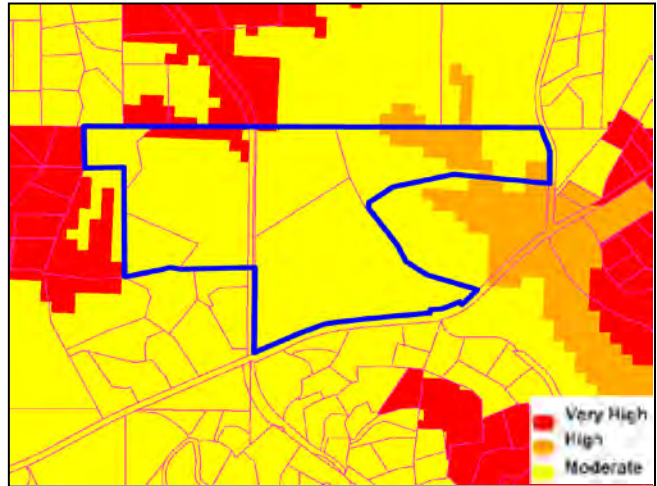
Habitat Evaluation Model



Agricultural Lands



Prime Agricultural Lands



Fire Hazard Severity Zones

FB17 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Semi-Rural 1	Semi-Rural 2	Moderate

Rationale for Moderate Category Classification

The request for SR1 (a density of one dwelling unit per one acre) was not directed by the Board to be evaluated as part of the General Plan Update. The highest density for the site considered as part of the General Plan Update was one dwelling unit per two acres. Therefore, additional environmental documentation would be necessary in order to comply with State law.

Guiding Principles/General Plan Changes Necessary to Support the Request

None

Impact to Forest Conservation Initiative Remapping Timeline

None

FB18

General Plan (Adopted Aug 2011)	RL40
Property Specific Request:	SR10
Requested by: Matthew Peterson	
Community Recommendation	RL40 ¹
Opposition Expected ²	Yes
Spot Designation/Zone	Yes
Impact to FCI Timeline	Major
Change to GPU Principles Needed	Yes
Level of Change	Major

Notes:
 1 – Fallbrook CPG minutes February 21, 2011
 2 – Based on staff's experience

Property Description

Property Owner:
 Fritz Family Trust

Size:
 393.3 acres
 5 parcels

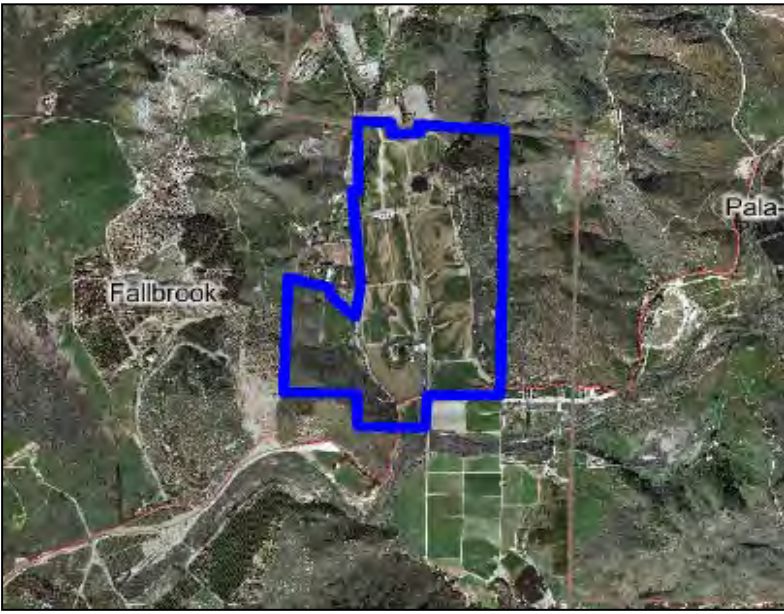
Location/Description:
 South of Pala Mesa Heights Drive on Rice Canyon Road.;
 Inside County Water Authority boundary

Prevalence of Constraints (See following page):
 ● – high; ◐ – partially; ○ - none

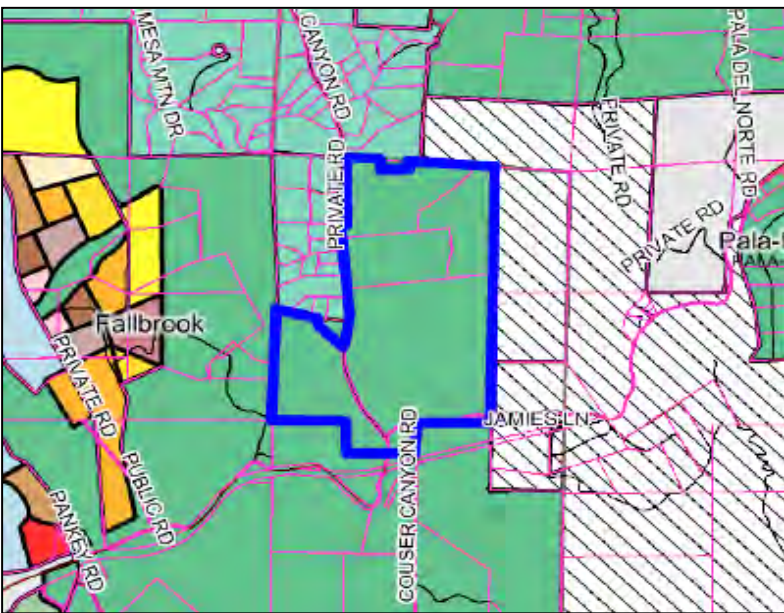
- ◐ Steep slope (greater than 25%)
- Floodplain
- ◐ Wetlands
- ◐ Habitat Value
- ◐ Agricultural Lands
- ◐ Fire Hazard Severity Zones

Land Use

General Plan	
Scenario	Designation
Former GP	1du/10 ac
GP (Adopted Aug 2011)	RL40
Referral	RL40
Hybrid	
Draft Land Use	
Environmentally Superior	
Zoning	
Former— A72, 40-acre minimum lot size	
Adopted Aug 2011 — Same as existing	



Aerial

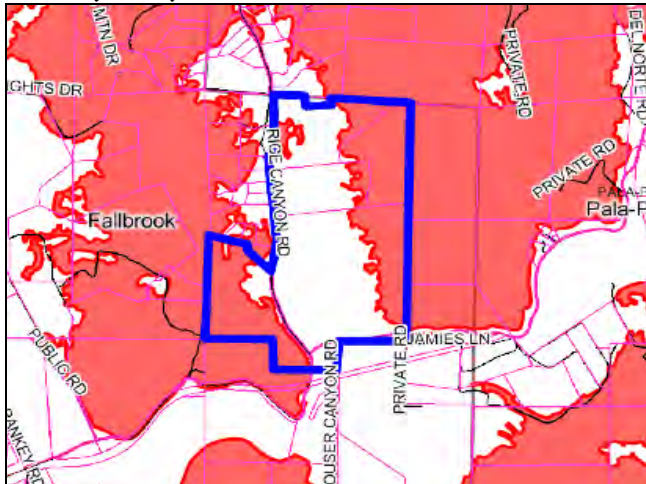


Adopted Aug 2011

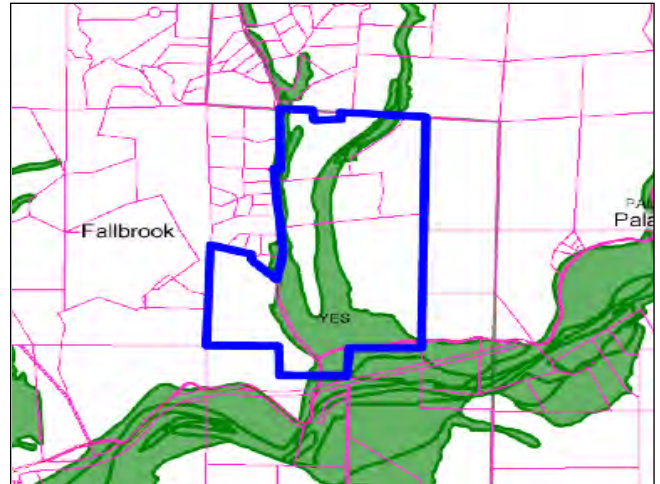
Discussion

The map adopted on August 3, 2011 reflects the zoning under the former General Plan, which required a minimum lot size of 40 acres. A Semi-Rural designation would not be supported by the project objectives; particularly the Community Development Model because it would apply Semi-Rural densities on a fringe of the planning area composed of Rural Lands. Also, the requested density is outside the range of alternatives evaluated by the General Plan Update Draft EIR.

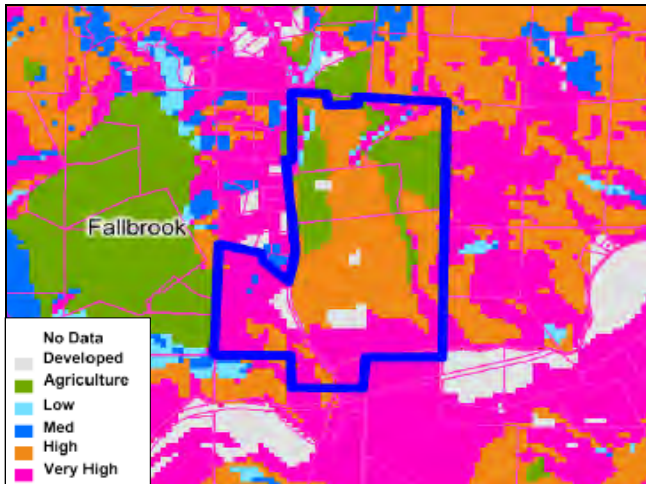
FB18 (cont.)



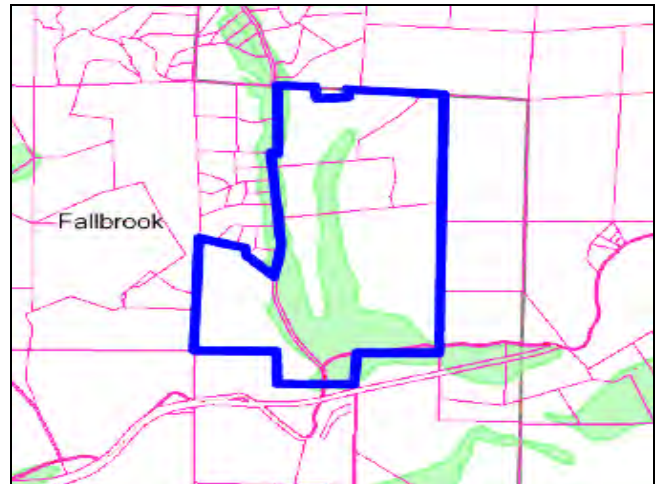
Steep Slope (Greater than 25%)



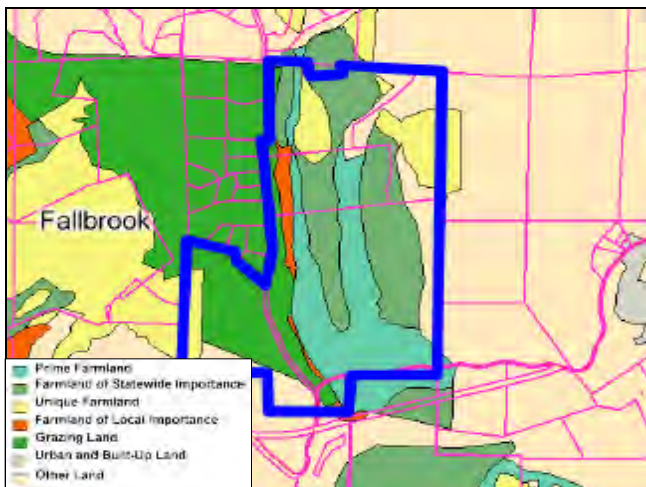
Wetlands



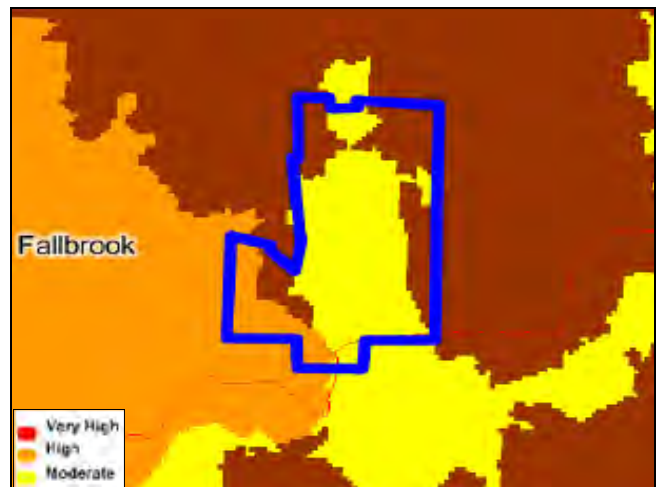
Habitat Evaluation Model



Prime Agricultural Lands



Agricultural Lands



Fire Hazard Severity Zones

FB18 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Semi-Rural 10*	Rural Lands 40	Major

Note - Based on a 40-acre minimum lot size, the requested density would be a four-fold increase in density over the density allowed by the former General Plan.

Rationale for Major Category Classification

- Although some nearby parcelization exists, the Fallbrook community core is seven miles to the west. The only other areas planned for significant growth are along I-15. To the east of I-15, infrastructure is limited and the parcel sizes are still fairly large. As a reflection of these larger parcel sizes and the General Plan Guiding Principles to reduce growth outside of existing communities, Rural Lands designations were applied.
- The General Plan Community Development Model does not support increased development away from existing villages.
- The General Plan principles and policies do not support increased development in areas with limited access, sensitive resources, and significant constraints.

Guiding Principles/General Plan Changes Necessary to Support the Request

- The General Plan Guiding Principles and policies would require revisions to deemphasize compact communities.
- Revisions may also be necessary to Guiding Principles and policies that relate to reducing densities in areas with sensitive natural resources and certain constraints.
- The fundamental approach to designating Rural Lands would require reconsideration.
- Depending on the revisions to the principles, policies, and concepts, other lands with Rural Lands designations would require reconsideration.

Impact to Forest Conservation Initiative Remapping Timeline

Major – As the majority of the Forest Conservation Initiative area will be proposed for Rural Lands, any revised principles, policies, and concepts that generally affect application of the Rural Lands designations will substantially affect the Forest Conservation Initiative area remapping.

Relevant General Plan Principles, Goals, and Policies

A sampling is included below:

Principle 2. Promote health and sustainability by locating new growth near existing and planned infrastructure, services, and jobs in a compact pattern of development.

Goal LU-1 Primacy of the Land Use Element. A land use plan and development doctrine that sustain the intent and integrity of the Community Development Model and the boundaries between Regional Categories.

Policy LU-1.1 Assigning Land Use Designations. Assign land use designations on the Land Use Map in accordance with the Community Development Model and boundaries established by the Regional Categories Map.

Policy LU-1.3 Development Patterns. Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.

Policy 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.

Goal LU-2 Maintenance of the County's Rural Character. Conservation and enhancement of the unincorporated County's varied communities, rural setting, and character.

Policy 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.

Principle 4. Promote environmental stewardship that protects the range of natural resources and habitats that uniquely define the County's character and ecological importance.

Principle 5. Ensure that development accounts for physical constraints and the natural hazards of the land.

Goal LU-6 Development—Environmental Balance. A built environment in balance with the natural environment, scarce resources, natural hazards, and the unique local character of individual communities.

Policy LU-6.1 Environmental Sustainability. Require the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment.

Policy LU-6.2 Reducing Development Pressures. Assign lowest-density or lowest-intensity land use designations to areas with sensitive natural resources.

Principle 8. Preserve agriculture as an integral component of the region's economy, character, and open space network.

Goal LU-7 Agricultural Conservation. A land use plan that retains and protects farming and agriculture as beneficial resources that contribute to the County's rural character.

LU-7.1 Agricultural Land Development. Protect agricultural lands with lower-density land use designations that support continued agricultural operations.

FB19

General Plan (Adopted Aug 2011)	RL20
Property Specific Request:	SR10
Requested by: Jill Pettigrew	
Community Recommendation	RL20 ¹
Opposition Expected ²	Yes
Spot Designation/Zone	Yes
Impact to FCI Timeline	None
Change to GPU Principles Needed	No
Level of Change	Moderate

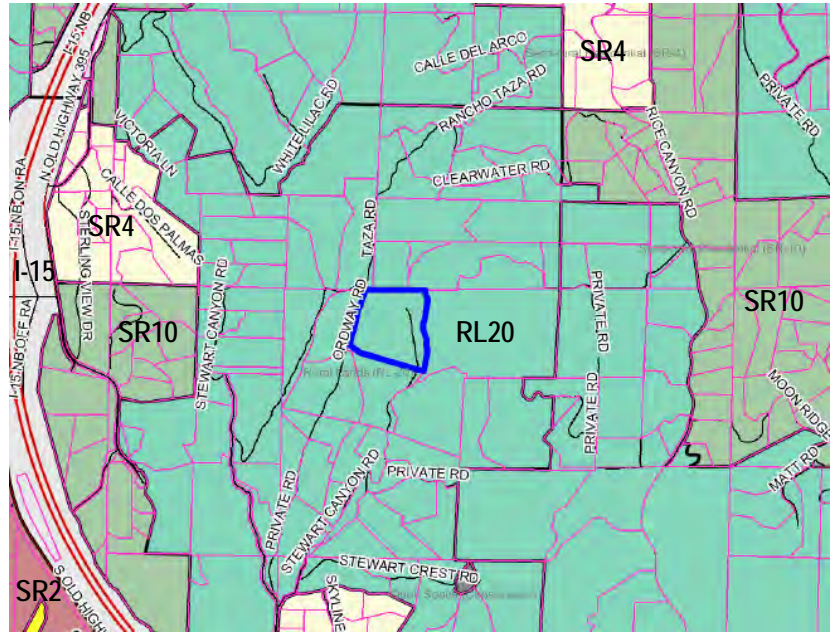
Notes:
 1 – Fallbrook CPG minutes February 21, 2011
 2 – Based on staff's experience

Property Description	
Property Owner: Dan & Jill Pettigrew	
Size: 25.5 acres 1 parcel	
Location/Description: East of I-15 and Mission Road intersection; East side of Ordway Road and at the northern terminus of Stewart Canyon Road; Inside County Water Authority boundary	
Prevalence of Constraints (See following page): <ul style="list-style-type: none"> ● – high; ◐ – partially; ○ - none ◐ Steep slope (greater than 25%) ○ Floodplain ◐ Wetlands ○ Habitat Value ◐ Agricultural Lands ◐ Fire Hazard Severity Zones 	

Land Use	
<i>General Plan</i>	
Scenario	Designation
Former GP	1 du/10 ac
GP (Adopted Aug 2011)	RL20
Referral	RL20
Hybrid	
Draft Land Use	
Environmentally Superior	
<i>Zoning</i>	
Former — A70, 10-acre minimum lot size	
Adopted Aug 2011 — Same as existing	



Aerial

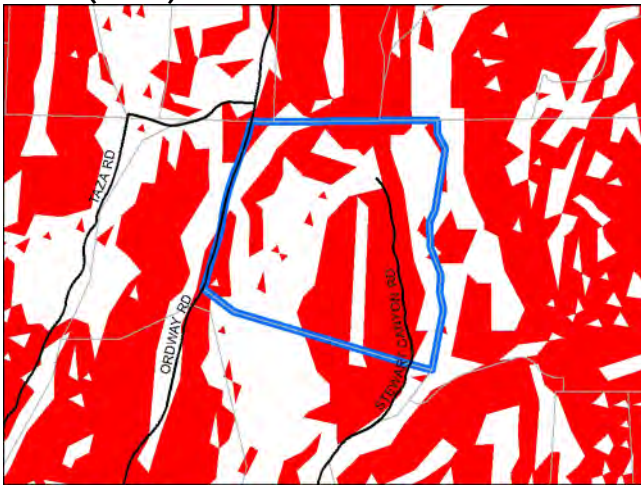


Adopted Aug 2011

Discussion

Subject property is located in an area designated RL20 and a Semi-Rural designation and would be a spot designation. To resolve the spot designation would require many additional parcels to also be redesignated.

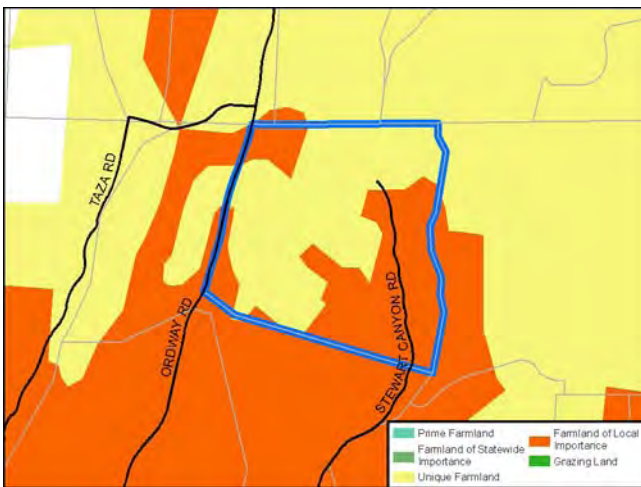
FB19 (cont.)



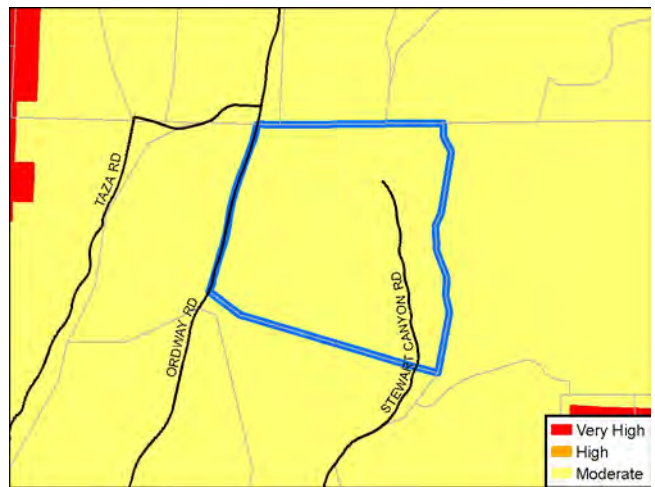
Step Slope (Greater than 25%)



Wetlands



Agricultural Lands



Fire Hazard Severity Zones

FB19 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Semi-Rural 10	Rural Lands 20	Moderate

Rationale for Moderate Category Classification

The request for SR10 was not directed by the Board to be evaluated as part of the General Plan Update. The highest density for the site considered as part of the General Plan Update was one dwelling unit per twenty acres. Due to the slope in the area, the change in designation is not expected to increase the subdivision potential within the area changed. However, expansion of the Semi-Rural designation could put greater development pressure on some of the surrounding larger lots and could indirectly result in more development. Therefore, additional environmental documentation is recommended in order to comply with State law.

Guiding Principles/General Plan Changes Necessary to Support the Request

To ensure the SR10 designation is consistently applied, an additional 650 acres around the property would require a change in designation from RL20 to SR10 (see Figure 1). Since much of this parcel has slope greater than 25 percent (slopes over 25% receive a one dwelling unit per 20 acre density), the requested density is still not expected to result in additional subdivision potential.

Impact to Forest Conservation Initiative Remapping Timeline

None

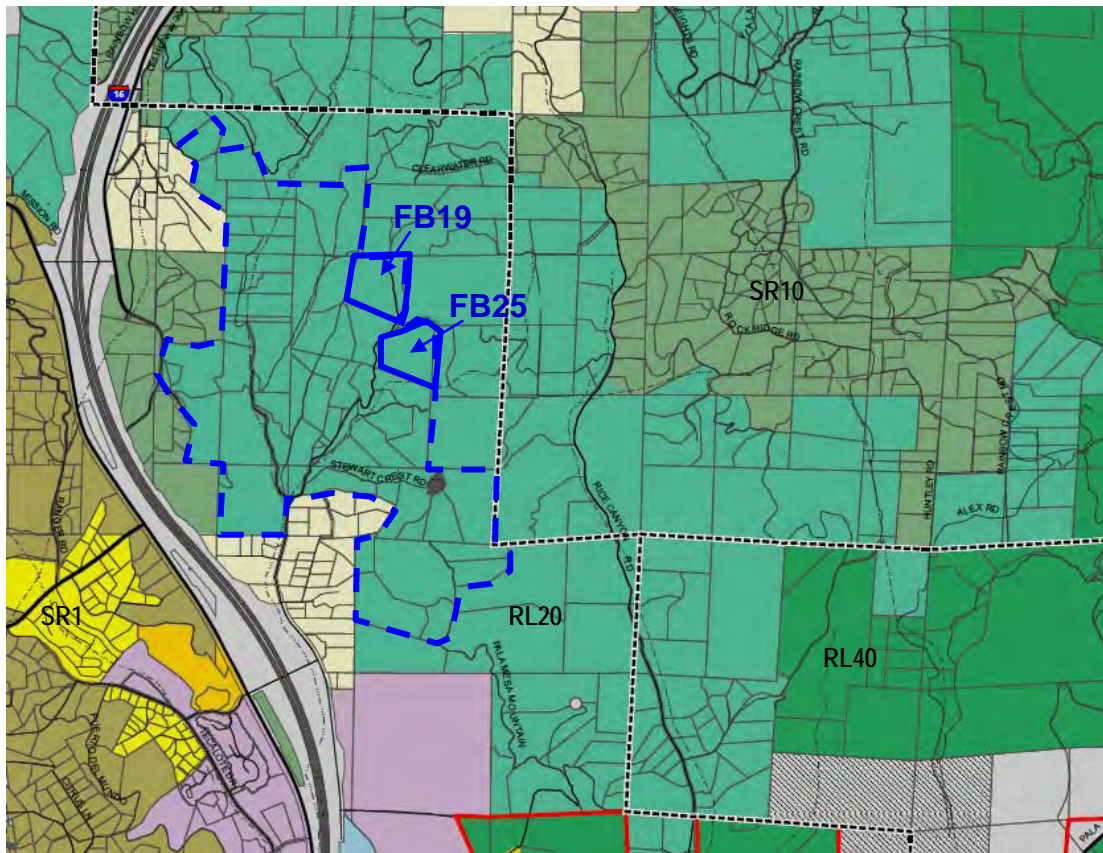


Figure 1: Property Specific Request ——— Additional Remapping Necessary for Change - - - -

FB20

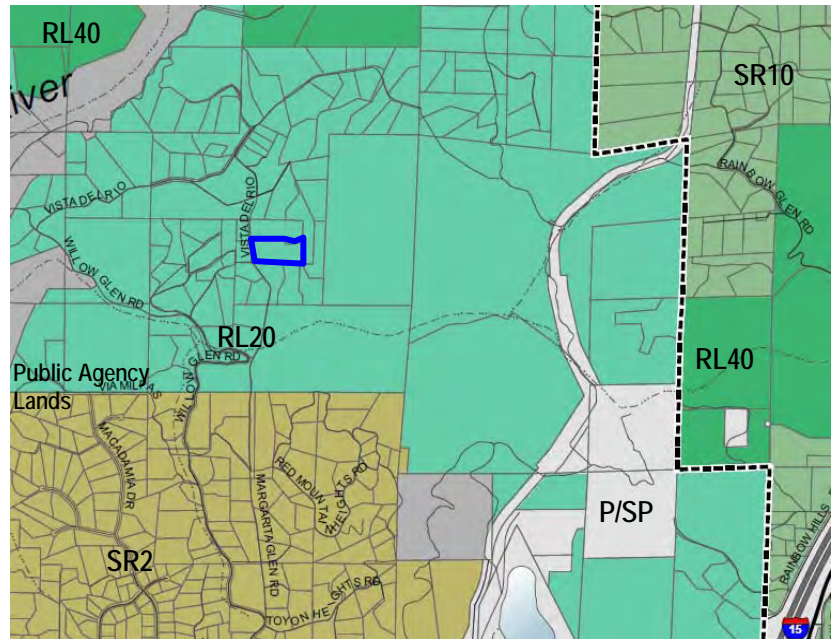
General Plan (Adopted Aug 2011)	RL20
Property Specific Request:	SR4
Requested by: Robert Townsend	
Community Recommendation	RL20 ¹
Opposition Expected ²	Yes
Spot Designation/Zone	Yes
Impact to FCI Timeline	None
Change to GPU Principles Needed	No
Level of Change	Moderate

Notes:
 1 – Fallbrook CPG minutes February 21, 2011
 2 – Based on staff's experience



Aerial

Property Description	
Property Owner: Eagles Nest Farms LLC	
Size: 6.2 acres 1 parcel	
Location/Description: Approximately 1.2 miles north of Mission Road and approximately 0.84 miles east of North Stage Coach Lane at the intersection of Margarita Glen and Calle Corredor; Inside County Water Authority boundary	
Prevalence of Constraints (See following page): <ul style="list-style-type: none"> ● – high; ◐ – partially; ○ - none ● Steep slope (greater than 25%) ○ Floodplain ○ Wetlands ◐ Habitat Value ◐ Agricultural Lands ● Fire Hazard Severity Zones 	



Adopted Aug 2011

Land Use	
General Plan	
Scenario	Designation
Former GP	1 du/4,8,20 ac
GP (Adopted Aug 2011)	RL20
Referral	RL20
Hybrid	
Draft Land Use	
Environmentally Superior	
Zoning	
Former — A70, 4-acre minimum lot size	
Adopted Aug 2011— Same as existing	

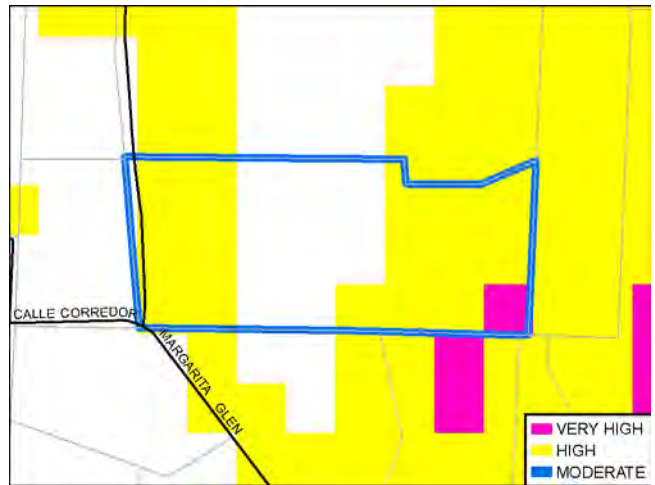
Discussion

Subject parcel is six acres in size; therefore, is too small to subdivide under both the property owner's request and the map adopted on August 3, 2011. However, changing the designation to Semi-Rural would result in a spot designation and require a much larger area to also be redesignated, potentially resulting in additional environmental impacts. Property is constrained by steep slopes and is located entirely within the Very High Fire Hazard Severity Zone. While changing to a SR4 designation will not allow much additional subdivision, it is a change to the Regional category; therefore considered a "Moderate" change.

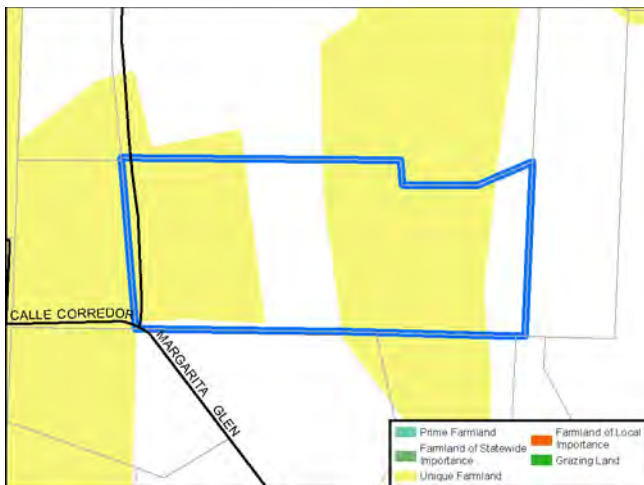
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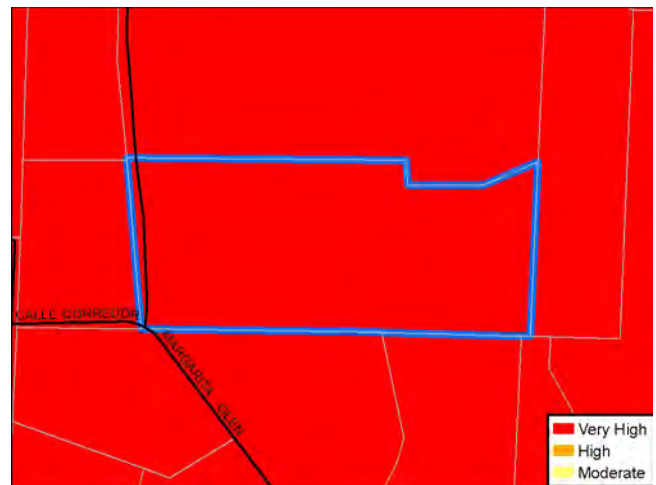
Steep Slope (Greater than 25%)



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zone

FB20 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Semi-Rural 4	Rural Lands 20	Moderate

Rationale for Moderate Category Classification

The request for a SR4 density (one dwelling unit per four acres) was not directed by the Board to be evaluated as part of the General Plan Update. The highest density for the site considered as part of the General Plan Update was one dwelling unit per twenty acres. While the request for a SR4 designation would not allow the six-acre property to be further subdivided, an additional area should also be reassigned as SR4 to ensure consistency in applying the designation. Therefore, additional environmental documentation would be necessary in order to comply with State law.

Guiding Principles/General Plan Changes Necessary to Support the Request

To ensure that the SR4 designation is mapped consistently, an additional 129 acres around the property would require a change in designation from RL20 to SR4 (see Figure 1).

Impact to Forest Conservation Initiative Remapping Timeline

None

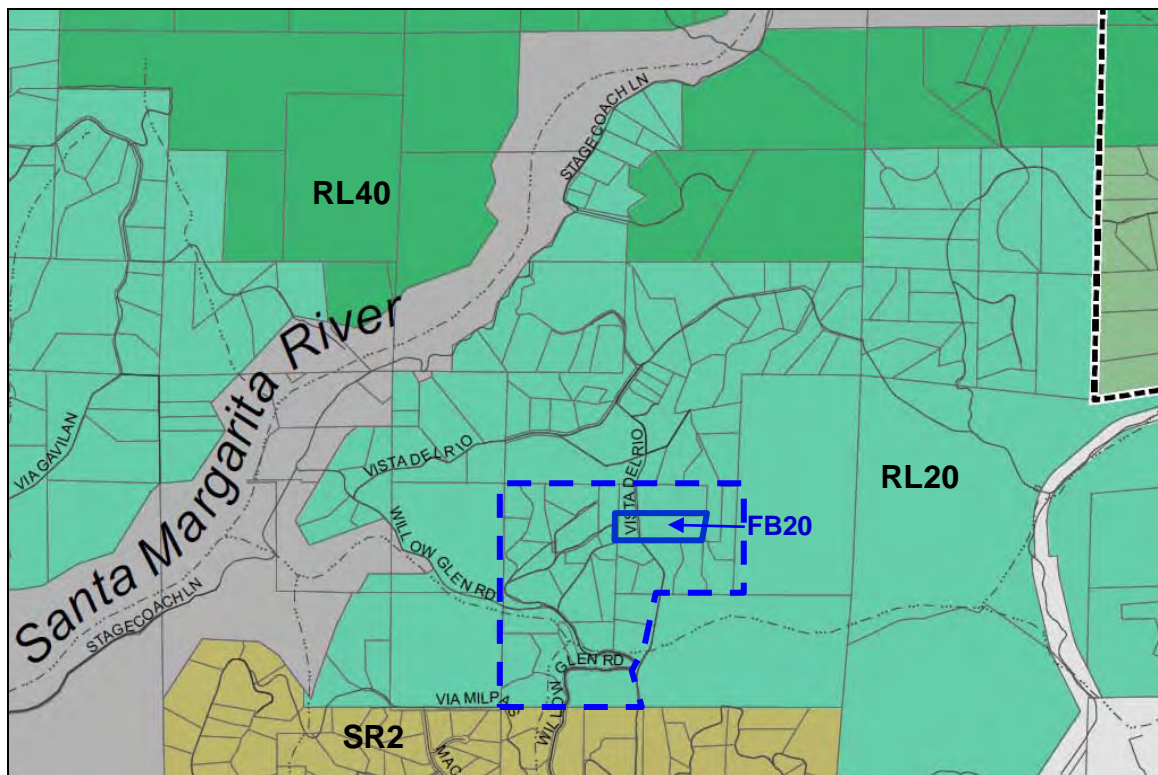


Figure 1: Property Specific Request ——— Additional Remapping Necessary for Change ·····

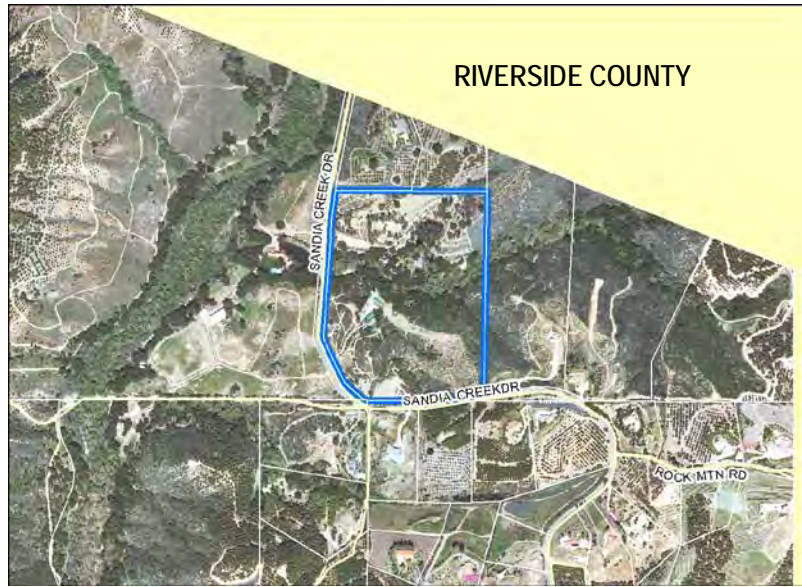
FB21

General Plan (Adopted Aug 2011)	RL20
Property Specific Request:	SR4
Requested by: Ronald Wylie	
Community Recommendation	SR10 ¹
Opposition Expected ²	Yes
Spot Designation/Zone	Yes
Impact to FCI Timeline	Varies
Change to GPU Principles Needed	Yes
Level of Change	Major

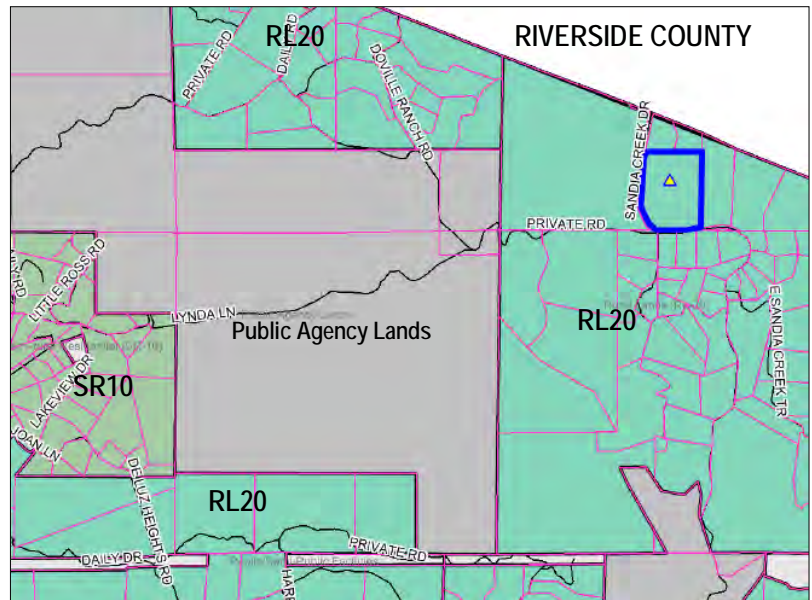
Notes:
 1 – Fallbrook CPG minutes February 21, 2011
 2 – Based on staff's experience

Property Description	
Property Owner: Ronald Wylie & Christie Wylie	
Size: 34.8 acres 1 parcel	
Location/Description: Remote location, 275 feet from Riverside County line on Sandia Creek Drive; Inside County Water Authority boundary	
Prevalence of Constraints (See following page): <ul style="list-style-type: none"> ● – high; ◐ – partially; ○ - none ◐ Steep slope (greater than 25%) ○ Floodplain ◐ Wetlands ◐ Habitat Value ● Agricultural Lands ● Fire Hazard Severity Zones 	

Land Use	
General Plan	
Scenario	Designation
Former GP	1 du/4,8,20 ac
GP (Adopted Aug 2011)	RL20
Referral	RL20
Hybrid	
Draft Land Use	
Environmentally Superior	RL40
Zoning	
Former— A70, 4-acre minimum lot size	
Adopted Aug 2011— Same as existing	



Aerial



Adopted Aug 2011

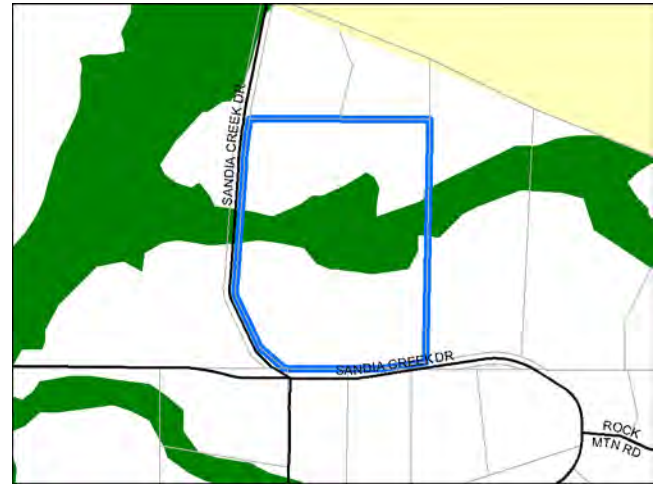
Discussion

Subject property is located in the northernmost portion of the unincorporated county, approximately 300 feet from the Riverside County line. The property owner's request would result in a spot designation of Semi-Rural densities in the remote northern fringe of the county. A Semi-Rural density, particularly a density as high as SR4, would not be supported by the Community Development Model or Guiding Principle #9 due to its remote location and lack of infrastructure and services. [See also FB22 and FB23]

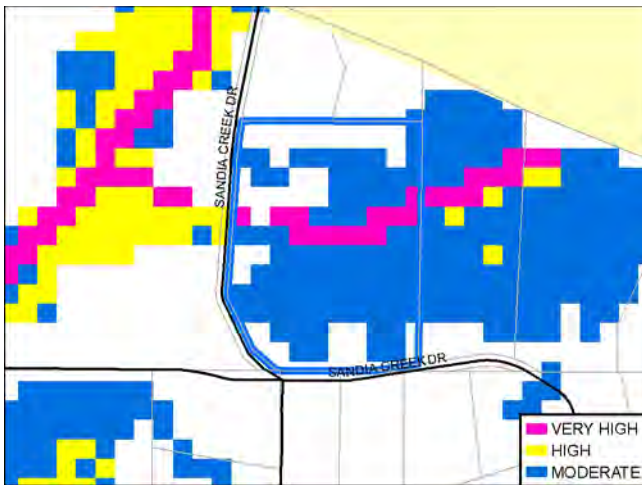
FB21 (cont.)



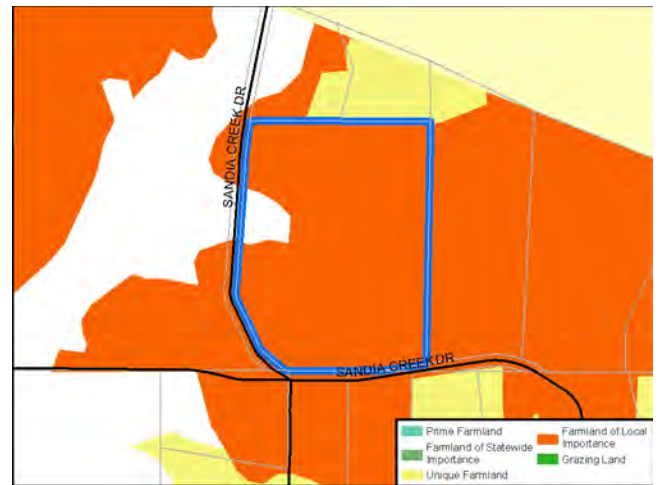
Steep Slope (Greater than 25%)



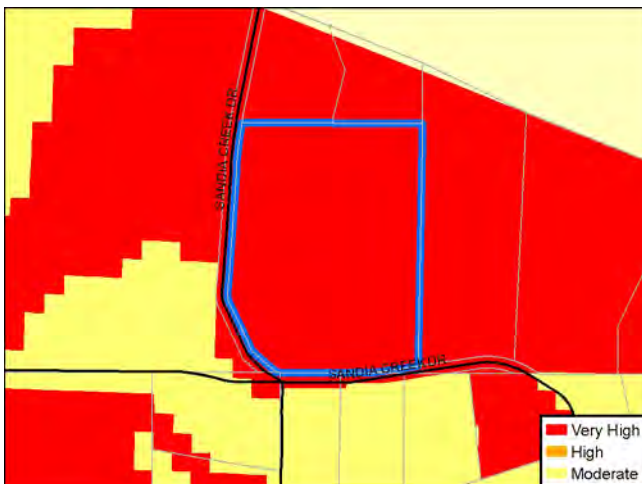
Wetlands



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

FB21 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Semi-Rural 4	Rural Lands 20	Major

Rationale for Major Category Classification

- This property is in a remote location where there is limited access and no nearby services or jobs. While it is within a small residential community, one of the General Plan's core tenets is to direct future growth away from areas such as this because of their remoteness.
- The General Plan Community Development Model does not support increased development in remote locations away from existing villages.
- The General Plan principles and policies do not support increased development in areas with limited access, sensitive resources, and significant constraints.
- The property is within the County Water Authority; therefore, it is designated RL20 rather than RL40 or RL80.

Guiding Principles/General Plan Changes Necessary to Support the Request

- Because some existing parcelization occurs in the area similar to the request, the extent of changes needed to the General Plan could be controlled through revisions to the General Plan that place greater emphasis on existing parcelization.
- The General Plan Guiding Principles and policies would require revisions to deemphasize compact communities.
- Revisions may also be necessary to Guiding Principles and policies that relate to reducing densities in areas with sensitive natural resources and certain constraints.
- The fundamental approach to designating Rural Lands 20 and possibly all Rural Lands would need to be revisited and new principles, policies, and concepts developed.
- Numerous properties in the vicinity of the site would require redesignation.
- Depending on the revisions to the principles, policies, and concepts, other lands with a designation less dense than Semi-Rural 4 would also require reconsideration. It's possible that this review could be limited to the areas within the County Water Authority if the revised principles, policies, and concepts were crafted in that manner.

Impact to Forest Conservation Initiative Remapping Timeline

Minor to Major – The Forest Conservation Initiative area occurs outside of the County Water Authority boundary. Therefore, if revision of policies and concepts were kept to areas within the boundary there would be little to no affect. However, as the majority of the Forest Conservation Initiative area will be proposed for Rural Lands, any revised principles, policies, and concepts that generally affect application of the Rural Lands designations will substantially affect the Forest Conservation Initiative area remapping.

Relevant General Plan Principles, Goals, and Policies

A sampling is included below:

Principle 2. Promote health and sustainability by locating new growth near existing and planned infrastructure, services, and jobs in a compact pattern of development.

Goal LU-1 Primacy of the Land Use Element. A land use plan and development doctrine that sustain the intent and integrity of the Community Development Model and the boundaries between Regional Categories.

Policy LU-1.1 Assigning Land Use Designations. Assign land use designations on the Land Use Map in accordance with the Community Development Model and boundaries established by the Regional Categories Map.

Policy LU-1.3 Development Patterns. Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.

Policy 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.

Goal LU-2 Maintenance of the County's Rural Character. Conservation and enhancement of the unincorporated County's varied communities, rural setting, and character.

Policy 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.

Principle 4. Promote environmental stewardship that protects the range of natural resources and habitats that uniquely define the County's character and ecological importance.

Principle 5. Ensure that development accounts for physical constraints and the natural hazards of the land.

Goal LU-6 Development-Environmental Balance. A built environment in balance with the natural environment, scarce resources, natural hazards, and the unique local character of individual communities.

Policy LU-6.1 Environmental Sustainability. Require the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment.

Policy LU-6.2 Reducing Development Pressures. Assign lowest-density or lowest-intensity land use designations to areas with sensitive natural resources.

SUBJECT: GENERAL PLAN 2020: PROJECT UPDATE AND CONFIRMATION OF DIRECTION (District: All)

MAPPING METHODS AND ISSUES

Mapping Process

Mapping the distribution of residential land use was a complex process that considered a variety of planning and legal factors when preparing land use recommendations. Some of the factors considered during the mapping process were the following:

- Proximity to existing and planned infrastructure and services (sewer, water, fire, etc.)
- Physical suitability of the site (slopes, floodplains, fault zone, etc.)
- Vehicular access (roadway level of service, connectivity, transit plan, etc.)
- Existing parcel size and land uses
- Existing and proposed resource standards
- Potential environmental impacts (biological sensitivity, geologic hazard, viewshed, etc.)
- Compatibility with surrounding uses (setting, agriculture, adjacent development or uses, etc.)
- Landowner requests
- Community and advisory group recommendations

Maps prepared for GP 2020 must be consistent with the project's regional elements and community plans, and potential impacts outlined in the EIR will be determined from an analysis of regional maps.

Housing Affordability

The quality of life in San Diego County makes it a desirable place in which to live and work. During the past decade, regional job and population growth fueled a demand for housing that was not met by an equal increase in housing supply. Consequently, the continued demand for home ownership pushed the median price of housing to what is unaffordable to seventy-four percent of the region's households where the median annual family income is \$61,100.

Housing affordability in the San Diego region is a complex problem that cannot be resolved within a single jurisdiction nor solely through its General Plan. Nevertheless, it is important that GP 2020 take reasonable actions to ensure that affordable housing is available, an issue that will be addressed in the Housing Element. GP 2020 will impact housing affordability in three basic ways:

- Planning concepts, as applied to land use maps, employ methods recommended by the building industry (see Attachment J) for improving housing affordability.
- Residential capacity provides enough supply to meet the County's fair share of the region's future housing demand.
- Allowable densities are related to affordable housing types such as small lot single-family, duplex, and attached dwelling units.

GENERAL PLAN 2020 Land Use Framework

REGIONAL CATEGORIES

APPROVED: Semi-Rural Estates

Semi-Rural Estates are existing and planned settlements that contain low-density residential uses, agricultural uses, and support activities. Semi-rural areas serve as a transition between the Village and Rural Lands. Residential densities in Semi-Rural Estates should be related to the physical conditions, community character, and availability of public services and roads. Higher densities within the allowable range should be located near Villages, while lower densities should be located near Rural Lands. Site design methods that reduce onsite infrastructure costs and preserve contiguous open space are encouraged within this category.

APPROVED: Rural Lands

Rural Lands are areas appropriate for large farms², open space, very low-density residential use, and recreation. Rural Lands benefit all residents by preserving the County's rural atmosphere and by:

- Protecting land with significant physical and/or environmental constraints.
- Preserving limited resources such as open space and natural resources.
- Providing open space buffers and a visual separation between communities.

Typically, areas categorized as Rural Lands rely on groundwater and septic systems and are located away from existing urban-level development.

Residential Density Range:

All-County*: 1 du/acre to 1 du/10 acre

Special circumstances: Sewer ~~Municipal~~ services may be used for clustering that preserves open space, agriculture, or environmentally sensitive areas provided that the overall density is not increased.

Existing: Estate Development Area (EDA); Country Residential Development Area (CRDA)

Residential Density Range:


West of CWA: 1 du / 20 or 40 acre

East of CWA: 1 du / 40, 80 or 160 acre

Special Circumstances: East of CWA, 1 du/40 acre should be located near the CWA line and existing communities. In limited circumstances with existing parcelization, 1 du/10 acre West of CWA and 1du/20 acre East of CWA may be applied.

Existing: Rural Development Area (RDA) / Environmentally Constrained Area (ECA).

² Community-Specific Conditions: Communities with special conditions, such as Borrego Springs, should address specific land use and ground water issues in their Rural and Semi-Rural areas within their community plans.

<p>FALLBROOK</p> <p>2000 Census Population.....39,646</p> <p>Community 2020 Target.....50,000</p> <p>April 2004 WC Map Population.....60,990</p>	
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APRIL 2004 WORKING COPY MAP

The key objectives are to retain the vitality of the town center while preserving the rural character and agriculture within the community. It is also important to protect the areas of rugged terrain, particularly in the northern part of the community along the Santa Margarita River, by applying a Rural Lands density designation. In the southern portion of the community (along the San Luis Rey River), rural lands densities have been applied due to environmental constraints (floodplain). The April 2004 Map has also taken into consideration a proposed transit node and appropriate densities in the area east of Interstate 15 and north of State Route 76.

KEY COMMUNITY ISSUES

- Traffic congestion, especially though the town center
- Preservation of a vibrant, prosperous town center
- Impacts to small town community character from population growth and development
- Preserving community character and the environment while protecting private property interests

COMMUNITY-SPECIFIC PLANNING RATIONALE

- The community contains a well-defined Village that includes an existing revitalization area
- The village is surrounded by Semi-Rural lands that are already subdivided

- A large area, northeast of the interchange between State Route 76 and Interstate 15, has been identified as a possible employment center accompanied by residential designations to accommodate a mix of single family and multifamily housing
- The environmentally sensitive lands surrounding the Santa Margarita River in the north and San Luis Rey River floodplain in the south have been designated at Rural Lands densities

TRAFFIC FORECASTS

If the April 2004 Working Copy map is developed to its full capacity in the year 2020, preliminary traffic forecasts¹ indicate there would be about 94 lane-miles of roads operating at LOS E or F in Fallbrook. The preliminary estimate for improving deficient roads to an acceptable level of service (LOS D) is about \$305 million.

Traffic forecasts for the April 2004 Working Copy map are substantially improved over the existing general plan, which produces about 114 lane-miles operating at LOS E or F. The preliminary cost estimate for road improvements associated with the existing general plan is nearly \$590 million for Fallbrook.

¹ Based on traffic forecasts for the August 2003 Working Copy map.

FB22

General Plan (Adopted Aug 2011)	RL20
Property Specific Request:	SR4
Requested by: Lawrence Saunders	
Community Recommendation	SR10 ¹
Opposition Expected ²	Yes
Spot Designation/Zone	Yes
Impact to FCI Timeline	Varies
Change to GPU Principles Needed	Yes
Level of Change	Major

Note:

- 1 – Fallbrook CPG minutes February 21, 2011
- 2 – Based on staff's experience

Property Description

Property Owner:

Saunders Family Trust

Size:

102.1 acres
3 parcels

Location/Description:

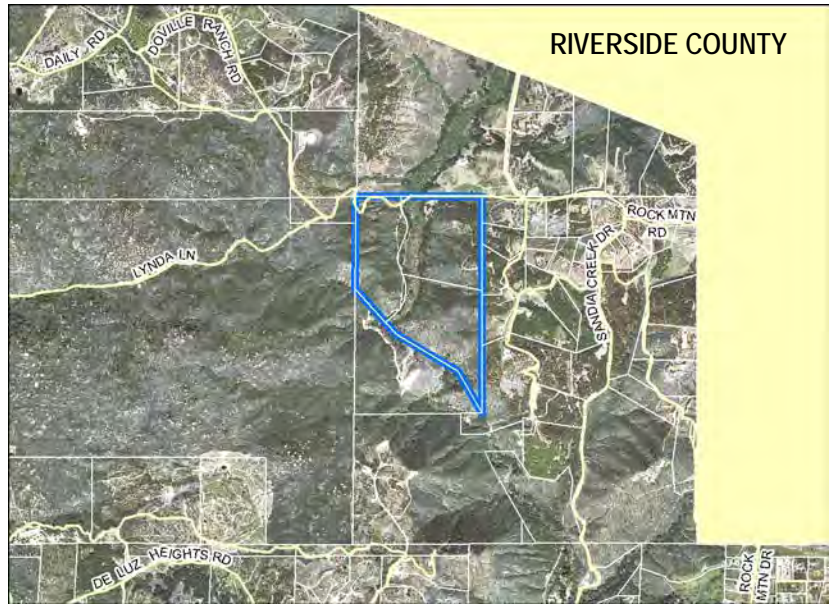
Remote location, ½ mile from Riverside County line, accessible via a private road off Sandia Creek Drive;
Inside County Water Authority boundary

Prevalence of Constraints (See following page):

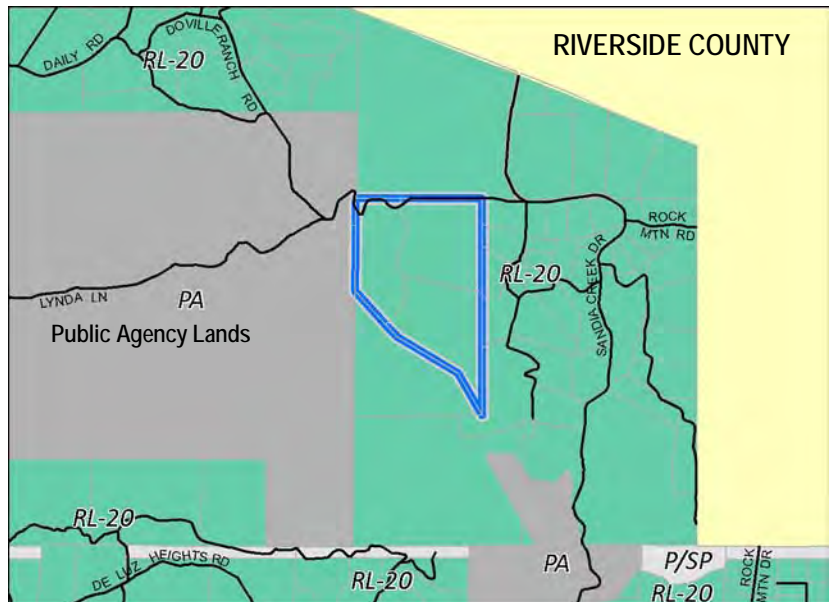
- – high; ◐ – partially; ○ - none
- ◐ Steep slope (greater than 25%)
- Floodplain
- ◐ Wetlands
- ◐ Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zones

Land Use

General Plan	
Scenario	Designation
Former GP	1 du/4,8,20 ac
GP (Adopted Aug 2011)	RL20
Referral	RL20
Hybrid	
Draft Land Use	
Environmentally Superior	RL40
Zoning	
Former— A70, 4-acre minimum lot size	
Adopted Aug 2011 — Same as existing	



Aerial

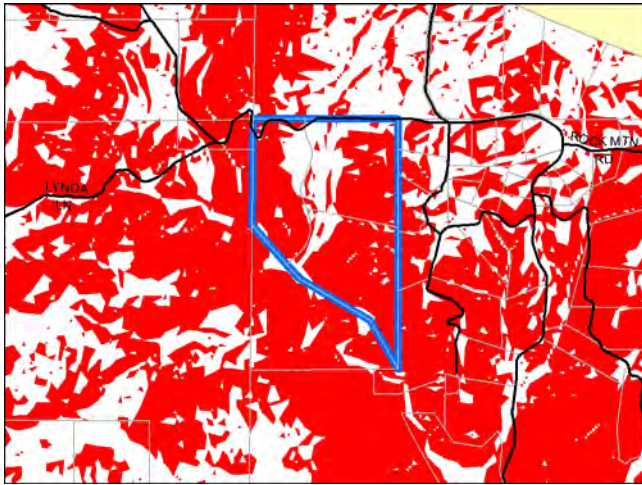


Adopted Aug 2011

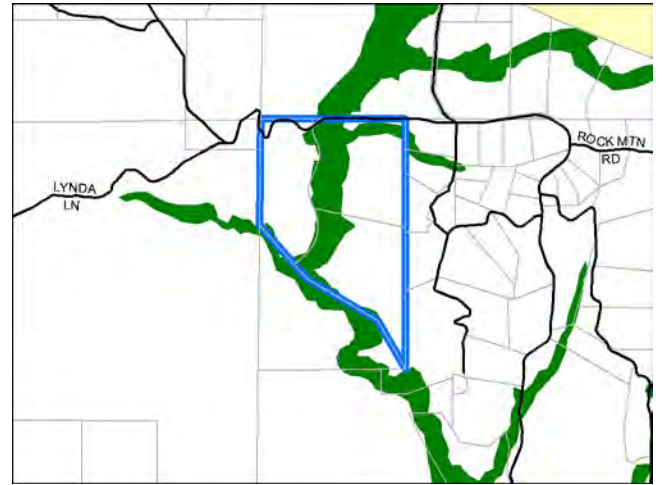
Discussion

Subject property is located in the northernmost portion of the unincorporated county, approximately one-half mile from the Riverside County line. A Semi-Rural designation in this area would not be supported by Guiding Principle #9 to minimize public costs or the Community Development Model, since the application of Semi-Rural densities in this rural area is, located away from public infrastructure, services and the Fallbrook Village. The property owner's request would result in a spot designation. [See also FB21 and FB23]

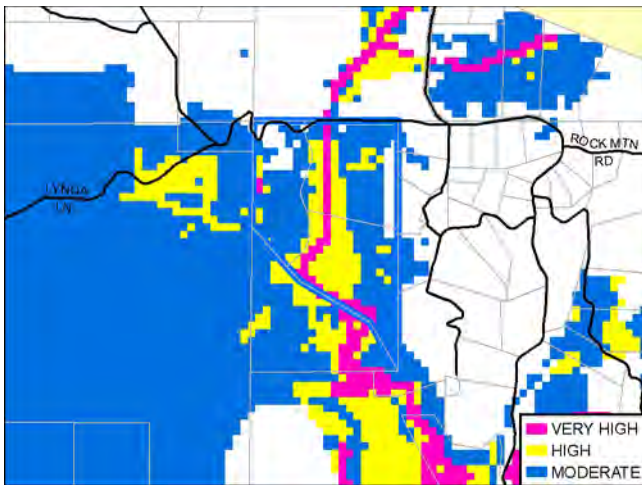
FB22 (cont.)



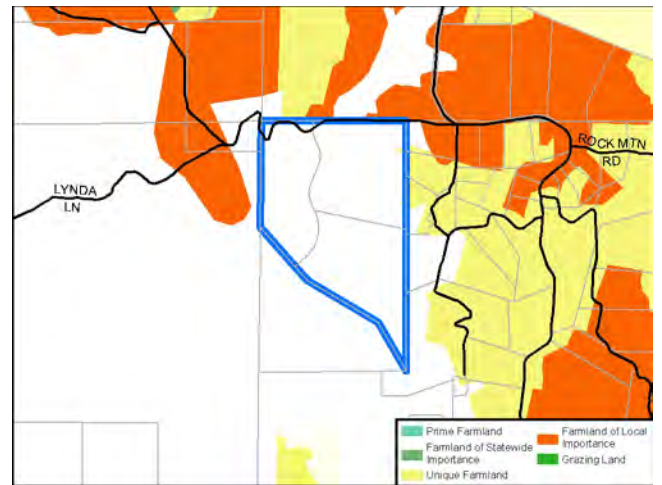
Steep Slope (Greater than 25%)



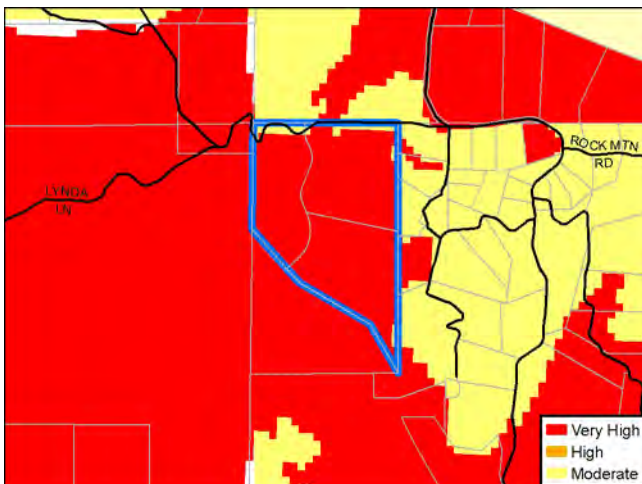
Wetlands



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

FB22 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Semi-Rural 4	Rural Lands 20	Major

Rationale for Major Category Classification

- This property is in a remote location where there is limited access and no nearby services or jobs. While it is within a small residential community, one of the General Plan's core tenets is to direct future growth away from areas such as this because of their remoteness.
- The General Plan Community Development Model does not support increased development in remote locations away from existing villages.
- The General Plan principles and policies do not support increased development in areas with limited access, sensitive resources, and significant constraints.
- The property is within the County Water Authority; therefore, it is designated RL20 rather than RL40 or RL80.

Guiding Principles/General Plan Changes Necessary to Support the Request

- Because some existing parcelization occurs in the area similar to the request, the extent of changes needed to the General Plan could be controlled through revisions to the General Plan that place greater emphasis on existing parcelization.
- The General Plan Guiding Principles and policies would require revisions to deemphasize compact communities.
- Revisions may also be necessary to Guiding Principles and policies that relate to reducing densities in areas with sensitive natural resources and certain constraints.
- The fundamental approach to designating Rural Lands 20 and possibly all Rural Lands would need to be revisited and new principles, policies, and concepts developed.
- Numerous properties in the vicinity of the site would require redesignation.
- Depending on the revisions to the principles, policies, and concepts, other lands with a designation less dense than Semi-Rural 4 would also require reconsideration. It's possible that this review could be limited to the areas within the County Water Authority if the revised principles, policies, and concepts were crafted in that manner.

Impact to Forest Conservation Initiative Remapping Timeline

Minor to Major – The Forest Conservation Initiative area occurs outside of the County Water Authority boundary. Therefore, if revision of policies and concepts were kept to areas within the boundary there would be little to no affect. However, as the majority of the Forest Conservation Initiative area will be proposed for Rural Lands, any revised principles, policies, and concepts that generally affect application of the Rural Lands designations will substantially affect the Forest Conservation Initiative area remapping.

Relevant General Plan Principles, Goals, and Policies

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Policy LU-1.3 Development Patterns. Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.

Policy 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.

Goal LU-2 Maintenance of the County's Rural Character. Conservation and enhancement of the unincorporated County's varied communities, rural setting, and character.

Policy 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.

Principle 4. Promote environmental stewardship that protects the range of natural resources and habitats that uniquely define the County's character and ecological importance.

Principle 5. Ensure that development accounts for physical constraints and the natural hazards of the land.

Goal LU-6 Development-Environmental Balance. A built environment in balance with the natural environment, scarce resources, natural hazards, and the unique local character of individual communities.

Policy LU-6.1 Environmental Sustainability. Require the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment.

Policy LU-6.2 Reducing Development Pressures. Assign lowest-density or lowest-intensity land use designations to areas with sensitive natural resources.

SUBJECT: GENERAL PLAN 2020: PROJECT UPDATE AND CONFIRMATION OF DIRECTION (District: All)

MAPPING METHODS AND ISSUES

Mapping Process

Mapping the distribution of residential land use was a complex process that considered a variety of planning and legal factors when preparing land use recommendations. Some of the factors considered during the mapping process were the following:

- Proximity to existing and planned infrastructure and services (sewer, water, fire, etc.)
- Physical suitability of the site (slopes, floodplains, fault zone, etc.)
- Vehicular access (roadway level of service, connectivity, transit plan, etc.)
- Existing parcel size and land uses
- Existing and proposed resource standards
- Potential environmental impacts (biological sensitivity, geologic hazard, viewshed, etc.)
- Compatibility with surrounding uses (setting, agriculture, adjacent development or uses, etc.)
- Landowner requests
- Community and advisory group recommendations

Maps prepared for GP 2020 must be consistent with the project's regional elements and community plans, and potential impacts outlined in the EIR will be determined from an analysis of regional maps.

Housing Affordability

The quality of life in San Diego County makes it a desirable place in which to live and work. During the past decade, regional job and population growth fueled a demand for housing that was not met by an equal increase in housing supply. Consequently, the continued demand for home ownership pushed the median price of housing to what is unaffordable to seventy-four percent of the region's households where the median annual family income is \$61,100.

Housing affordability in the San Diego region is a complex problem that cannot be resolved within a single jurisdiction nor solely through its General Plan. Nevertheless, it is important that GP 2020 take reasonable actions to ensure that affordable housing is available, an issue that will be addressed in the Housing Element. GP 2020 will impact housing affordability in three basic ways:

- Planning concepts, as applied to land use maps, employ methods recommended by the building industry (see Attachment J) for improving housing affordability.
- Residential capacity provides enough supply to meet the County's fair share of the region's future housing demand.
- Allowable densities are related to affordable housing types such as small lot single-family, duplex, and attached dwelling units.

GENERAL PLAN 2020 Land Use Framework

REGIONAL CATEGORIES

APPROVED: Semi-Rural Estates

Semi-Rural Estates are existing and planned settlements that contain low-density residential uses, agricultural uses, and support activities. Semi-rural areas serve as a transition between the Village and Rural Lands. Residential densities in Semi-Rural Estates should be related to the physical conditions, community character, and availability of public services and roads. Higher densities within the allowable range should be located near Villages, while lower densities should be located near Rural Lands. Site design methods that reduce onsite infrastructure costs and preserve contiguous open space are encouraged within this category.

APPROVED: Rural Lands

Rural Lands are areas appropriate for large farms², open space, very low-density residential use, and recreation. Rural Lands benefit all residents by preserving the County's rural atmosphere and by:

- Protecting land with significant physical and/or environmental constraints.
- Preserving limited resources such as open space and natural resources.
- Providing open space buffers and a visual separation between communities.

Typically, areas categorized as Rural Lands rely on groundwater and septic systems and are located away from existing urban-level development.

Residential Density Range:

All-County*: 1 du/acre to 1 du/10 acre

Special circumstances: Sewer ~~Municipal~~ services may be used for clustering that preserves open space, agriculture, or environmentally sensitive areas provided that the overall density is not increased.

Existing: Estate Development Area (EDA); Country Residential Development Area (CRDA)

Residential Density Range:


West of CWA: 1 du / 20 or 40 acre

East of CWA: 1 du / 40, 80 or 160 acre

Special Circumstances: East of CWA, 1 du/40 acre should be located near the CWA line and existing communities. In limited circumstances with existing parcelization, 1 du/10 acre West of CWA and 1du/20 acre East of CWA may be applied.

Existing: Rural Development Area (RDA) / Environmentally Constrained Area (ECA).

² Community-Specific Conditions: Communities with special conditions, such as Borrego Springs, should address specific land use and ground water issues in their Rural and Semi-Rural areas within their community plans.

<p>FALLBROOK</p> <p>2000 Census Population.....39,646</p> <p>Community 2020 Target.....50,000</p> <p>April 2004 WC Map Population.....60,990</p>	
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APRIL 2004 WORKING COPY MAP

The key objectives are to retain the vitality of the town center while preserving the rural character and agriculture within the community. It is also important to protect the areas of rugged terrain, particularly in the northern part of the community along the Santa Margarita River, by applying a Rural Lands density designation. In the southern portion of the community (along the San Luis Rey River), rural lands densities have been applied due to environmental constraints (floodplain). The April 2004 Map has also taken into consideration a proposed transit node and appropriate densities in the area east of Interstate 15 and north of State Route 76.

KEY COMMUNITY ISSUES

- Traffic congestion, especially though the town center
- Preservation of a vibrant, prosperous town center
- Impacts to small town community character from population growth and development
- Preserving community character and the environment while protecting private property interests

COMMUNITY-SPECIFIC PLANNING RATIONALE

- The community contains a well-defined Village that includes an existing revitalization area
- The village is surrounded by Semi-Rural lands that are already subdivided

- A large area, northeast of the interchange between State Route 76 and Interstate 15, has been identified as a possible employment center accompanied by residential designations to accommodate a mix of single family and multifamily housing
- The environmentally sensitive lands surrounding the Santa Margarita River in the north and San Luis Rey River floodplain in the south have been designated at Rural Lands densities

TRAFFIC FORECASTS

If the April 2004 Working Copy map is developed to its full capacity in the year 2020, preliminary traffic forecasts¹ indicate there would be about 94 lane-miles of roads operating at LOS E or F in Fallbrook. The preliminary estimate for improving deficient roads to an acceptable level of service (LOS D) is about \$305 million.

Traffic forecasts for the April 2004 Working Copy map are substantially improved over the existing general plan, which produces about 114 lane-miles operating at LOS E or F. The preliminary cost estimate for road improvements associated with the existing general plan is nearly \$590 million for Fallbrook.

¹ Based on traffic forecasts for the August 2003 Working Copy map.

FB23

General Plan (Adopted Aug 2011)	RL20
Property Specific Request:	SR4
Requested by: Melanie DeHoney	
Community Recommendation	SR10 ¹
Opposition Expected ²	Yes
Spot Designation/Zone	Yes
Impact to FCI Timeline	Varies
Change to GPU Principles Needed	Yes
Level of Change	Major

Notes:

- 1 – Fallbrook CPG minutes February 21, 2011
 2 – Based on staff's experience

Property Description

Property Owner:

Cal-June Inc.

Size:

126.3 acres
 1 parcel

Location/Description:

Remote location, on the Riverside County line accessible via Sandia Creek Drive;
 Inside County Water Authority boundary

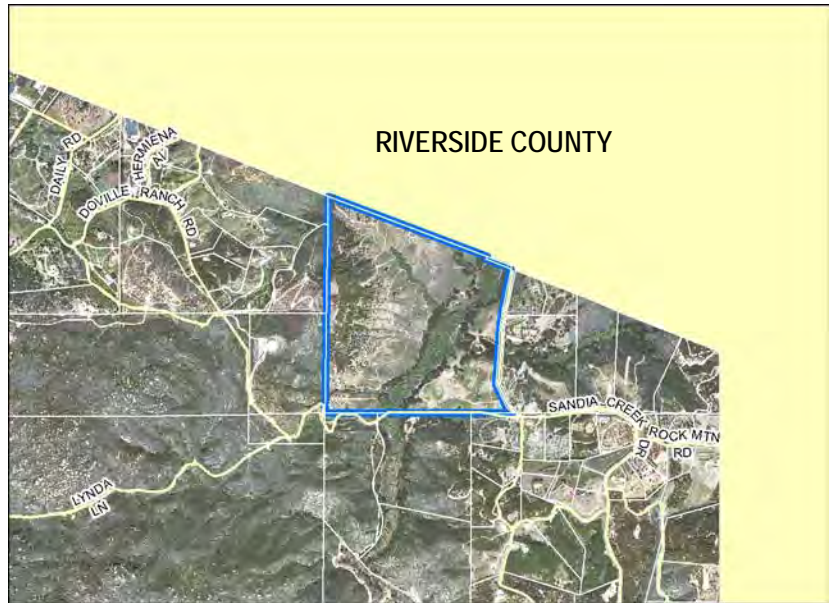
Prevalence of Constraints (See following page):

- – high; ◐ – partially; ○ - none
- ◐ Steep slope (greater than 25%)
 - Floodplain
 - ◐ Wetlands
 - ◐ Habitat Value
 - ◐ Agricultural Lands
 - ◐ Fire Hazard Severity Zones

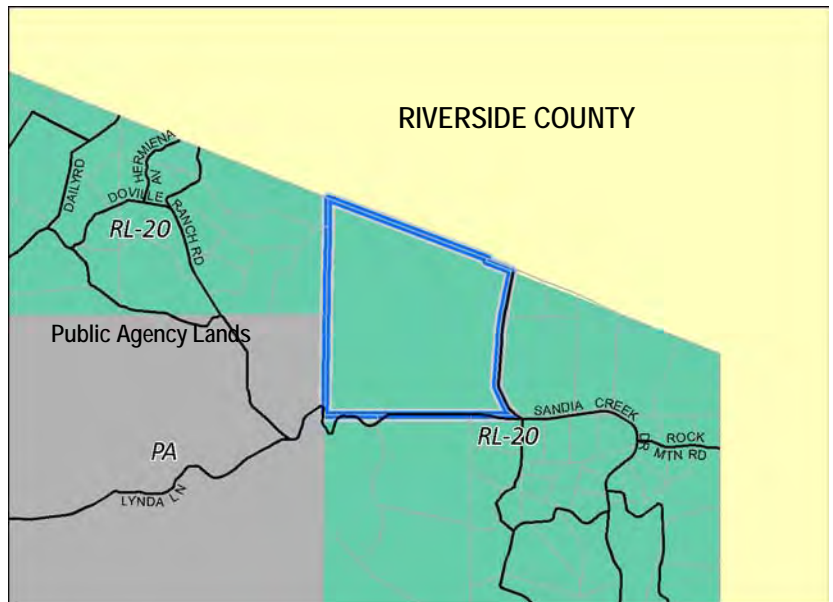
Land Use

General Plan

Scenario	Designation
Former GP	1 du/4,8,20 ac
GP (Adopted Aug 2011)	RL20
Referral	RL20
Hybrid	
Draft Land Use	
Environmentally Superior	RL40
<i>Zoning</i>	
Former— A70, 4-acre minimum lot size	
Adopted Aug 2011— Same as existing	



Aerial

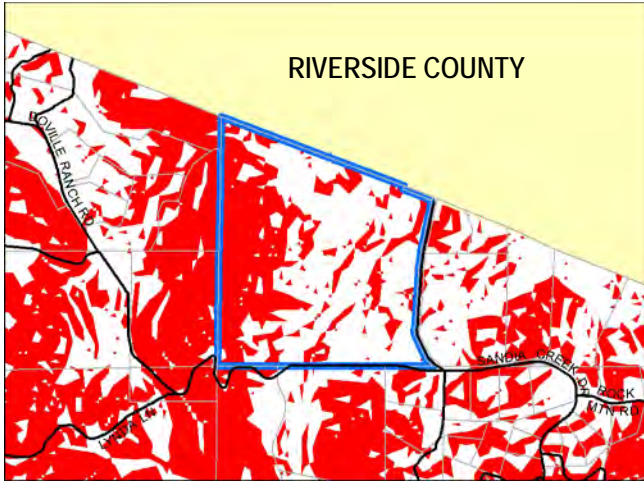


Adopted Aug 2011

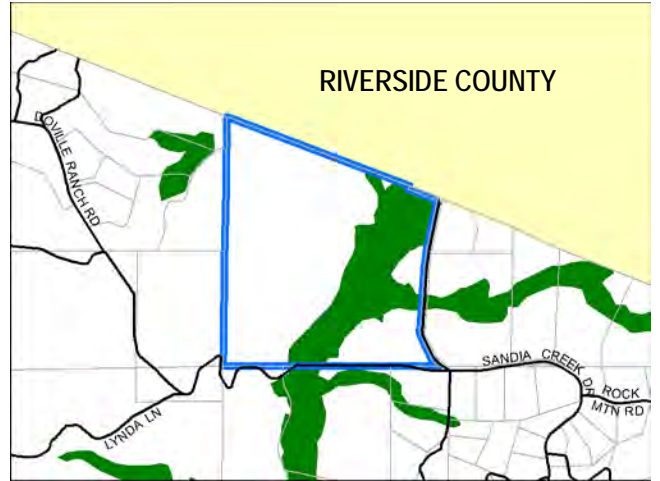
Discussion

Subject property is located in the northernmost portion of the unincorporated county on the Riverside County line. A Semi-Rural designation in this area would not be supported by Guiding Principle #9, since the site is remote and would result in additional public infrastructure and services costs. Also assigning a Semi-Rural density in this location would not be supported by the Community Development Model since it is not adjacent to other areas with that density and far from a village center. The property owner would still be able to subdivide the property into six units, which is more realistic due to the wetland, slope, and access issues that will need to be addressed in a subdivision. Also, the property owner's request would result in a spot designation. [See also FB21 and FB22]

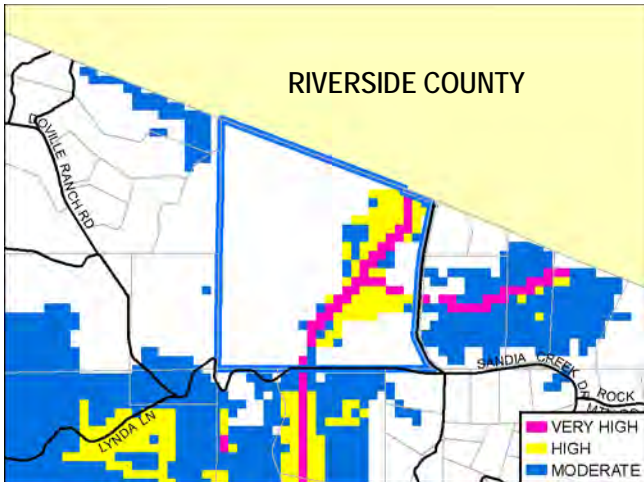
FB23 (cont.)



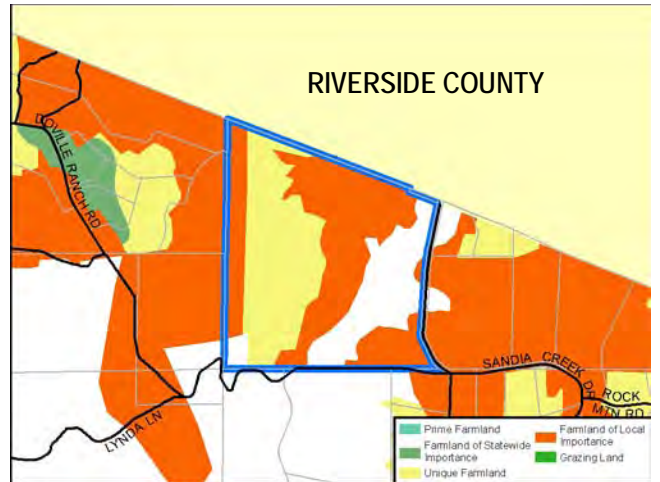
Steep Slope (Greater than 25%)



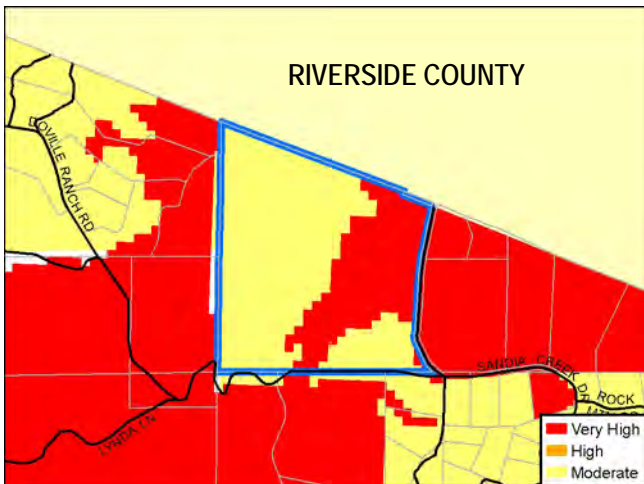
Wetlands



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

FB23 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Semi-Rural 4	Rural Lands 20	Major

Rationale for Major Category Classification

- This property is in a remote location where there is limited access and no nearby services or jobs. While it is within a small residential community, one of the General Plan's core tenets is to direct future growth away from areas such as this because of their remoteness.
- The General Plan Community Development Model does not support increased development in remote locations away from existing villages.
- The General Plan principles and policies do not support increased development in areas with limited access, sensitive resources, and significant constraints.
- The property is within the County Water Authority; therefore, it is designated RL20 rather than RL40 or RL80.

Guiding Principles/General Plan Changes Necessary to Support the Request

- Because some existing parcelization occurs in the area similar to the request, the extent of changes needed to the General Plan could be controlled through revisions to the General Plan that place greater emphasis on existing parcelization.
- The General Plan Guiding Principles and policies would require revisions to deemphasize compact communities.
- Revisions may also be necessary to Guiding Principles and policies that relate to reducing densities in areas with sensitive natural resources and certain constraints.
- The fundamental approach to designating Rural Lands 20 and possibly all Rural Lands would need to be revisited and new principles, policies, and concepts developed.
- Numerous properties in the vicinity of the site would require redesignation.
- Depending on the revisions to the principles, policies, and concepts, other lands with a designation less dense than Semi-Rural 4 would also require reconsideration. It's possible that this review could be limited to the areas within the County Water Authority if the revised principles, policies, and concepts were crafted in that manner.

Impact to Forest Conservation Initiative Remapping Timeline

Minor to Major – The Forest Conservation Initiative area occurs outside of the County Water Authority boundary. Therefore, if revision of policies and concepts were kept to areas within the boundary there would be little to no affect. However, as the majority of the Forest Conservation Initiative area will be proposed for Rural Lands, any revised principles, policies, and concepts that generally affect application of the Rural Lands designations will substantially affect the Forest Conservation Initiative area remapping.

Relevant General Plan Principles, Goals, and Policies

A sampling is included below:

Principle 2. Promote health and sustainability by locating new growth near existing and planned infrastructure, services, and jobs in a compact pattern of development.

Goal LU-1 Primacy of the Land Use Element. A land use plan and development doctrine that sustain the intent and integrity of the Community Development Model and the boundaries between Regional Categories.

Policy LU-1.1 Assigning Land Use Designations. Assign land use designations on the Land Use Map in accordance with the Community Development Model and boundaries established by the Regional Categories Map.

Policy LU-1.3 Development Patterns. Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.

Policy 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.

Goal LU-2 Maintenance of the County's Rural Character. Conservation and enhancement of the unincorporated County's varied communities, rural setting, and character.

Policy 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.

Principle 4. Promote environmental stewardship that protects the range of natural resources and habitats that uniquely define the County's character and ecological importance.

Principle 5. Ensure that development accounts for physical constraints and the natural hazards of the land.

Goal LU-6 Development-Environmental Balance. A built environment in balance with the natural environment, scarce resources, natural hazards, and the unique local character of individual communities.

Policy LU-6.1 Environmental Sustainability. Require the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment.

Policy LU-6.2 Reducing Development Pressures. Assign lowest-density or lowest-intensity land use designations to areas with sensitive natural resources.

SUBJECT: GENERAL PLAN 2020: PROJECT UPDATE AND CONFIRMATION OF DIRECTION (District: All)

MAPPING METHODS AND ISSUES

Mapping Process

Mapping the distribution of residential land use was a complex process that considered a variety of planning and legal factors when preparing land use recommendations. Some of the factors considered during the mapping process were the following:

- Proximity to existing and planned infrastructure and services (sewer, water, fire, etc.)
- Physical suitability of the site (slopes, floodplains, fault zone, etc.)
- Vehicular access (roadway level of service, connectivity, transit plan, etc.)
- Existing parcel size and land uses
- Existing and proposed resource standards
- Potential environmental impacts (biological sensitivity, geologic hazard, viewshed, etc.)
- Compatibility with surrounding uses (setting, agriculture, adjacent development or uses, etc.)
- Landowner requests
- Community and advisory group recommendations

Maps prepared for GP 2020 must be consistent with the project's regional elements and community plans, and potential impacts outlined in the EIR will be determined from an analysis of regional maps.

Housing Affordability

The quality of life in San Diego County makes it a desirable place in which to live and work. During the past decade, regional job and population growth fueled a demand for housing that was not met by an equal increase in housing supply. Consequently, the continued demand for home ownership pushed the median price of housing to what is unaffordable to seventy-four percent of the region's households where the median annual family income is \$61,100.

Housing affordability in the San Diego region is a complex problem that cannot be resolved within a single jurisdiction nor solely through its General Plan. Nevertheless, it is important that GP 2020 take reasonable actions to ensure that affordable housing is available, an issue that will be addressed in the Housing Element. GP 2020 will impact housing affordability in three basic ways:

- Planning concepts, as applied to land use maps, employ methods recommended by the building industry (see Attachment J) for improving housing affordability.
- Residential capacity provides enough supply to meet the County's fair share of the region's future housing demand.
- Allowable densities are related to affordable housing types such as small lot single-family, duplex, and attached dwelling units.

GENERAL PLAN 2020 Land Use Framework

REGIONAL CATEGORIES

APPROVED: Semi-Rural Estates

Semi-Rural Estates are existing and planned settlements that contain low-density residential uses, agricultural uses, and support activities. Semi-rural areas serve as a transition between the Village and Rural Lands. Residential densities in Semi-Rural Estates should be related to the physical conditions, community character, and availability of public services and roads. Higher densities within the allowable range should be located near Villages, while lower densities should be located near Rural Lands. Site design methods that reduce onsite infrastructure costs and preserve contiguous open space are encouraged within this category.

APPROVED: Rural Lands

Rural Lands are areas appropriate for large farms², open space, very low-density residential use, and recreation. Rural Lands benefit all residents by preserving the County's rural atmosphere and by:

- Protecting land with significant physical and/or environmental constraints.
- Preserving limited resources such as open space and natural resources.
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Typically, areas categorized as Rural Lands rely on groundwater and septic systems and are located away from existing urban-level development.

Residential Density Range:

All-County*: 1 du/acre to 1 du/10 acre

Special circumstances: Sewer ~~Municipal~~ services may be used for clustering that preserves open space, agriculture, or environmentally sensitive areas provided that the overall density is not increased.

Existing: Estate Development Area (EDA); Country Residential Development Area (CRDA)

Residential Density Range:


West of CWA: 1 du / 20 or 40 acre

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Existing: Rural Development Area (RDA) / Environmentally Constrained Area (ECA).

² Community-Specific Conditions: Communities with special conditions, such as Borrego Springs, should address specific land use and ground water issues in their Rural and Semi-Rural areas within their community plans.

<p>FALLBROOK</p> <p>2000 Census Population.....39,646</p> <p>Community 2020 Target.....50,000</p> <p>April 2004 WC Map Population.....60,990</p>	
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APRIL 2004 WORKING COPY MAP

The key objectives are to retain the vitality of the town center while preserving the rural character and agriculture within the community. It is also important to protect the areas of rugged terrain, particularly in the northern part of the community along the Santa Margarita River, by applying a Rural Lands density designation. In the southern portion of the community (along the San Luis Rey River), rural lands densities have been applied due to environmental constraints (floodplain). The April 2004 Map has also taken into consideration a proposed transit node and appropriate densities in the area east of Interstate 15 and north of State Route 76.

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- Impacts to small town community character from population growth and development
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COMMUNITY-SPECIFIC PLANNING RATIONALE

- The community contains a well-defined Village that includes an existing revitalization area
- The village is surrounded by Semi-Rural lands that are already subdivided

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- The environmentally sensitive lands surrounding the Santa Margarita River in the north and San Luis Rey River floodplain in the south have been designated at Rural Lands densities

TRAFFIC FORECASTS

If the April 2004 Working Copy map is developed to its full capacity in the year 2020, preliminary traffic forecasts¹ indicate there would be about 94 lane-miles of roads operating at LOS E or F in Fallbrook. The preliminary estimate for improving deficient roads to an acceptable level of service (LOS D) is about \$305 million.

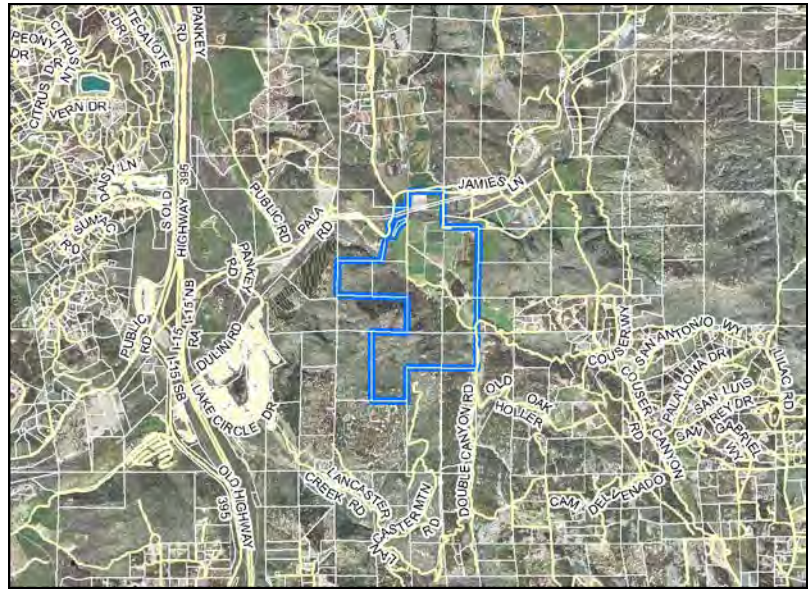
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¹ Based on traffic forecasts for the August 2003 Working Copy map.

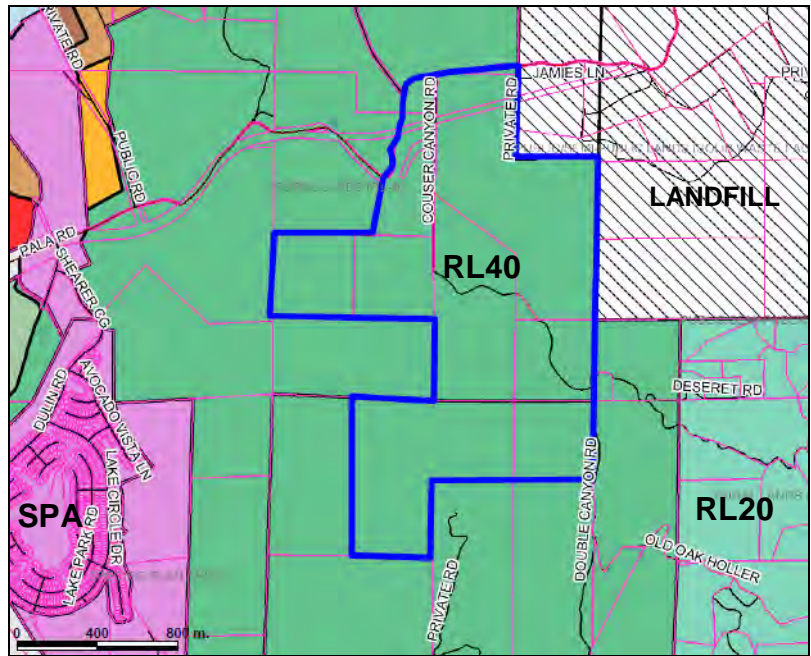
FB24

General Plan (Adopted Aug 2011)	RL40
Property Specific Request:	SR4
Requested by: Adam Duncan	
Community Recommendation	RL40 ¹
Opposition Expected ²	Yes
Spot Designation/Zone	Yes
Impact to FCI Timeline	Major
Change to GPU Principles Needed	Yes
Level of Change	Major

Notes:
 1 – Fallbrook CPG minutes February 21, 2011
 2 – Based on staff's experience



Aerial



Adopted Aug 2011

Property Description	
Property Owner: McCarthy Revocable Trust	
Size: 585.5 acres, 10 parcels	
Location/Description: Generally south of SR-76, approximately 1.5 miles east of Interstate 15; Outside CWA boundary (except for 42 acres)	
Prevalence of Constraints (See following page): <ul style="list-style-type: none"> ● – high; ◐ – partially; ○ - none ◐ Steep slope (greater than 25%) ◐ Floodplain ◐ Wetlands ● Habitat Value ◐ Agricultural Lands ◐ Fire Hazard Severity Zones 	

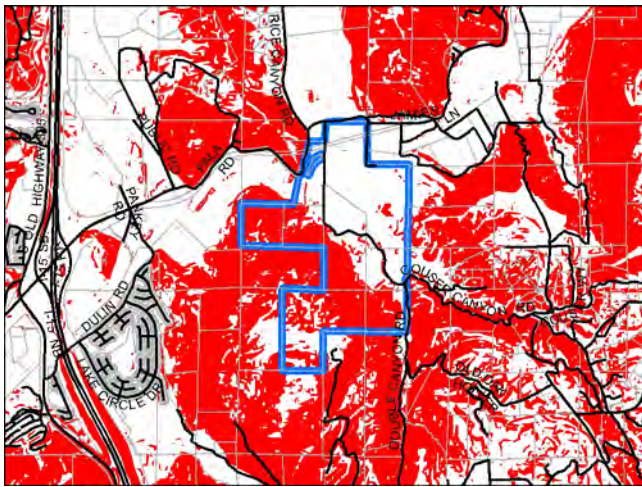
Land Use	
General Plan	
Scenario	Designation
Former GP	1 du/4,8,20 ac
	1 du/2,4,8 ac
	1 du/10 ac
	1 du/40 ac
GP (Adopted Aug 2011)	RL40
Referral	RL20 (42 ac) RL40
Hybrid	RL40
Draft Land Use	
Environmentally Superior	
Zoning	
Former — A72, 8-acre minimum lot size A72; 10-acre minimum lot size (42 ac.) A72; 10-acre minimum lot size (40 ac.)	
Adopted Aug 2011— Same as existing	

Discussion

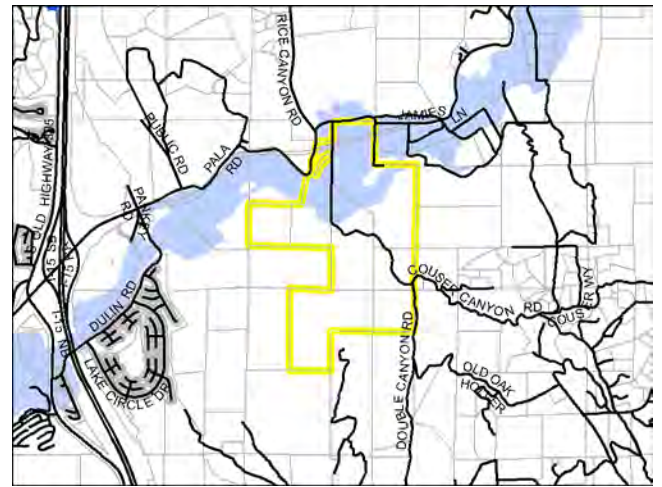
The request for a Semi-Rural designation is outside the range of alternatives evaluated by the General Plan Update Draft EIR. In addition, the request is not supported by the project objectives, particularly the Community Development Model, since the site is constrained by steep slopes, wetlands, sensitive habitat value and partially located within the Very High Fire Hazard Severity Zone. Also, since the site is surrounded by other Rural Lands properties, a Semi-Rural density would result in a spot designation, which to resolve would require increasing density for a very large area.

Also, a Semi-Rural designation would be an increase in density when compared to the former and adopted minimum lot sizes in the Zoning Ordinance. [Portion within FB2]

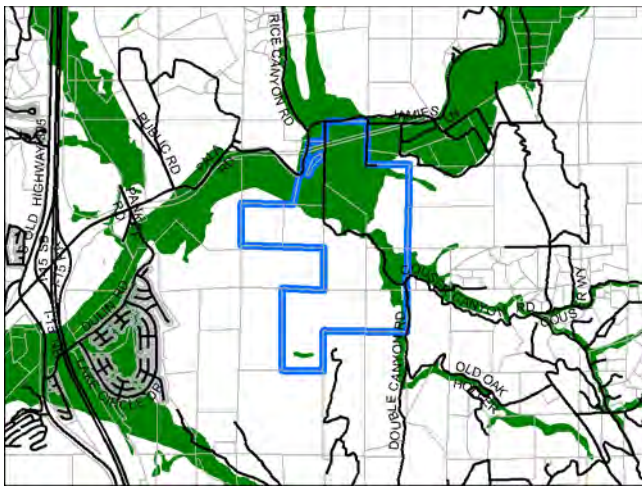
FB24 (cont.)



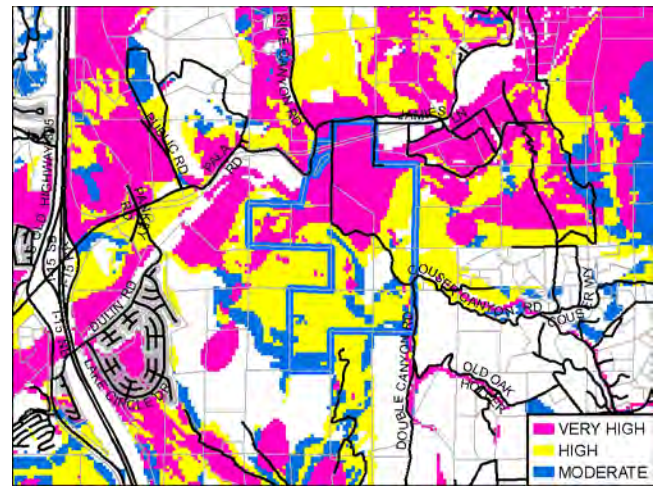
Steep Slope (Greater than 25%)



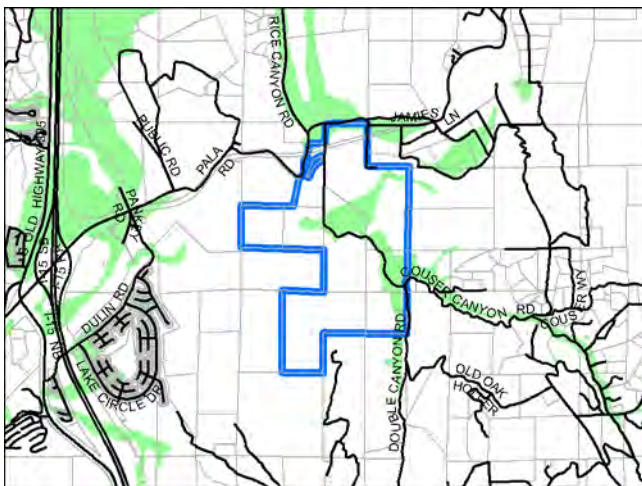
Floodplain (100-year)



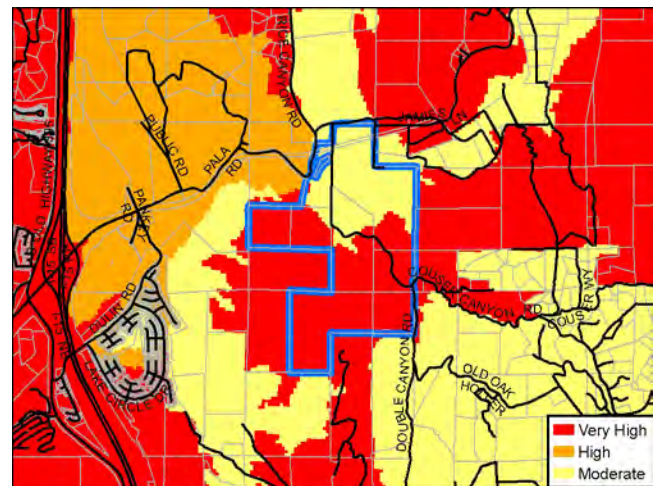
Wetlands



Habitat Evaluation Model



Prime Agricultural Lands



Fire Hazard Severity Zones

FB24 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Semi-Rural 4	Rural Lands 40	Major

Note: A portion of the request is located within the Pala-Pauma Community Sponsor Group; however the entire property specific request is presented here.

Rationale for Major Category Classification

- Prior to the General Plan Update, the property was zoned for 8 and 10-acre minimum lot sizes. Therefore, the requested designation would either have been inconsistent with the zoning or would require an increase in density counter to the principles of the Update.
- Although some nearby parcelization exists, the Fallbrook community core is seven miles to the west. The only other areas planned for significant growth are along I-15. To the east of I-15, infrastructure is limited and the parcel sizes are still fairly large. As a reflection of these larger parcel sizes and the General Plan Guiding Principles to reduce growth outside of existing communities, Rural Lands designations were applied.
- The General Plan Community Development Model does not support increased development away from existing villages.
- The General Plan principles and policies do not support increased development in areas with limited access, sensitive resources, and significant constraints.

Guiding Principles/General Plan Changes Necessary to Support the Request

- The General Plan Guiding Principles and policies would require revisions to deemphasize compact communities.
- Revisions may also be necessary to Guiding Principles and policies that relate to reducing densities in areas with sensitive natural resources and certain constraints.
- The fundamental approach to designating Rural Lands would require reconsideration.
- Depending on the revisions to the principles, policies, and concepts, other lands with Rural Lands designations would require reconsideration.

Impact to Forest Conservation Initiative Remapping Timeline

Major – As the majority of the Forest Conservation Initiative area will be proposed for Rural Lands, any revised principles, policies, and concepts that generally affect application of the Rural Lands designations will substantially affect the Forest Conservation Initiative area remapping.

Relevant General Plan Principles, Goals, and Policies

A sampling is included below:

Principle 2. Promote health and sustainability by locating new growth near existing and planned infrastructure, services, and jobs in a compact pattern of development.

Goal LU-1 Primacy of the Land Use Element. A land use plan and development doctrine that sustain the intent and integrity of the Community Development Model and the boundaries between Regional Categories.

Policy LU-1.1 Assigning Land Use Designations. Assign land use designations on the Land Use Map in accordance with the Community Development Model and boundaries established by the Regional Categories Map.

Policy LU-1.3 Development Patterns. Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.

Policy 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.

Goal LU-2 Maintenance of the County's Rural Character. Conservation and enhancement of the unincorporated County's varied communities, rural setting, and character.

Policy 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.

Principle 4. Promote environmental stewardship that protects the range of natural resources and habitats that uniquely define the County's character and ecological importance.

Principle 5. Ensure that development accounts for physical constraints and the natural hazards of the land.

Goal LU-6 Development-Environmental Balance. A built environment in balance with the natural environment, scarce resources, natural hazards, and the unique local character of individual communities.

Policy LU-6.1 Environmental Sustainability. Require the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment.

Policy LU-6.2 Reducing Development Pressures. Assign lowest-density or lowest-intensity land use designations to areas with sensitive natural resources.

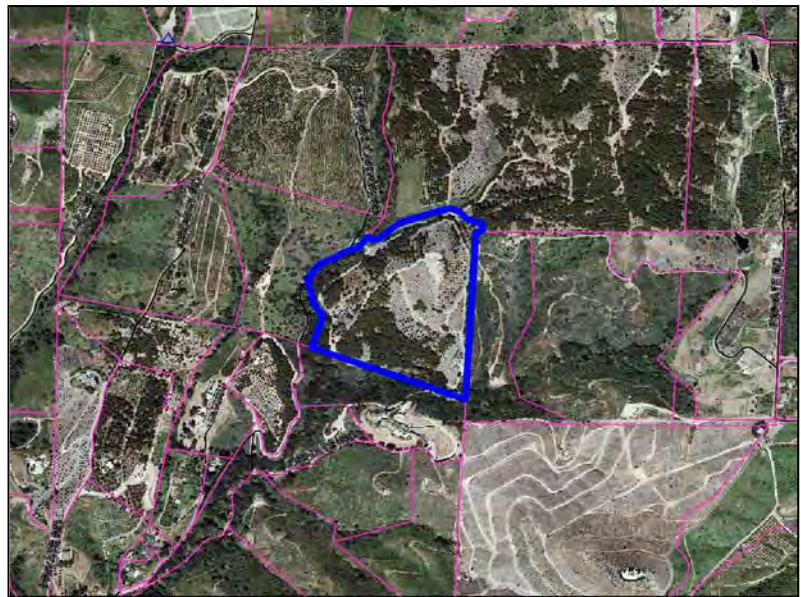
FB25

General Plan (Adopted Aug 2011)	RL20
Property Specific Request:	SR10
Requested by: Janet Lightfoot	
Community Recommendation	RL20 ¹
Opposition Expected ²	Yes
Spot Designation/Zone	Yes
Impact to FCI Timeline	None
Change to GPU Principles Needed	No
Level of Change	Moderate

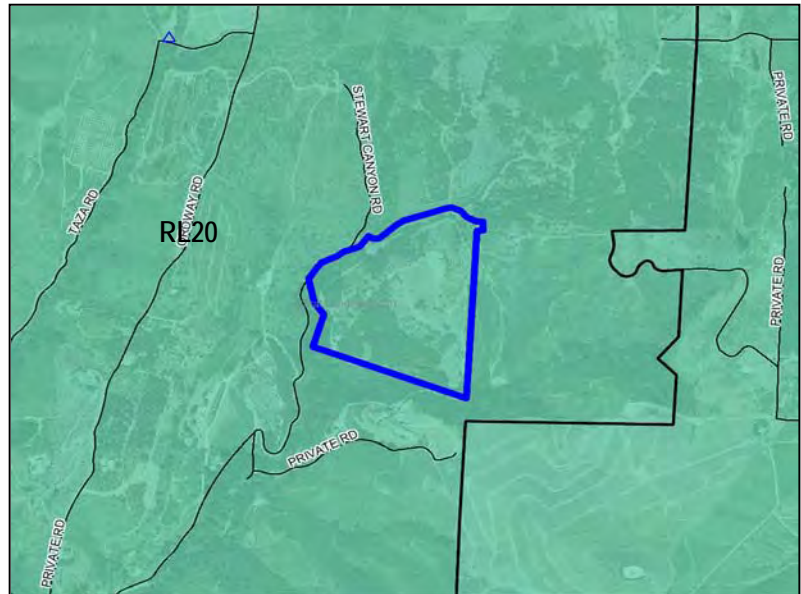
Notes:
 1 - Fallbrook CPG minutes February 21, 2011
 2 - Based on staff's experience

Property Description	
<u>Property Owner:</u> Jane Lightfoot	
<u>Size:</u> 23.4 acres 1 parcel	
<u>Location/Description:</u> 0.16 miles east of Oroway Road via Stewart Canyon Road, Eastern side of Fallbrook CPA and I-15 Inside County Water Authority boundary	
<u>Prevalence of Constraints (See following page):</u> ● - high; ◐ - partially; ○ - none ◐ Steep slope (greater than 25%) ○ Floodplain ◐ Wetlands ○ Habitat Value ◐ Agricultural Lands ◐ Fire Hazard Severity Zones	

Land Use	
General Plan	
Scenario	Designation
Former GP	1 du/10 ac
GP (Adopted Aug 2011)	RL20
Referral	RL20
Hybrid	
Draft Land Use	
Environmentally Superior	
Zoning	
Former — A70, 10-acre minimum lot size	
Adopted Aug 2011 — Same as existing	



Aerial

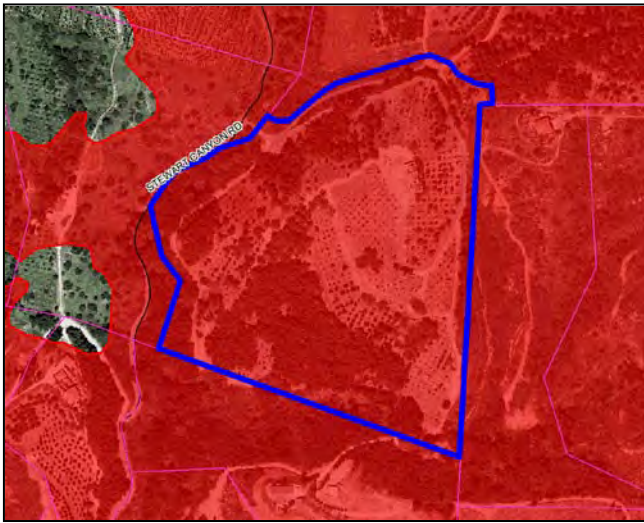


Adopted Aug 2011

Discussion

Subject property is located in an area designated RL20. A Semi-Rural designation would be a spot designation. To resolve the spot designation would require approximately 650 acres of additional parcels to also be redesignated.

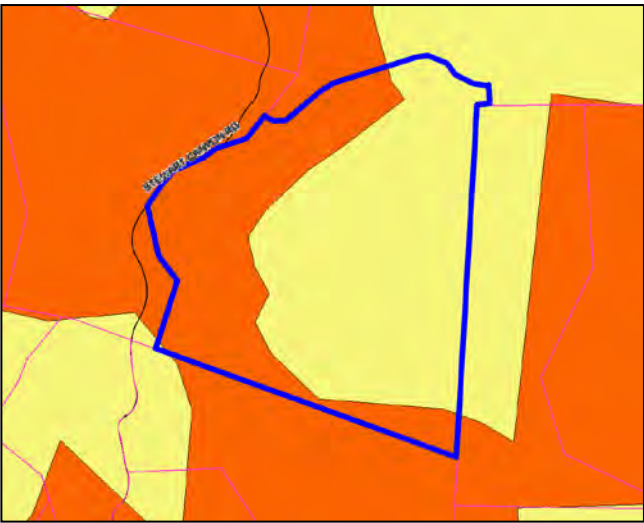
FB19 (cont.)



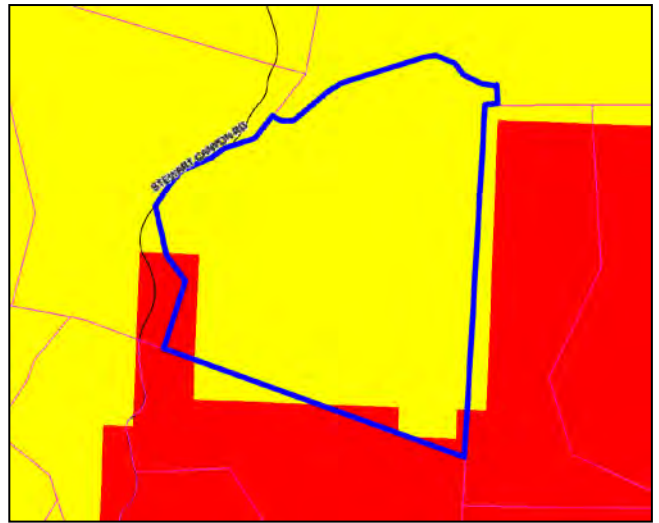
Steep Slope (Greater than 25%)



Wetlands



Agricultural Lands



Fire Hazard Severity Zones

FB25 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Semi-Rural 10	Rural Lands 20	Moderate*

*Note - The classification for this property has been changed to Moderate, as opposed to its Major classification in the March 16, 2011 staff report.

Rationale for Moderate Category Classification

The request for SR10 was not directed by the Board to be evaluated as part of the General Plan Update. The highest density for the site considered as part of the General Plan Update was one dwelling unit per twenty acres. Due to the slope in the area, the change in designation is not expected to increase the subdivision potential within the area changed. However, expansion of the Semi-Rural designation could put greater development pressure on some of the surrounding larger lots and could indirectly result in more development. Therefore, additional environmental documentation is recommended in order to comply with State law.

Guiding Principles/General Plan Changes Necessary to Support the Request

To ensure that the SR10 designation is assigned consistently, an additional 650 acres around the property would require a change in designation from RL20 to SR10 (see Figure 1). Because SR10 is slope dependent (slopes over 25% receive a one dwelling unit per 20 acre density) and the area contains mostly steep slopes, this change is not expected to result in additional subdivision potential.

Impact to Forest Conservation Initiative Remapping Timeline

None

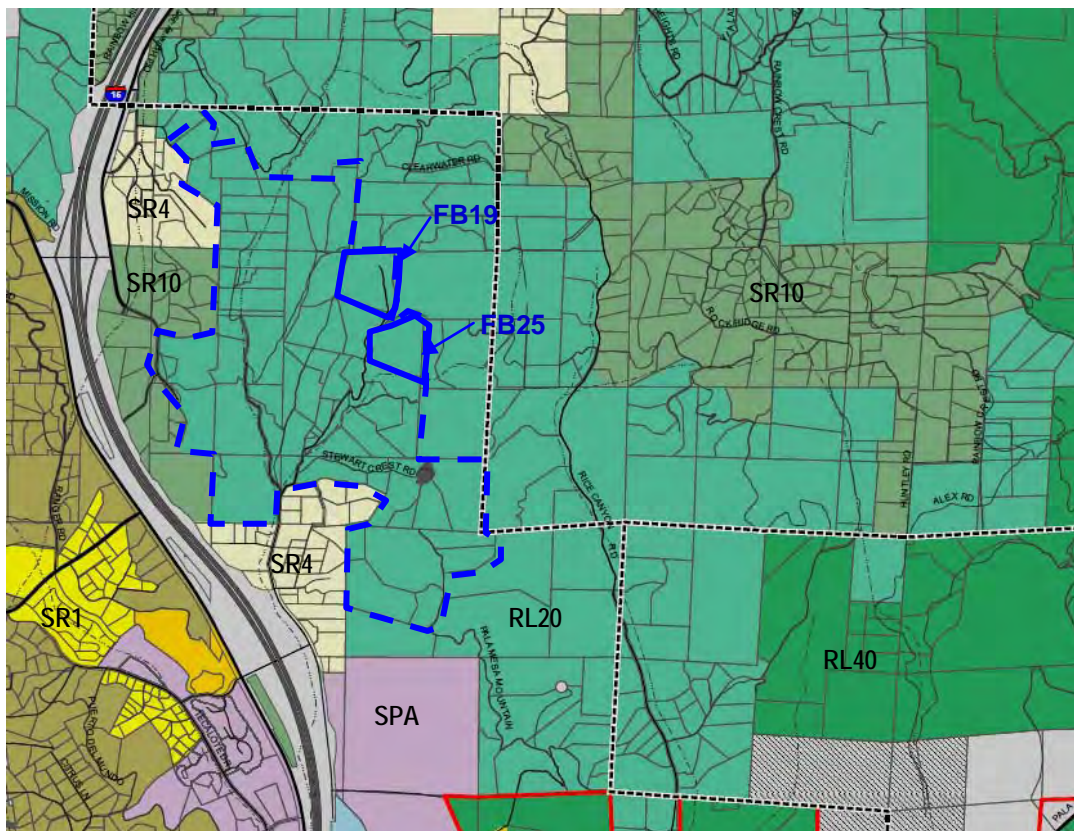


Figure 1: Property Specific Request ——— Additional Remapping Necessary for Change - - - -

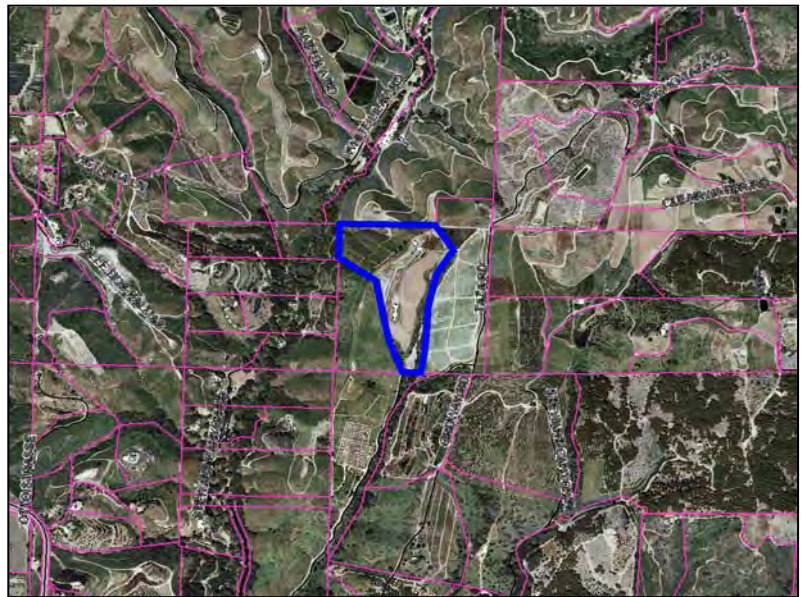
FB26

General Plan (Adopted Aug 2011)	RL20
Property Specific Request:	SR1
Requested by: Qui Do	
Community Recommendation	RL20 ¹
Opposition Expected ²	Yes
Spot Designation/Zone	Yes
Impact to FCI Timeline	Varies
Change to GPU Principles Needed	Yes
Level of Change	Major

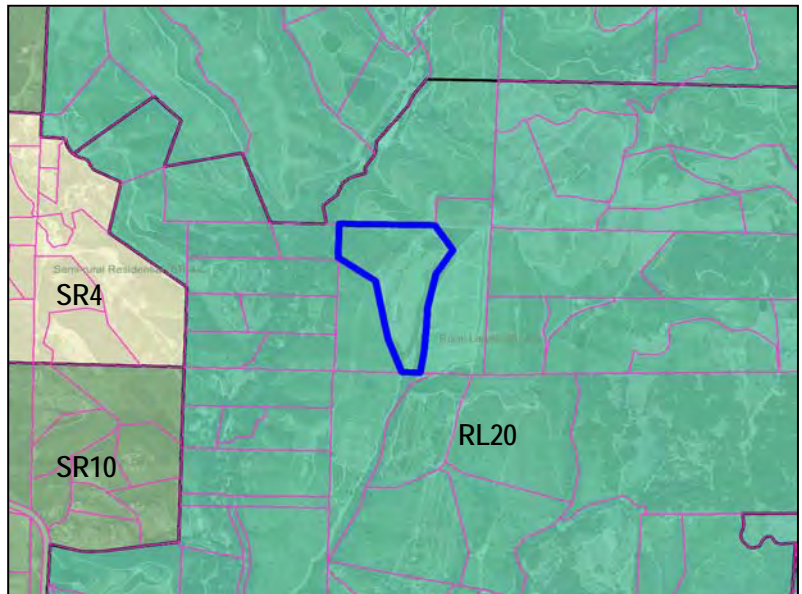
Notes:
 1 – Fallbrook CPG minutes February 21, 2011
 2 – Based on staff's experience

Property Description	
<u>Property Owner:</u> Qui and Ai Chau Do	
<u>Size:</u> 16.4 acres 1 parcel	
<u>Location/Description:</u> 450 feet to the West of Taza Road and Oroway Road via a private drive Inside County Water Authority boundary	
<u>Prevalence of Constraints (See following page):</u> <ul style="list-style-type: none"> ● – high; ◐ – partially; ○ - none ● Steep slope (greater than 25%) ○ Floodplain ○ Wetlands ○ Habitat Value ◐ Agricultural Lands ◐ Fire Hazard Severity Zones 	

Land Use	
General Plan	
Scenario	Designation
Former GP	1 du/ 10 ac
GP (Adopted Aug 2011)	RL20
Referral	RL20
Hybrid	
Draft Land Use	
Environmentally Superior	
Zoning	
Former — A70, 10-acre minimum lot size	
Adopted Aug 2011 — Same as existing	



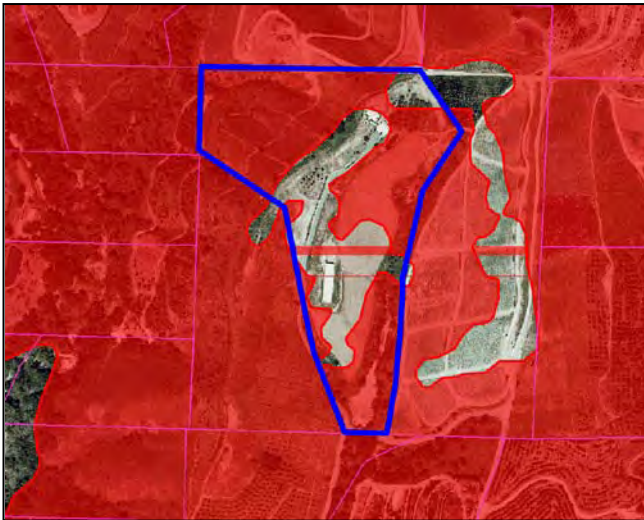
Aerial



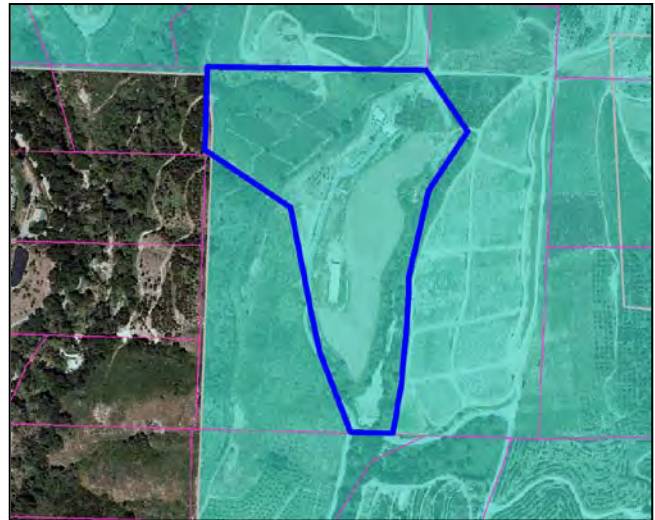
Adopted Aug 2011

Discussion

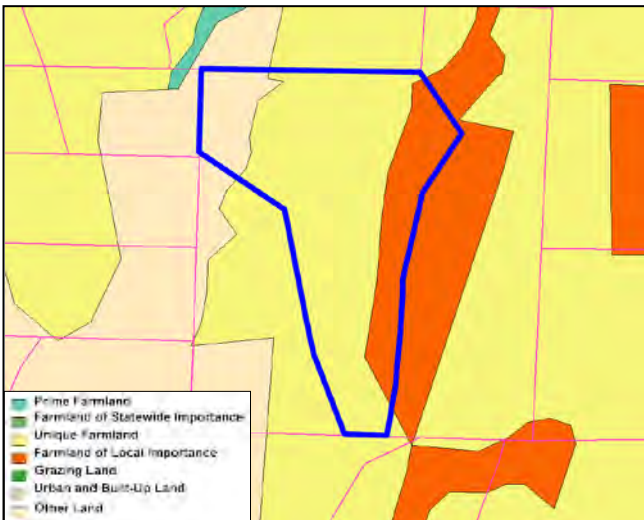
This request for a Semi-Rural 1 (SR1) density is a ten-fold increase in density when compared to the former General Plan. Also, the request would result in a spot designation of SR1 density in a large area of Rural Lands. A SR1 designation would not support the Community Development Model. Although this parcel was not able to subdivide under the former General Plan, the request would allow for up to eight additional units after taking into account the steep slope on the property.



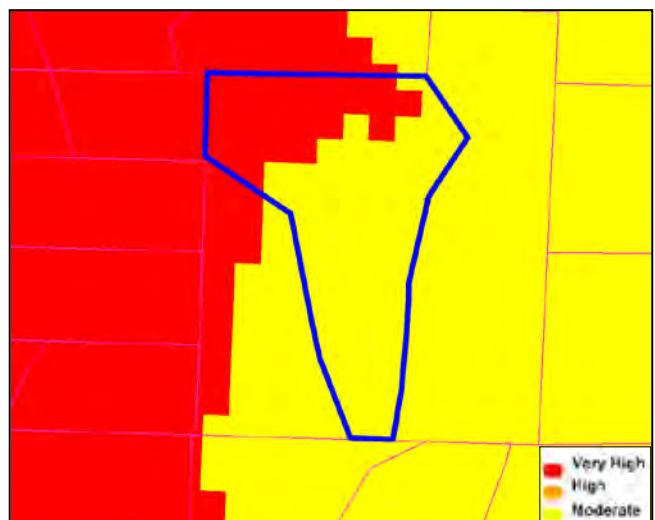
Steep Slope (Greater than 25%)



Agricultural Preserve



Agricultural Lands



Fire Hazard Severity Zones

FB26 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Semi-Rural 1*	Rural Lands 20	Major

Note - The Semi-Rural 1 designation is a ten-fold increase over the one dwelling unit per ten-acre density allowed by the former General Plan, which did not allow for subdivision of the property.

Rationale for Major Category Classification

- The General Plan Community Development Model does not support increased development away from existing villages.
- The General Plan principles and policies do not support increased development in agricultural preserves with limited access and physical constraints.

Guiding Principles/General Plan Changes Necessary to Support the Request

- The General Plan Guiding Principles and policies would require revisions to deemphasize compact communities.
- Revisions may also be necessary to Guiding Principles and policies that relate to reducing densities in agricultural areas and areas with significant physical constraints.
- The fundamental approach to designating Rural Lands within the County Water Authority would require reconsideration.
- Depending on the revisions to the principles, policies, and concepts, other lands with Rural Lands designations on the periphery of communities in the County Water Authority would require reconsideration.
- Numerous properties in the immediate vicinity of the project site would require redesignation.

Impact to Forest Conservation Initiative Remapping Timeline

Minor to Major – The Forest Conservation Initiative (FCI) area occurs outside of the County Water Authority boundary. Therefore, if revision of policies and concepts were kept to areas within the boundary there would be little to no affect. However, as the majority of the FCI area will be proposed for Rural Lands, any revised principles, policies, and concepts that generally affect application of the Rural Lands designations will substantially affect the FCI area remapping.

Relevant General Plan Principles, Goals, and Policies

A sampling is included below:

Principle 2. Promote health and sustainability by locating new growth near existing and planned infrastructure, services, and jobs in a compact pattern of development.

Goal LU-1 Primacy of the Land Use Element. A land use plan and development doctrine that sustain the intent and integrity of the Community Development Model and the boundaries between Regional Categories.

Policy LU-1.1 Assigning Land Use Designations. Assign land use designations on the Land Use Map in accordance with the Community Development Model and boundaries established by the Regional Categories Map.

Policy LU-1.3 Development Patterns. Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.

Policy 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.

Goal LU-2 Maintenance of the County's Rural Character. Conservation and enhancement of the unincorporated County's varied communities, rural setting, and character.

Policy 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.

Principle 5. Ensure that development accounts for physical constraints and the natural hazards of the land.

Principle 5. Ensure that development accounts for physical constraints and the natural hazards of the land.

Goal LU-6 Development-Environmental Balance. A built environment in balance with the natural environment, scarce resources, natural hazards, and the unique local character of individual communities.

Policy LU-6.2 Reducing Development Pressures. Assign lowest-density or lowest-intensity land use designations to areas with sensitive natural resources.

Principle 8. Preserve agriculture as an integral component of the region's economy, character, and open space network.

Goal LU-7 Agricultural Conservation. A land use plan that retains and protects farming and agriculture as beneficial resources that contribute to the County's rural character.

LU-7.1 Agricultural Land Development. Protect agricultural lands with lower-density land use designations that support continued agricultural operations.

FB27

General Plan (Adopted Aug 2011)	SR2
Property Specific Request:	SR1
Requested by: Leatherbury Family Trust	
Community Recommendation	SR2 ¹
Opposition Expected ²	Yes
Spot Designation/Zone	Yes
Impact to FCI Timeline	None
Change to GPU Principles Needed	No
Level of Change	Moderate

Notes:

- 1 – Fallbrook CPG minutes February 21, 2011
- 2 – Based on staff's experience

Property Description

Property Owner:

Leatherbury Family Trust

Size:

190.7 acres
2 parcels

Location/Description:

Adjacent to the east of Gird Road via a private road
Inside County Water Authority boundary

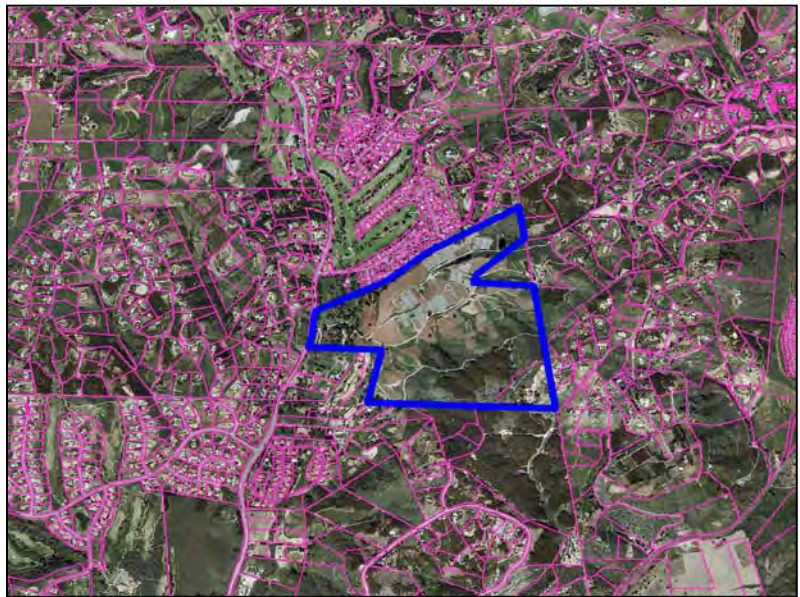
Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ – none

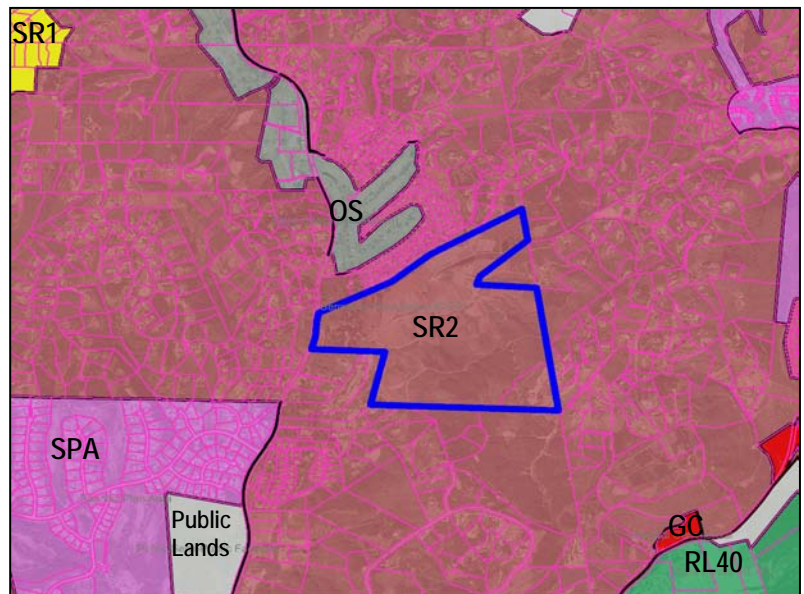
- ◐ Steep slope (greater than 25%)
- Floodplain
- ◐ Wetlands
- Habitat Value
- ◐ Agricultural Lands
- ◐ Fire Hazard Severity Zones

Land Use

General Plan	
Scenario	Designation
Former GP	1 du/ 2, 4 ac
GP (Adopted Aug 2011)	SR2
Referral	SR2
Hybrid	
Draft Land Use	
Environmentally Superior	
Zoning	
Former — A70, 2-acre minimum lot size	
Adopted Aug 2011 — Same as existing	



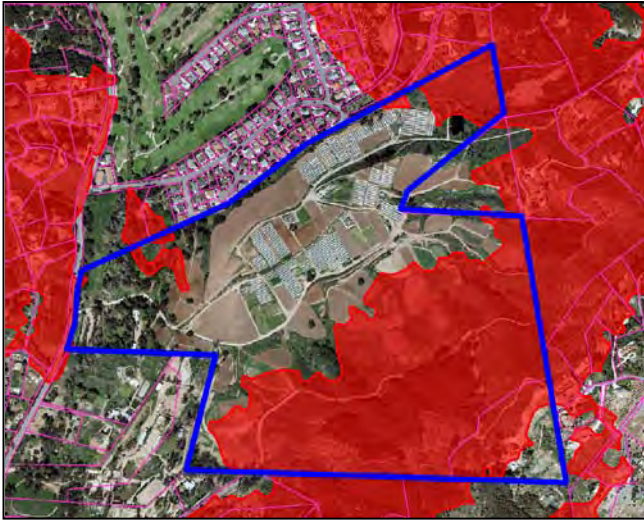
Aerial



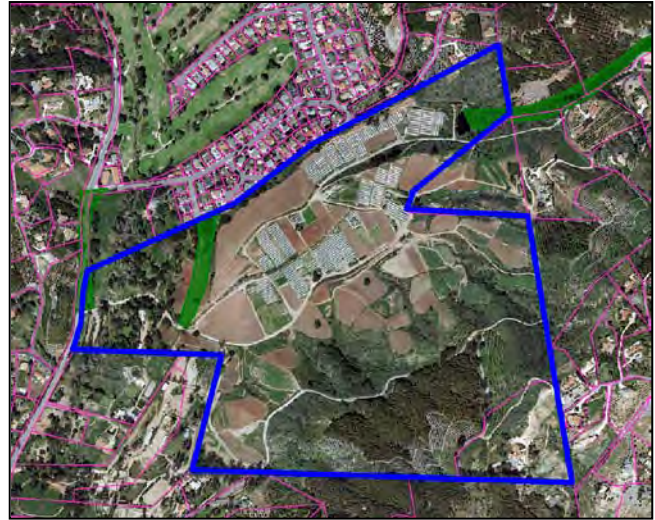
Adopted Aug 2011

Discussion

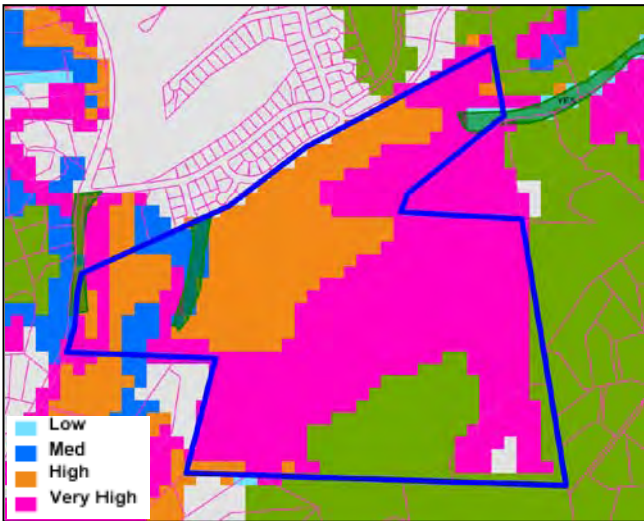
The property owner request is for an increase in density over the former General Plan from one dwelling unit per two acres to one dwelling unit per acre. The property is completely surrounded by SR2-designated land, so a redesignation would result in a spot designation that is more intensive than any of the alternatives analyzed under the General Plan Update DEIR. Also, a SR1 designation would not be appropriate given the agricultural value of the property.



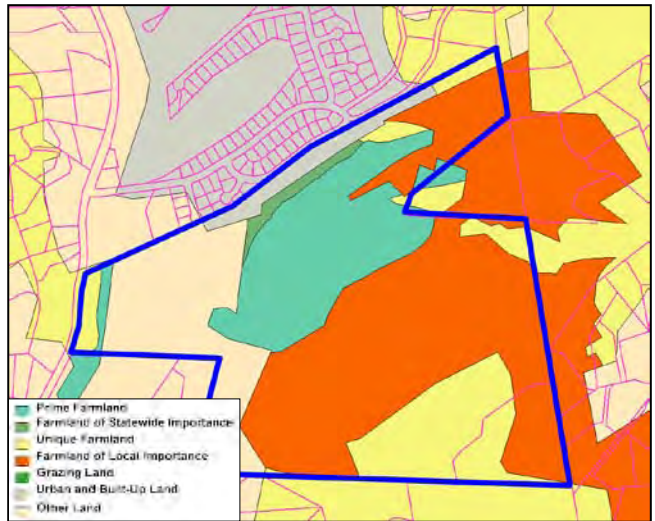
Steep Slope (Greater than 25%)



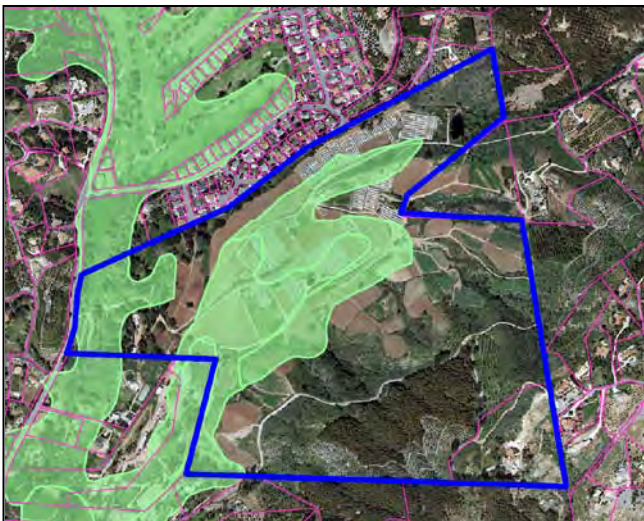
Wetlands



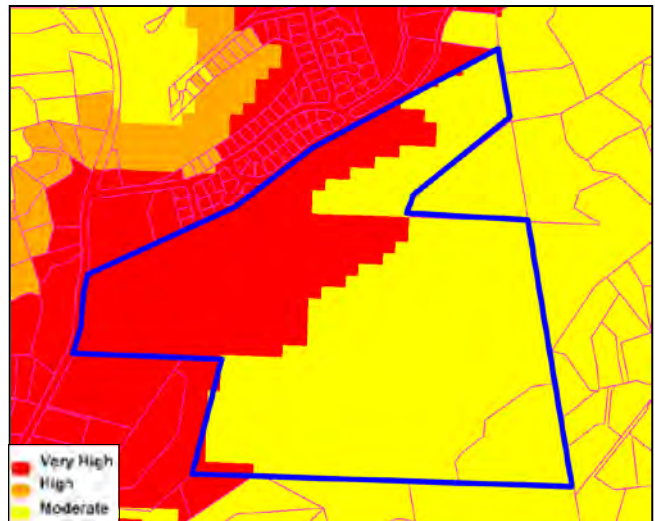
Habitat Evaluation Model



Agricultural Lands



Prime Agricultural Land



Fire Hazard Severity Zones

FB27 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Semi-Rural 1*	Semi-Rural 2	Moderate

*Note - Requested designation would result in a two-fold increase over the density allowed by the former General Plan.

Rationale for Moderate Category Classification

The request for SR1 (a density of one dwelling unit per one acre) was not directed by the Board to be evaluated as part of the General Plan Update. The highest density for the site considered as part of the General Plan Update was one dwelling unit per two acres. Therefore, additional environmental documentation would be necessary in order to comply with State law.

Guiding Principles/General Plan Changes Necessary to Support the Request

To ensure that the SR1 designation is assigned consistently, an additional 240 acres around the property would require a change in designation from SR2 to SR1 (see Figure 1).

Impact to Forest Conservation Initiative Remapping Timeline

None

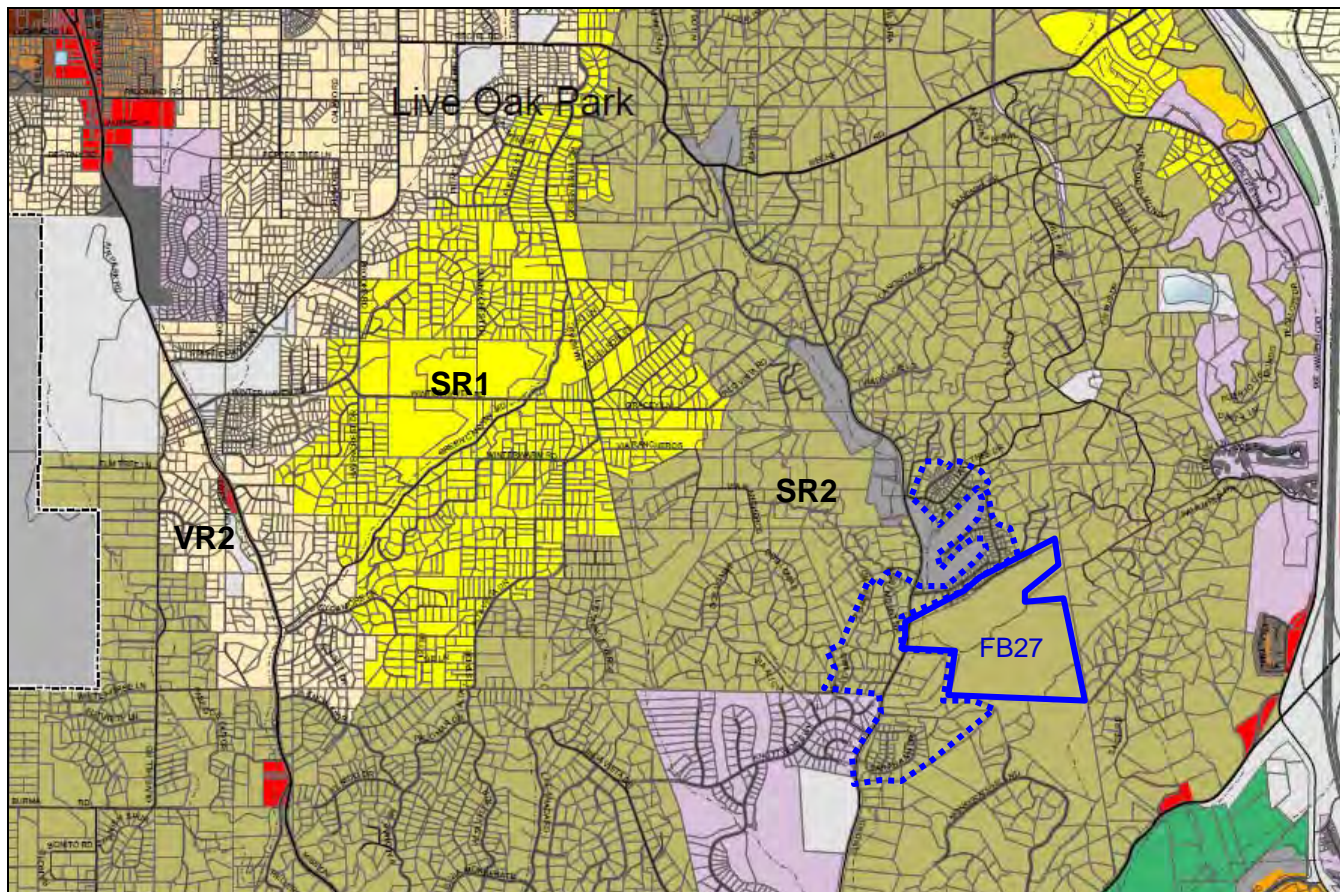


Figure 1: Property Specific Request — Additional Remapping Necessary for Change ■■■■