

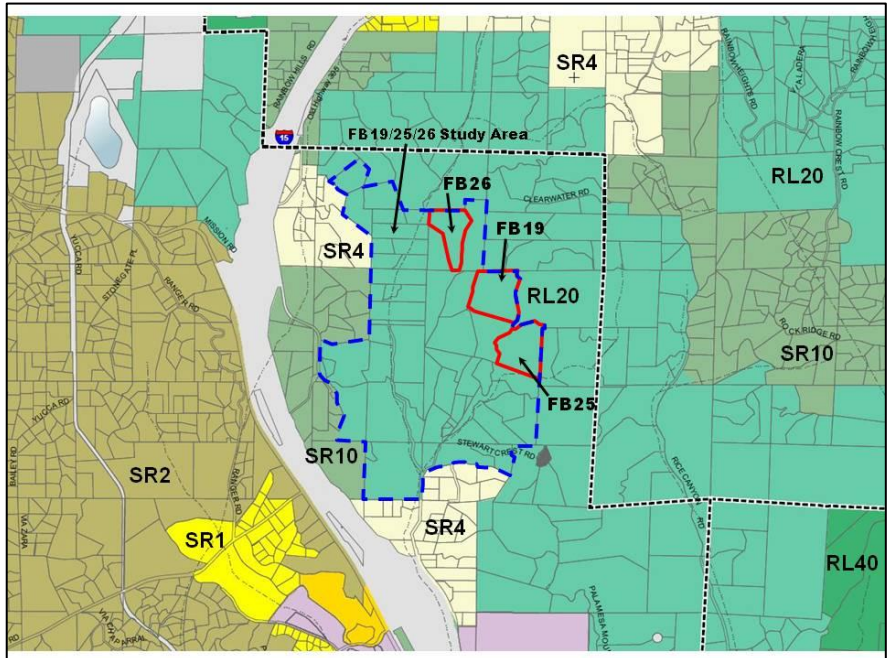
FB19, FB25, FB26 and Study Area

Existing GP Designation(s)	RL20
Requestor(s) Position: Support / Unknown	
Area (acres): 595.6 [65.3 PSRs, 530.3 study area]	
# of parcels: 58	

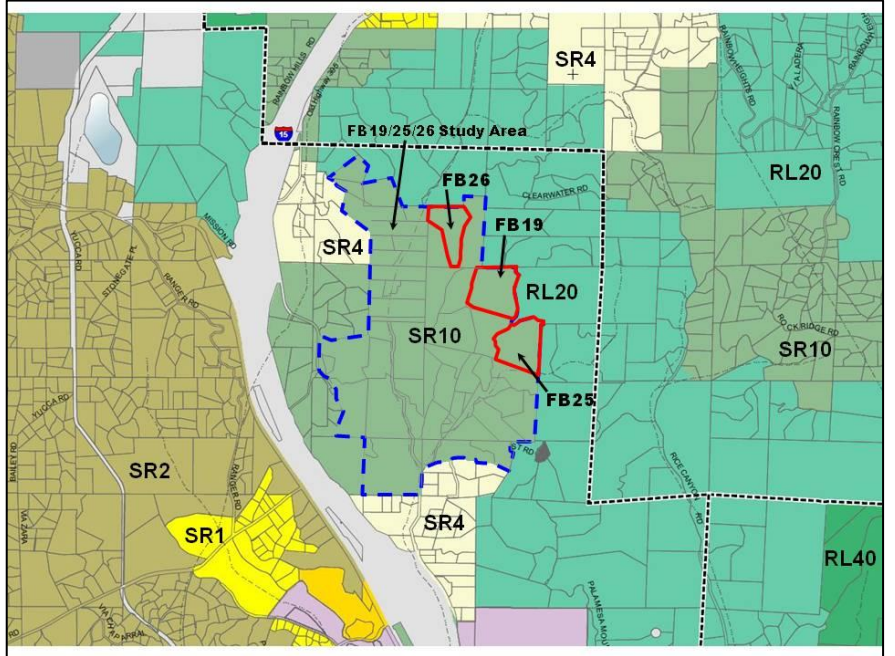
Workplan Designation(s) Evaluated	SR10
CPG Position	Support
Opposition Expected	No
# of Additional Dwelling Units	3
Complexity	Very Low

Discussion: Analysis of the study area suggests that steep slopes will greatly reduce the potential for future dwelling units in the area. This analysis is based on general slope data so a site specific study could demonstrate that additional units are allowed. (Note: FB26 originally requested SR1, however no one representing the request spoke at the January workshop. Notice was sent to the property owner that the SR10 designation was being considered; however, no response indicating support or opposition was received.) The Fallbrook CPG voted to support the workplan SR10 designations on February 20, 2012.

Existing General Plan Designations:



Workplan Designation(s) Evaluated:

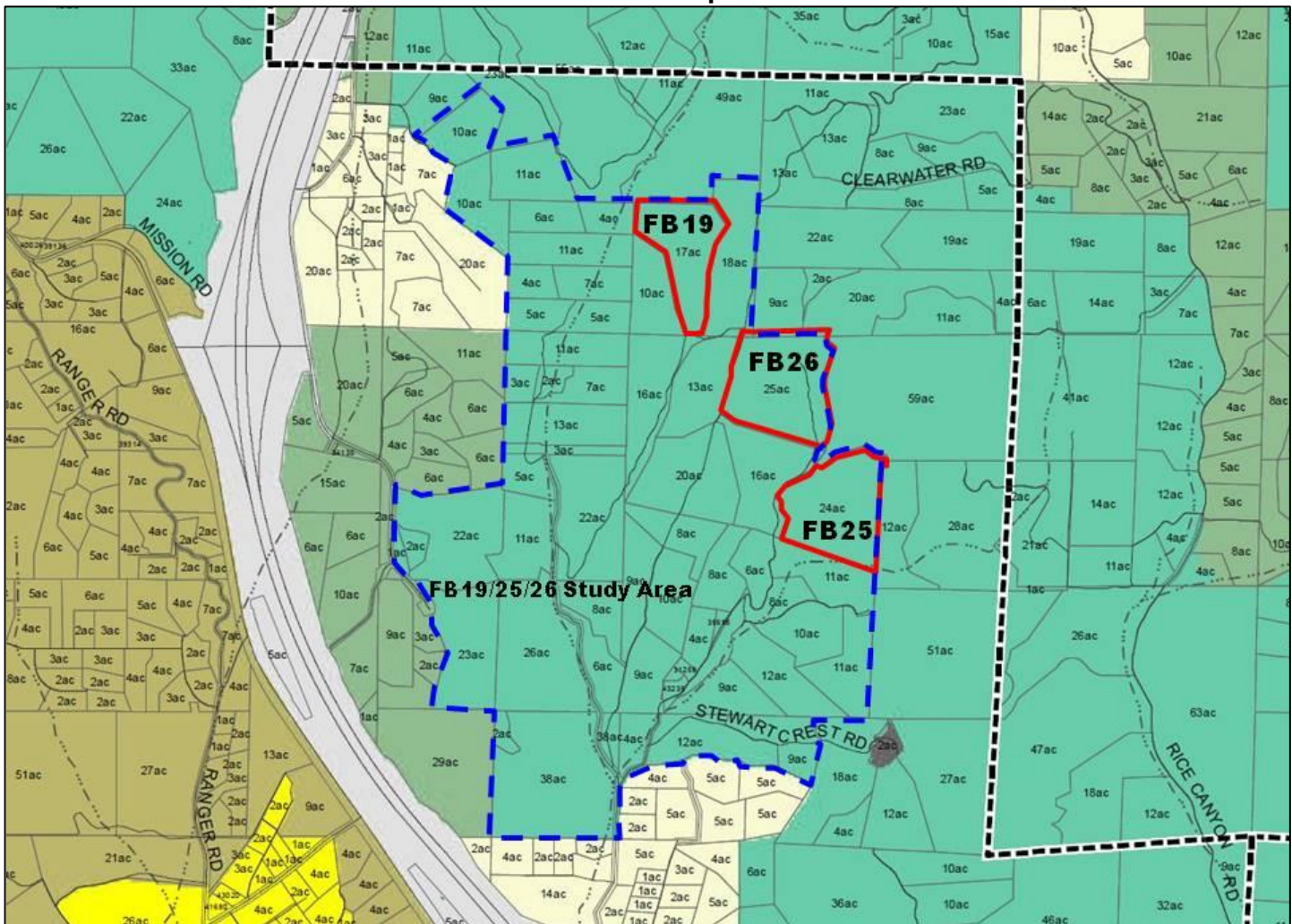


FB19, FB25, FB26 and Study Area

Rationale for Very Low Complexity Classification:

- Due to the predominance of steep slopes in the area, staff analysis indicates there will be very little additional subdivision potential as a result of this change. Noting that the SR10 slope dependent designation assigns a density of 1 du / 20 acres in areas above 25% slope, this makes the SR10 and RL20 designations equivalent for yield calculation purposes.
- The majority of the complexity will come from transitioning the area from the Rural Lands regional category to the Semi-Rural regional category, as outlined in the Community Development Model. With the change in the workplan designation, a Rural Lands "buffer" between communities will still exist to the east of the study area.
- The area primarily contains agricultural uses and parcels sizes consistent with an SR10 designation; therefore transitioning these lands to Semi Rural should be more readily accomplished.
- The area is close to Interstate 15 and existing infrastructure that would support any additional density.

Lot Size Map



For Additional Information (January 9, 2012 Staff Reports): [FB19](#), [FB25](#), [FB26](#)

Property Constraints

