FB21, FB22, FB23 and Study Area

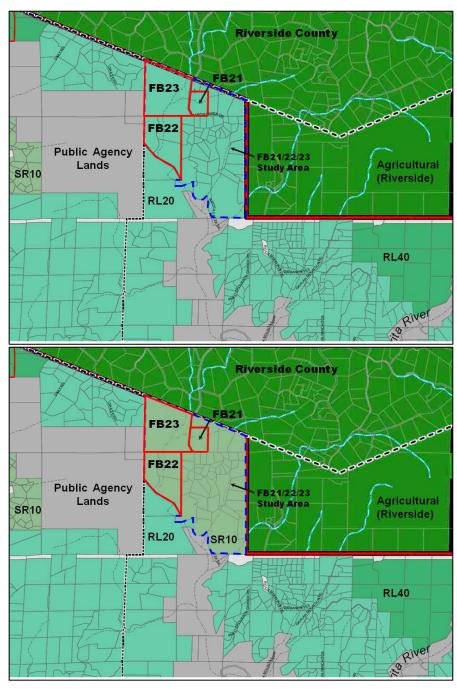
Requestor(s) Position: Support workplan designations	Existing GP Designation(s)	RL20
Area (acres): 684.0 [263.2 PSR, 420.8 study area] # of parcels: 53		

Workplan Designation(s) Evaluated	SR10
CPG Position	Support
Opposition Expected	Yes
# of Additional Dwelling Units	7
Complexity	Very Low

<u>Discussion</u>: This evaluated change is from Rural Lands 20 (RL20) to a slope dependent Semi-Rural 10 (SR10). Due to steep slopes and existing parcelization, the evaluated designation is anticipated to result in approximately 7 additional dwelling units. Some opposition was voiced from property owners residing in the study area over concerns of the effects of increased density in the area, as well as the fact that within the study area, Sandia Creek Drive is not maintained by the County, obligating other residents who did not request this change to bear the costs of additional road traffic in the area.

**Existing General Plan Designations:** 

Workplan Designation(s) Evaluated:

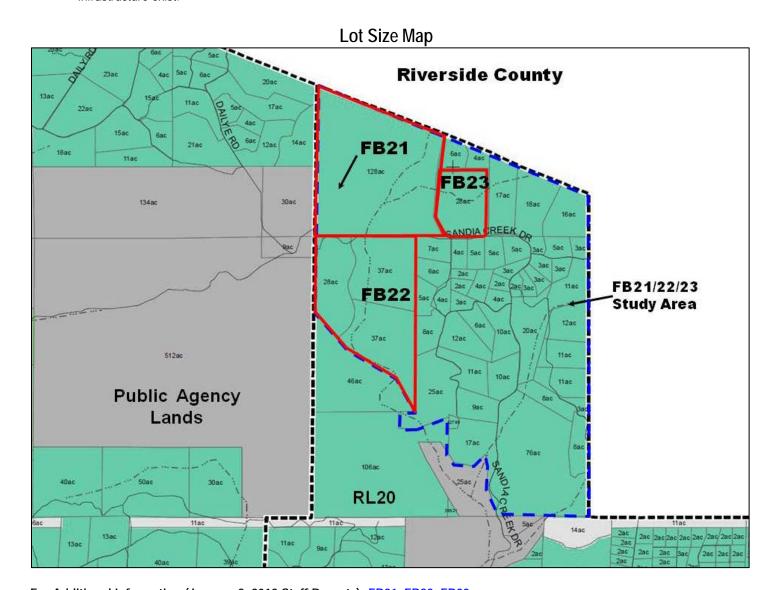


FALLBROOK June 20, 2012

## FB21, FB22, FB23 and Study Area

## Rationale for Very Low Complexity Classification:

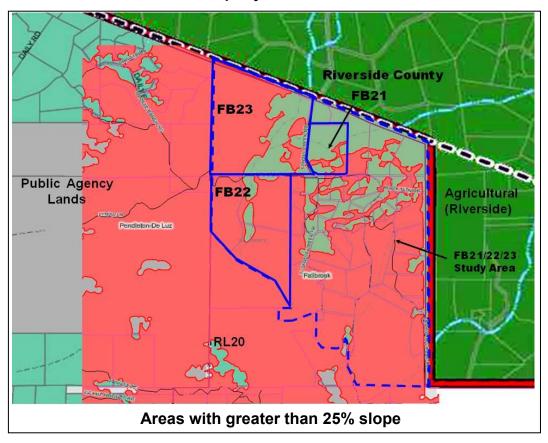
- Due to the predominance of slopes in the area, staff analysis indicates there will be very little additional subdivision potential as a result of this change. Noting that the SR10 slope dependent designation assigns a density of 1 du / 20 acres in areas above 25% slope, this makes the SR10 and RL20 designations equivalent for yield calculation purposes, in steep slope areas.
- The majority of the complexity will come from transitioning the area from the Rural Lands regional category to the Semi-Rural regional category. However, the character of the land, especially in the small holdings near the bend in Sandia Creek Drive, already has a semi-rural character, with 2-5 acre single family home lots, agricultural uses, and ranch style design.
- A clear transition from the semi-rural area centered near the bend in Sandia Creek Dr exists at the southern part of the study area, where the terrain becomes more mountainous and contains less visible signs of habitation.
- Most of the land with subdivision potential is in the western and northern portions of the study area. This area is bisected by a Coast Live Oak riparian corridor associated with Sandia Creek. A switch from RL-20 to SR-10 would retain the conservation subdivision requirement per the County's Subdivision Ordinance, assuring the avoidance of this area.
- Although the area is somewhat remote compared to other areas of the County, it is also accessed from and closer to semirural communities in neighboring Riverside County, as well as the City of Temecula, where nearby services, jobs, and infrastructure exist.



For Additional Information (January 9, 2012 Staff Reports): FB21, FB22, FB23

FALLBROOK June 20, 2012

## **Property Constraints**



FALLBROOK June 20, 2012

## Johnston, Kevin

From: Andy Dale [andydaleco@aol.com]
Sent: Sunday, March 18, 2012 10:20 AM
To: russellfarms@roadrunner.com

Cc: DPLU, gpupdate Subject: General Plan Study

Dear Mr. Russell:

I was referred to you by Kevin Johnston at SD County. My home is in North Fallbrook on Sandia Creek Drive and I was in receipt of a copy of the Study Area 1 map. My concern is that there is no mention on the map that Sandia Creek Drive is NOT a public road, but is maintained by the residents. In fact I don't believe ANY of the roads in this Study Area are public. I just wanted to make sure that any decisions are based on this fact, not on an assumption that Sandia Creek Drive is a county maintained road. The County has studied taking over the road in the past, but their conclusion was that it was inadequate to qualify as a County road for numerous reasons, width, grade etc. I have talked to people at the County who are uninformed about this in the past.

Sincerely, Andrew Dale