

PROPERTY SPECIFIC REQUEST

FB1 [2005 Commercial/Industrial Referral #12 CW Clark]

Property Specific Request: Change the land use designation from General Commercial to SR2	
Requested by: Fallbrook Community Planning Group	
Community Recommendation	SR2
Opposition Expected ¹	Yes
Spot Designation/Zone	No
EIR Recirculation Needed	No
Change to GPU Objectives Needed	No
Level of Change	Minor

Notes:

1 - Anticipate property owners will be opposed to losing a Commercial designation

Property Description

Property Owner:

Pala Mesa Pacific Properties

Size:

10.4 acres
2 parcels

Location/Description:

Northwest of Interstate 15 interchange with State Route 76;
Inside County Water Authority boundary

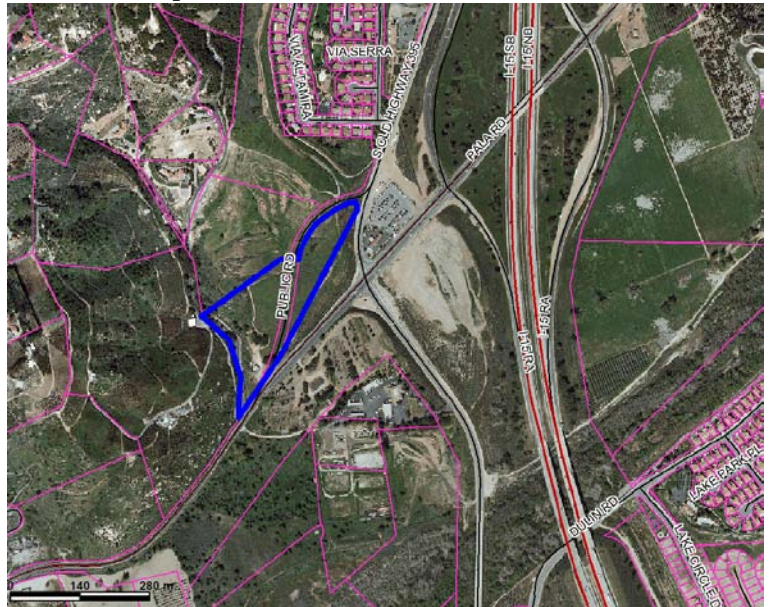
Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

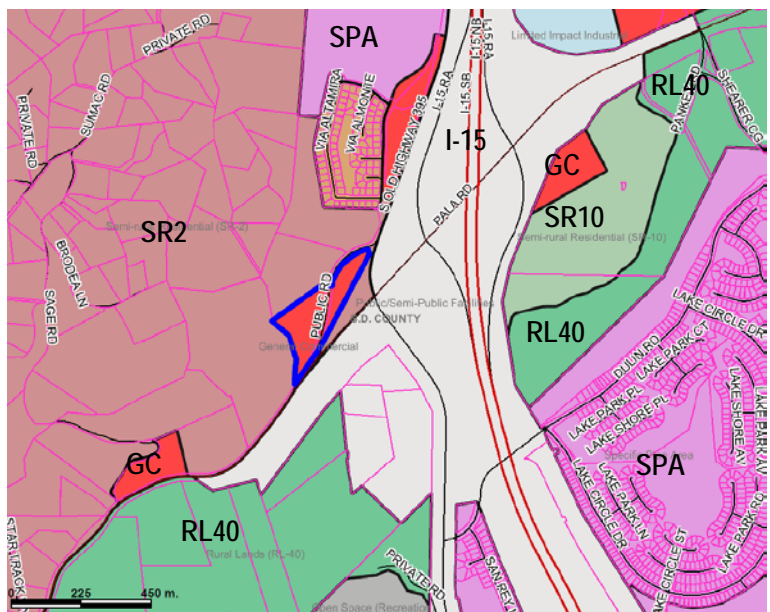
- ◐ Steep slope (greater than 25%)
- Floodplain
- ◐ Wetlands
- ◐ Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zones

Land Use

General Plan	
Scenario	Designation
Existing General Plan	SPA
PC / Staff Recommendation	GC
Referral	GC
Hybrid	
Draft Land Use	SR2
Environmentally Superior	
Zoning	
Existing — S90: Holding Area	
Proposed — C44: Freeway Commercial	



Aerial



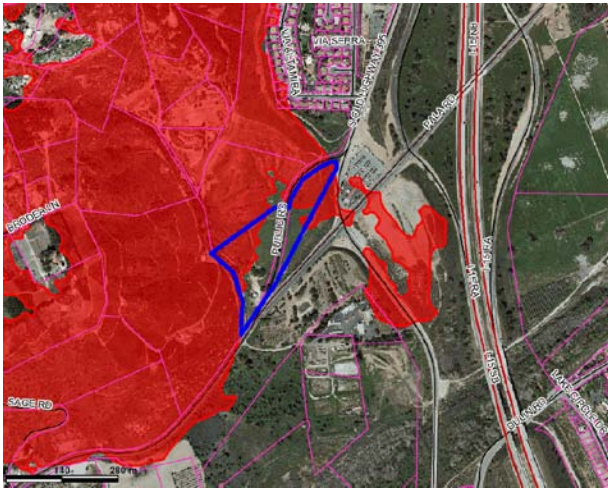
PC/Staff Recommendation

Discussion

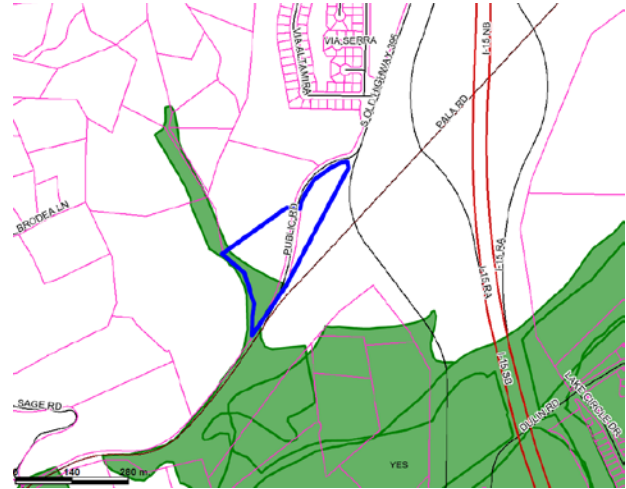
The subject property is a 2005 Commercial/Industrial Referral, #12 CW Clark and a General Commercial designation was applied to the ten-acre site adjacent to State Route 76 at the Interstate 15. The General Commercial designation with the C44: Freeway Commercial Zone contains the uses allows minor commercial uses by-right. With this zoning, a larger commercial center would require a Major Use Permit. The Community Planning Group has consistently opposed the application of General Commercial in this location because it is not part of the Fallbrook Village. Also, the site contains steep slopes and is within the I-15 Scenic Corridor.

PROPERTY SPECIFIC REQUEST

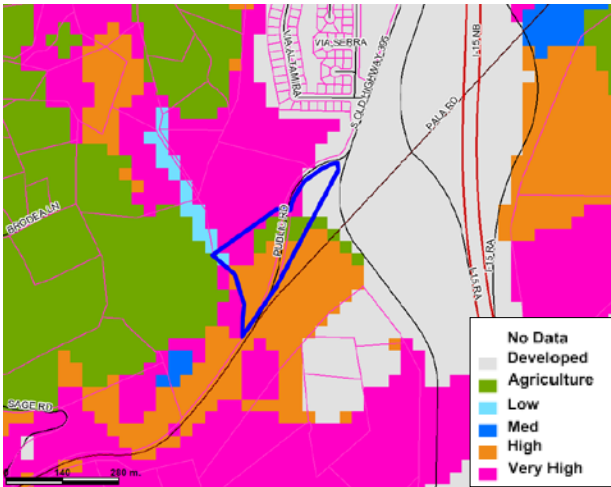
FB1 (cont.)



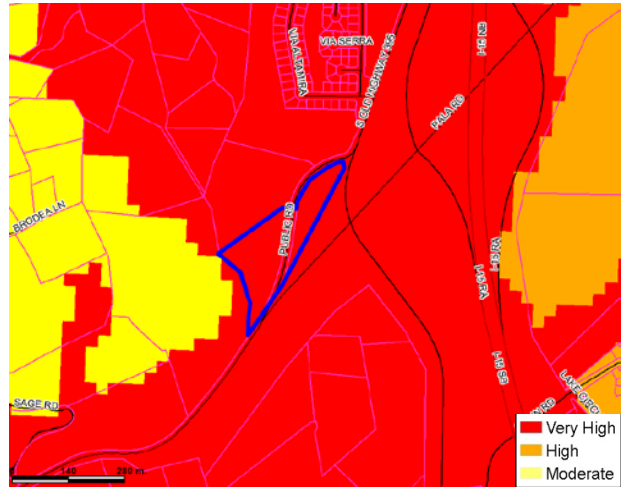
Steep Slope (Greater than 25%)



Wetlands



Habitat Evaluation Model



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

FB2

Property Specific Request:

Change land use designation from RL20 to SR2

Requested by: Matthew Peterson

Community Recommendation	RL20 ¹
Opposition Expected ²	Yes
Spot Designation/Zone	Yes
EIR Recirculation Needed	Yes
Change to GPU Objectives 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:
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):

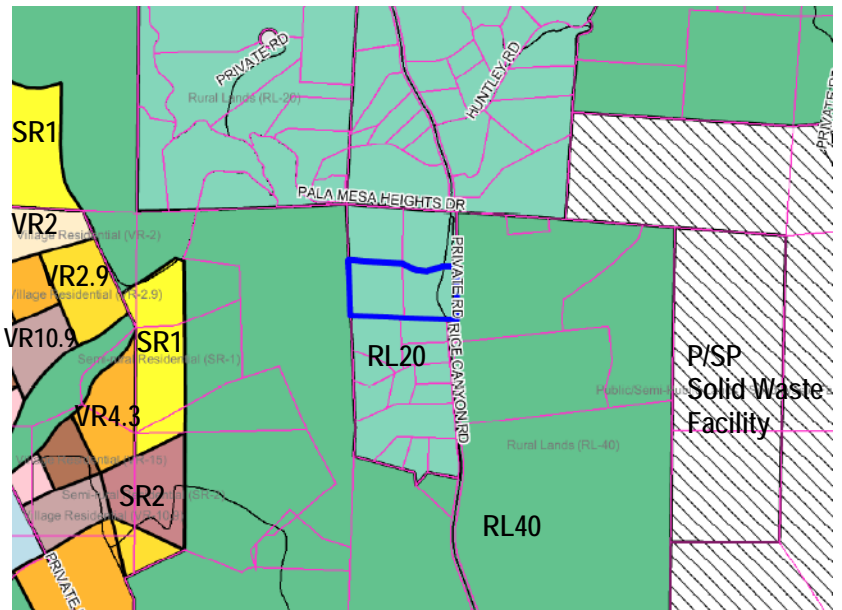
- - high; ◐ - partially; ○ - none
- ◐ Steep slope (greater than 25%)
- ◐ Floodplain
- Wetlands
- Habitat Value
- ◐ Agricultural Lands
- Fire Hazard Severity Zones

Land Use

General Plan	
Scenario	Designation
Existing General Plan	1 du/2, 4 ac
PC / Staff Recommendation	RL20
Referral	RL20
Hybrid	
Draft Land Use	RL40
Environmentally Superior	
Zoning	
Existing — A70, 2-acre minimum lot size	
Proposed — Same as existing	



Aerial



PC/Staff Recommendation

Discussion

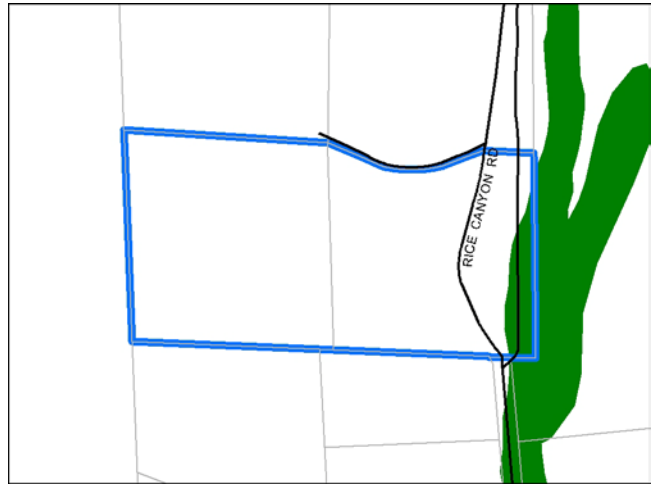
The request for a Semi-Rural designation is outside the range of alternatives evaluated by the Draft EIR and would not support the project objectives; particularly the Community Development Model. The application of Semi-Rural 2 designation in this location would be a spot zone surrounded by large parcels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

PROPERTY SPECIFIC REQUEST

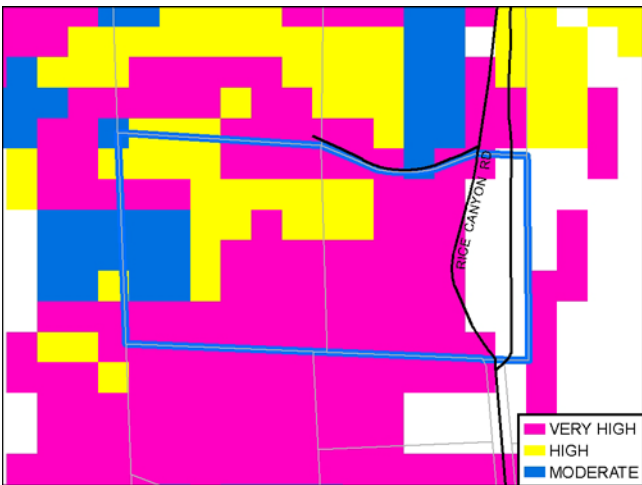
FB2 (cont.)



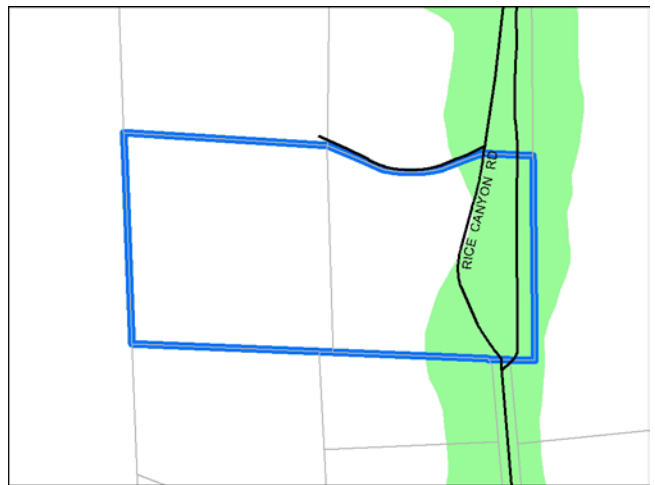
Steep Slope (Greater than 25%)



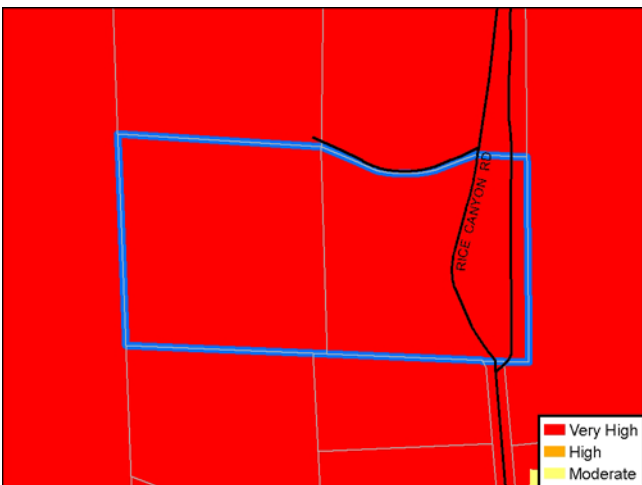
Wetlands



Habitat Evaluation Model



Prime Agricultural Lands



Fire Hazard Severity Zones

FALLBROOK

PROPERTY SPECIFIC REQUEST

FB3-A

Property Specific Request: 1,800 – 2,000 units (Draft Land Use Map)	
Requested by: Meadowood/Pardee Homes (Thomas Steinke) [2004 Referral]	
Community Recommendation	1,300 units ¹
Opposition Expected ²	Yes
Spot Designation/Zone	No
EIR Revision Needed	No
Change to GPU Objectives Needed	No
Level of Change	Minor

Note:
1 – Referral Map
1 – Based on staff's experience

Property Description

Property Owner:
Pankey, Pardee & Passerelle

Size:
896 acres
Multiple parcels

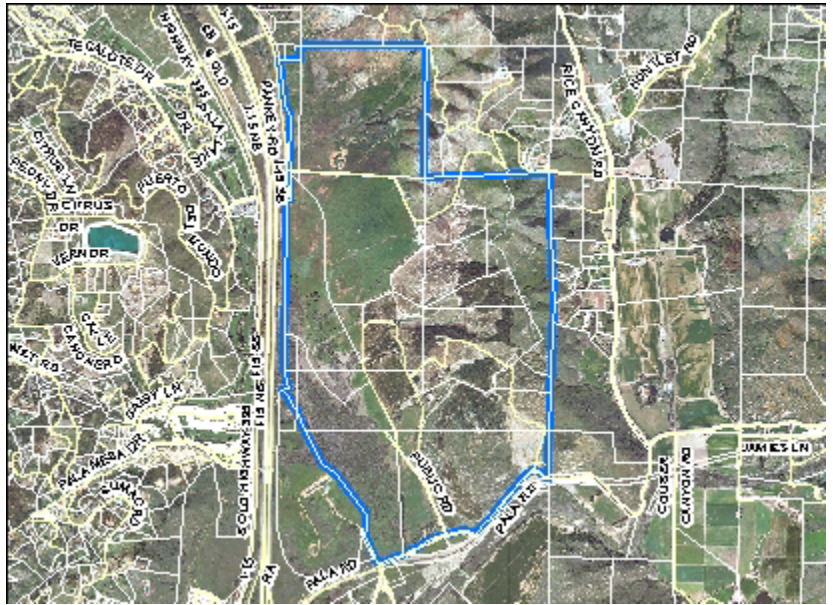
Location/Description:
Intersection of Pankey and Pala Roads;
Inside County Water Authority boundary

Prevalence of Constraints (See following page):

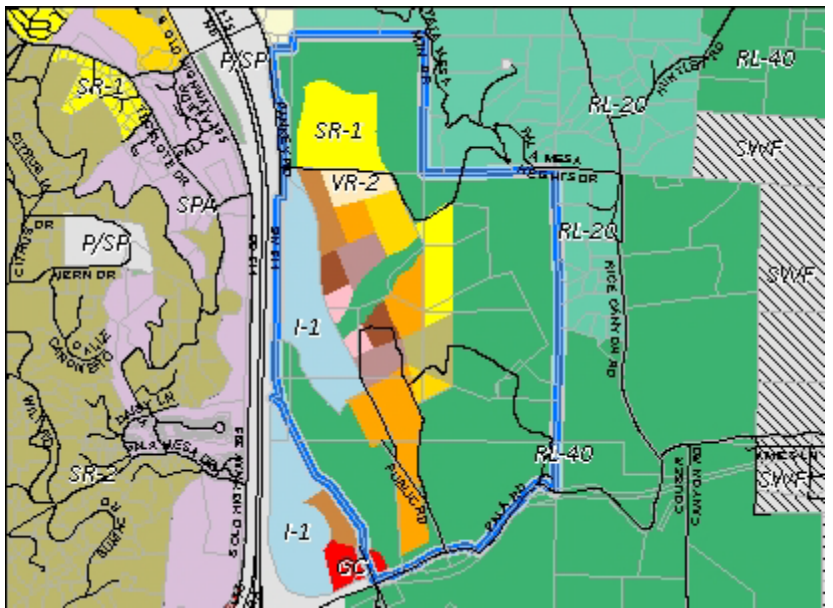
- – high; ◐ – partially; ○ - none
- ◐ Steep slope (greater than 25%)
- Floodplain
- ◐ Wetlands
- ◐ Habitat Value
- ◐ Agricultural Lands
- Fire Hazard Severity Zones

Land Use

<i>General Plan</i>	
Scenario	Designation
Existing General Plan	SPA 1 DU/ 4,8,20 ac
PC/Staff Recommendation	Various 1,300 units
Referral	Same as PC / Staff Rec.
Hybrid	
Draft Land Use	Various 1,800-2,000 units
Environmentally Superior	RL40
<i>Zoning</i>	
Existing — S90/ A72	
Proposed — Same as existing	



Aerial



PC/Staff Recommendation

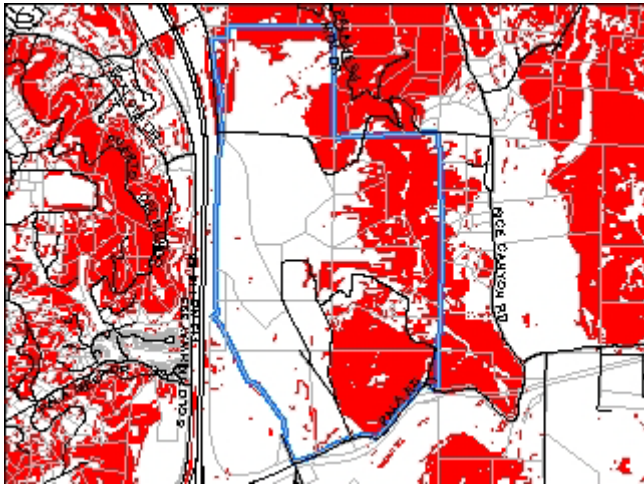
Discussion

This property includes the Meadowood and Campus Park projects; two of three developers for a planned Smart Growth Opportunity Area located in the Northeast Quadrant of SR-76 and Interstate 15. This is a 2005 Referral that was identified for further refinement by the staff. The Board of Supervisors directed staff to apply the Fallbrook Community Planning Group's preference to the Referral Map, which would allow for a mix of Commercial and Industrial uses along with 1,300 residential units. The Draft Land Use Map reflected the property owner's request, allowing 1,800 to 2,000 residential units. At that time the Fallbrook Community Planning Group supported a limit of 1,400 units for the entire area, 650 for each of these projects and 100 for the third project, Campus Park West, which is addressed in FB3-B.

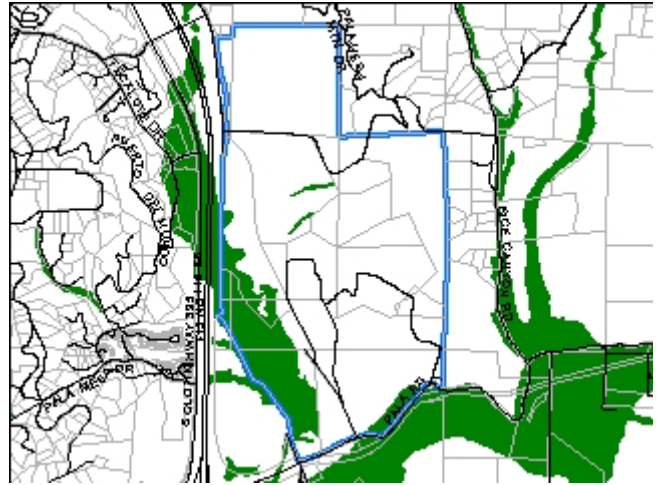
(Continued on next page)

PROPERTY SPECIFIC REQUEST

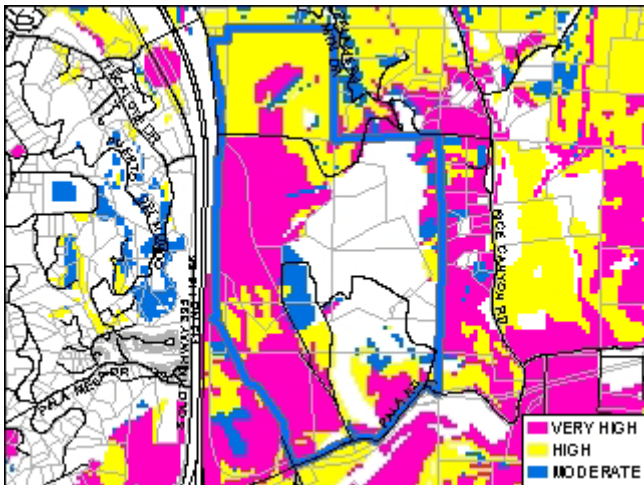
FB3-A (cont.)



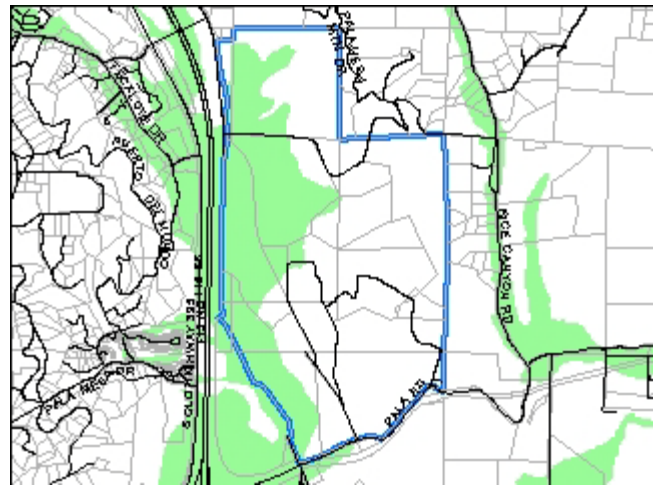
Steep Slope (Greater than 25%)



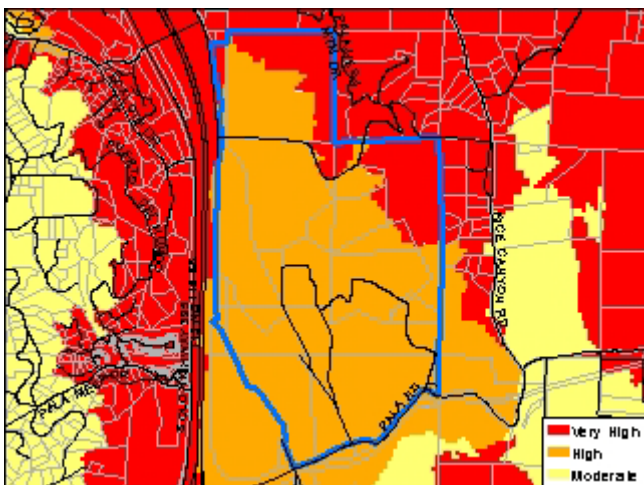
Wetlands



Habitat Evaluation Model



Prime Agricultural Lands



Fire Hazard Severity Zones

Discussion (cont.)

Based on the proposed General Plan Amendments for these projects, Campus Park is proposing 751 units and Meadowood is proposing 844 units, for a total 1595 units. Both projects have approved and pipelined Plan Amendment Authorizations (PAAs) dated August 27, 2003. These projects are consistent with the Community Development Model and are intended to create a new neighborhood with infrastructure and services that compliment, rather than detract from the existing Fallbrook Town Center.

PROPERTY SPECIFIC REQUEST

FB3-B

Property Specific Request:

Change the land use designations to increase the Commercial and Village Residential designated areas

Requested by: Steve Sheldon and Mark Dillon

Community Recommendation	No Change
Opposition Expected ¹	Yes
Spot Designation/Zone	No
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	No
Level of Change	Moderate

Note:

1 - Based on staff's experience

Property Description

Property Owner:

Campus Park West

Size:

95 acres

1 parcel(s)

Location/Description:

Northwest of intersection of Pankey and Pala Roads;

Inside County Water Authority boundary

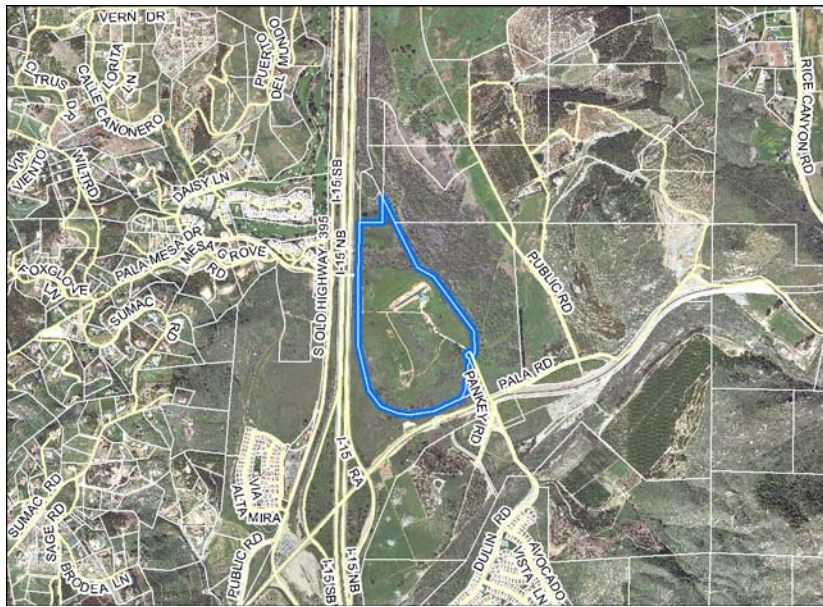
Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

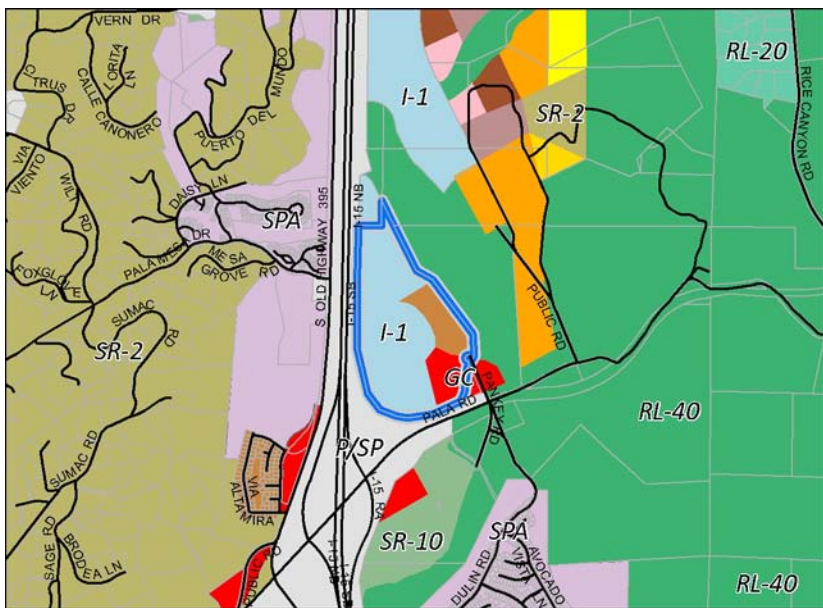
- ◐ Steep slope (greater than 25%)
- Floodplain
- ◐ Wetlands
- Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zones

Land Use

<i>General Plan</i>	
Scenario	Designation
Existing General Plan	SPA
PC / Staff Recommendation	VR7.3; GC; LII
Referral	VR7.3; GC; LII
Hybrid	
Draft Land Use	
Environmentally Superior	RL40
<i>Zoning</i>	
Existing — S90	
Proposed — Same as existing	



Aerial



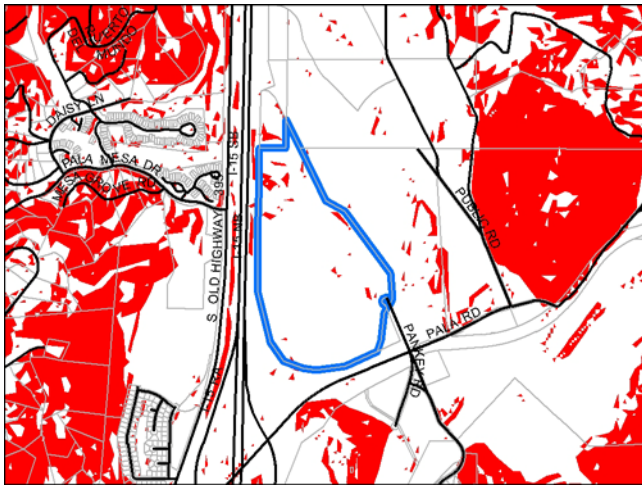
PC/Staff Recommendation

Discussion

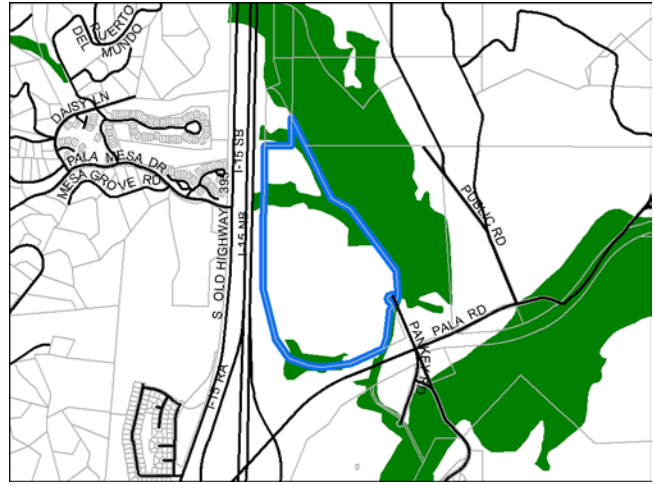
This request is by the third developer (Campus Park West) of the projects located in the Northeast Quadrant of SR-76 and Interstate 15. This project has an approved, but not pipelined, Plan Amendment Authorization (PAA) submitted in April 2004. The request is to apply the designations consistent with the currently submitted project of 355 residential units, 400,000 square feet of industrial/office land uses, and 347,000 square feet commercial space, to the General Plan Update. This represents more residential units and commercial space than would be allowed under any of the alternatives evaluated by the General Plan Update EIR, and would result in recirculation if the change were made. Alternatively, a proposal to only redesignate a portion of the Limited Impact Industrial land to General Commercial is not anticipated to require a recirculation of the EIR. See additional information on next page.

PROPERTY SPECIFIC REQUEST

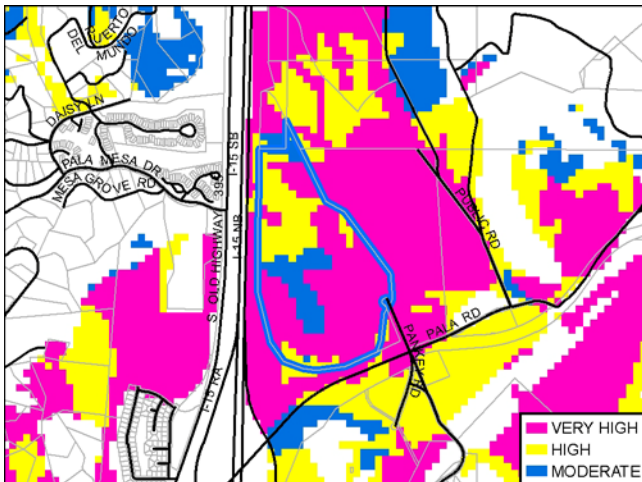
FB3-B (cont.)



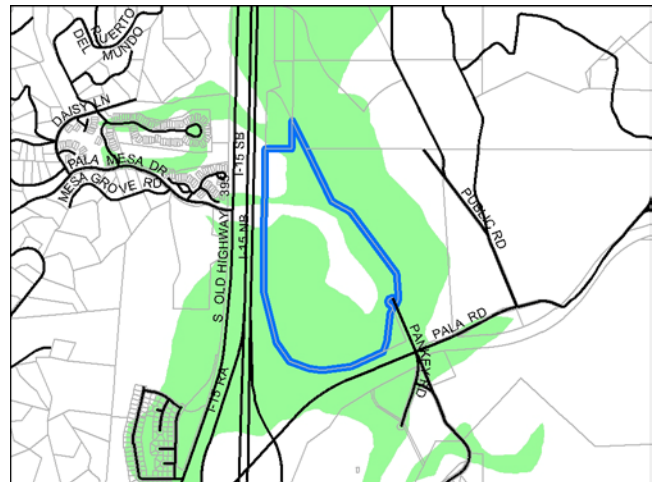
Step Slope (Greater than 25%)



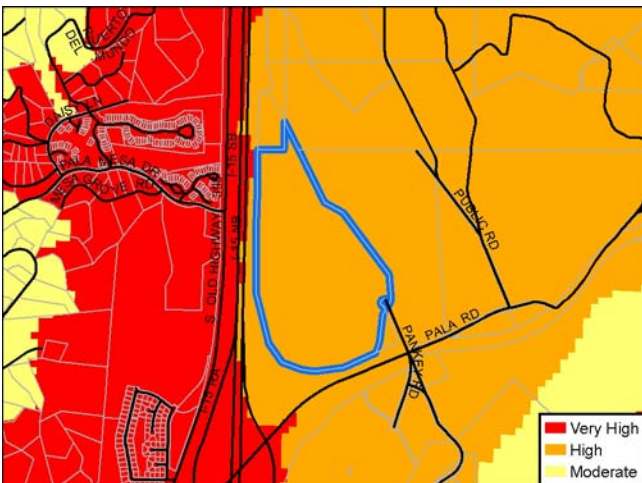
Wetlands



Habitat Evaluation Model



Prime Agricultural/Local Importance Lands



Fire Hazard Severity Zones

Additional Information

Further, the specific uses included in any commercial development in the area should remain consistent with Land Use Policy LU-2.6, Commercial Viability, to ensure that new commercial development associated with this project maintains the viability of existing commercial areas in the Fallbrook Rural Village.

PROPERTY SPECIFIC REQUEST

FB4 [2005 Commercial/Industrial Referral #13]

Property Specific Request:

Change land use designation from SR10 to Village Core Mixed Use (VCMU)
(see following pages)

Requested by: None [2005 Referral]

Community Recommendation	SR10
Opposition Expected ¹	Yes
Spot Designation/Zone	Yes
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	No
Level of Change	Moderate

Note:

1 - Based on staff's experience

Property Description

Property Owner:

Pala Gateway Holdings LLC

Size:

89.7 acres; 2 parcels

Location/Description:

Southeast of Interstate 15 and SR-76;
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

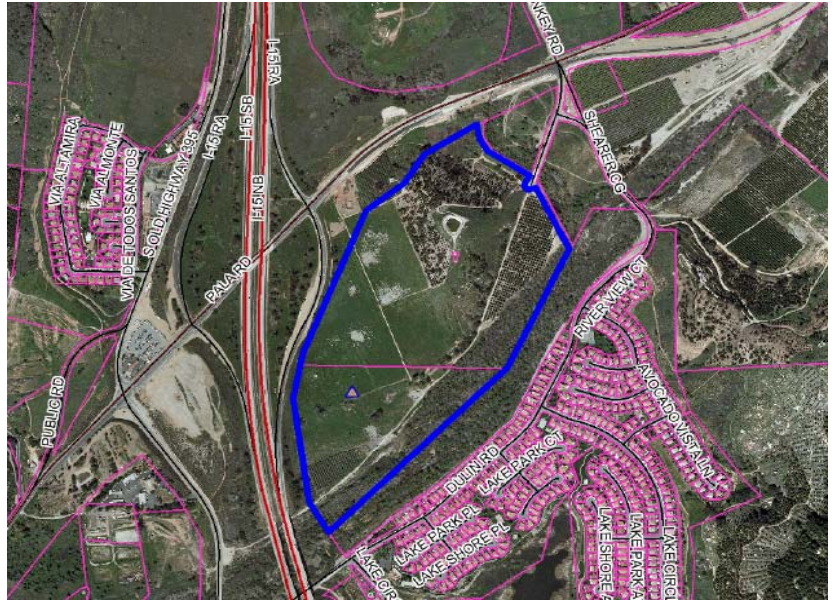
Land Use

General Plan

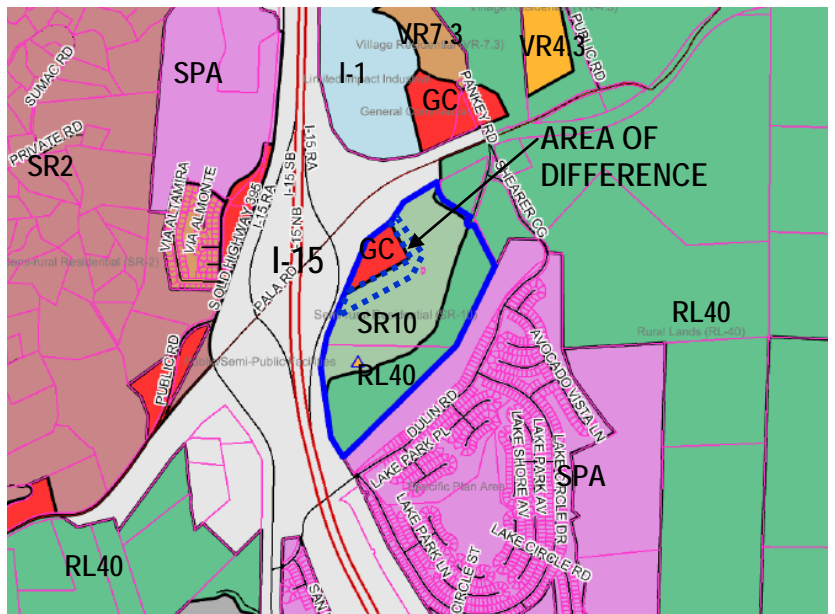
Scenario	Designation
Existing General Plan	SPA
PC / Staff Recommendation	SR10
Referral	VCMU
Hybrid	SR10
Draft Land Use	
Environmentally Superior	RL40

Zoning

Existing — S90; 20-acre minimum lot size A72; 4-acre minimum lot size
Proposed — C44: Freeway Commercial; S90; 20-acre minimum lot size A72; 4-acre minimum lot size



Aerial



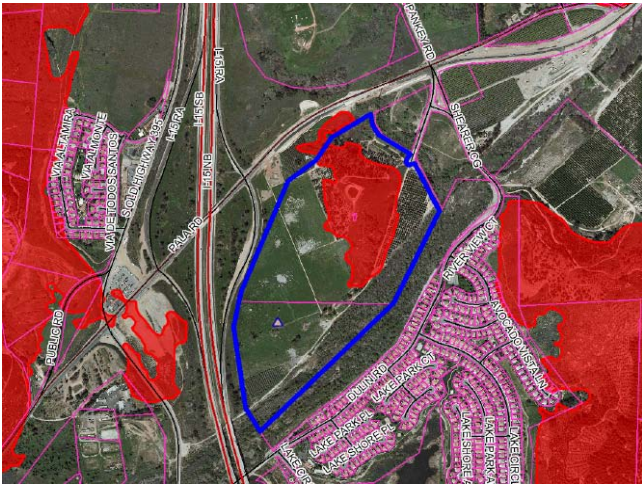
PC/Staff Recommendation

Discussion

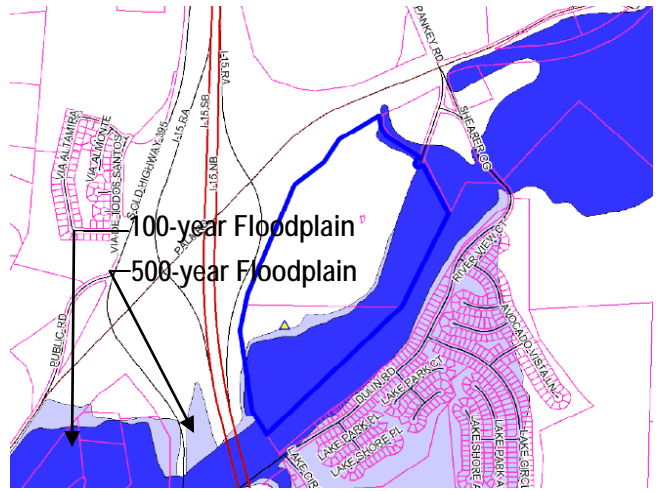
The subject property is a 2005 Commercial/Industrial Referral. In 2005, the Board directed staff to work with the property owner to identify General Commercial and Village Core Mixed Use except in environmentally constrained areas. This property did not come up in testimony during the 2010 Board hearings. Both the PC / Staff Recommendation, Referral and Draft Land Use Maps apply the an equal amount of General Commercial, only the Referral Map also includes 8.3 acres of Village Core Mixed Use designations around the Commercial designation (see last page under FB4). The Village Core Mixed Use designation is intended for town centers within the core of a delineated village, unlike this site. The PC/Staff Recommendation provides the General Commercial designation over a portion of the site that is considered the most appropriate for development with Semi-Rural and Rural Lands Residential designations on the remainder of the site that is more constrained.

PROPERTY SPECIFIC REQUEST

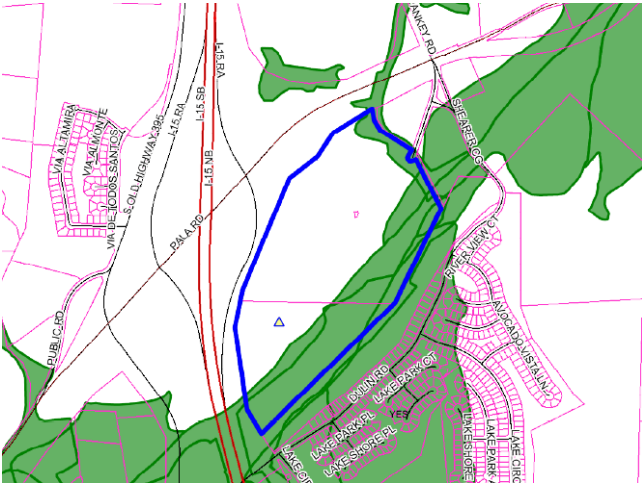
FB4 (cont.)



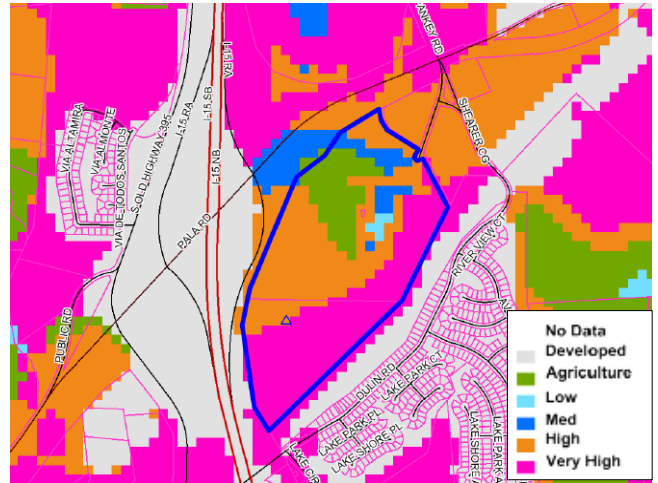
Steep Slope (Greater than 25%)



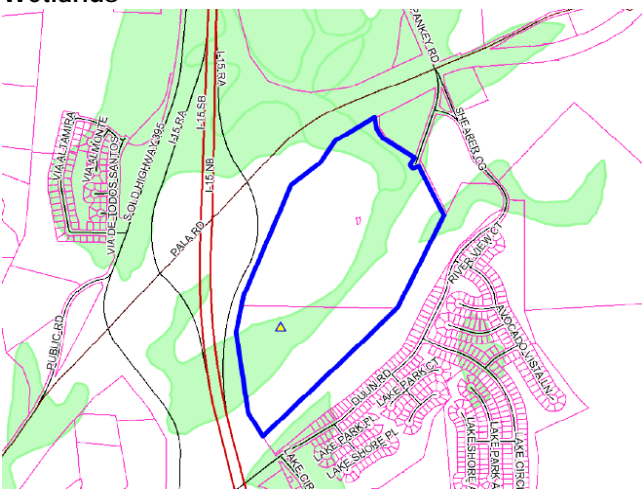
FEMA Floodplains



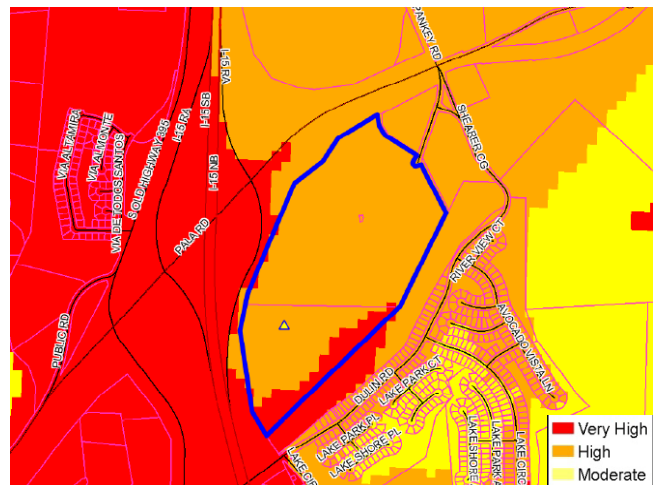
Wetlands



Habitat Evaluation Model



Prime Agricultural Lands



Fire Hazard Severity Zones

FALLBROOK

PROPERTY SPECIFIC REQUEST

FB8 [2004 Referral #8]

Property Specific Request: Change land use designation from RL40 to SR10/RL20	
Requested by: None [2004 Referral]	
Community Recommendation	Unknown
Opposition Expected ¹	Yes
Spot Designation/Zone	No
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	Yes
Level of Change	Major

Notes:

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

Property Description

Property Owner:

Red Mountain LLC
John R & Marylee E Chaffin

Size:

532.4 acres
6 parcels

Location/Description:

NW Intersection of Red Mtn. Dam Rd. and E. Mission Rd.; Inside CWA boundary

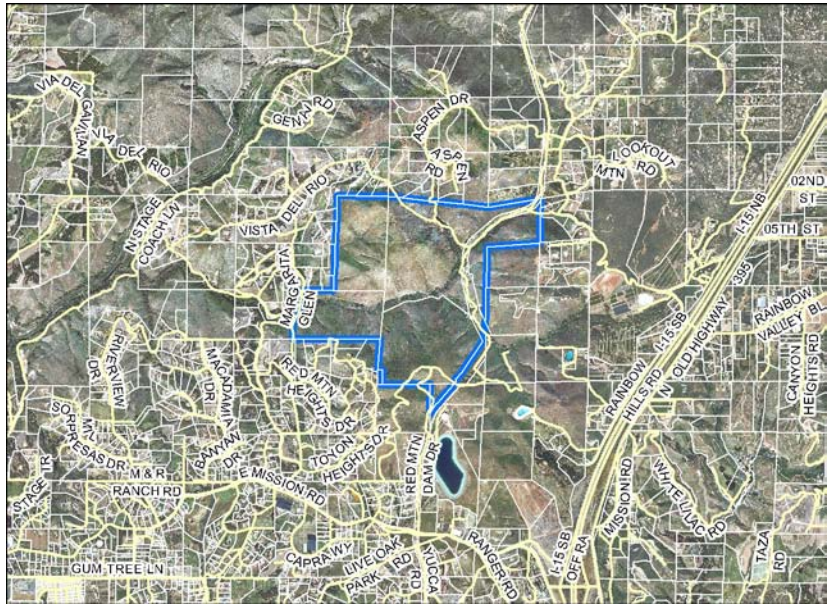
Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

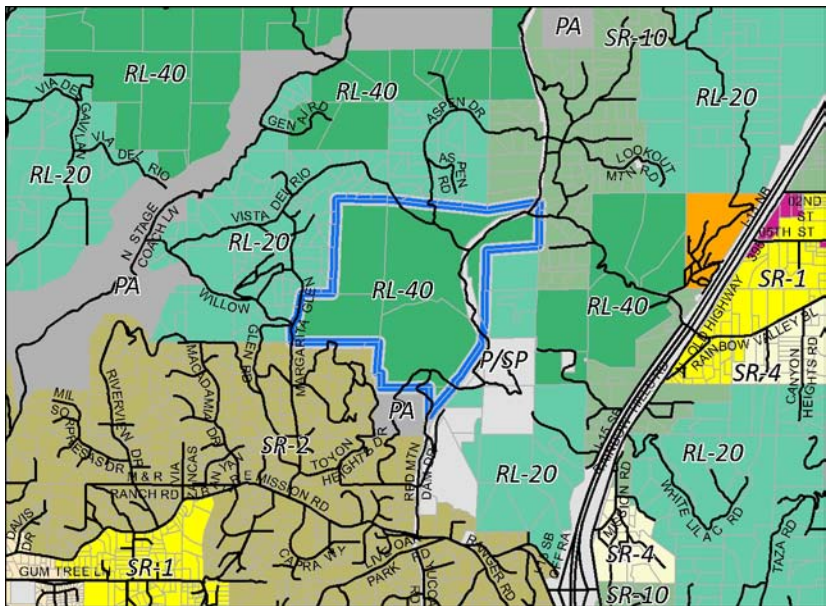
- Steep slope (greater than 25%)
- Floodplain
- Wetlands
- Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zones

Land Use

General Plan	
Scenario	Designation
Existing General Plan	1 du/4,8,20 ac;
PC / Staff Recommendation	RL40
Referral	SR10 / RL20
Hybrid	RL40
Draft Land Use	
Environmentally Superior	
Zoning	
Existing — A70, 4-acre minimum lot size	
Proposed — Same as existing	



Aerial



PC/Staff Recommendation

Discussion

The subject property is a 2004 Residential Referral (see Referral Map on next page). This referral was a pipelined project (TM 5217) that was withdrawn on August 15, 2008. TM 5217 was withdrawn because of constraints related to the development of the site. This property did not come up in testimony during the 2010 Board hearings.

In this area in northeast Fallbrook, the slopes are exceptionally steep with some exceeding 50 percent. It is largely undeveloped with limited vehicular access and high quality habitat. With limited availability to public services and infrastructure, it meets all the criteria for Rural Lands. A Semi-Rural density is not supported by Guiding Principle #5, ensuring that development accounts for the physical constraints of the land.

PROPERTY SPECIFIC REQUEST

FB14

Property Specific Request: Change proposed zoning from C36 to C34	
Requested by: Gary Piro ¹ / Mark Thompson	
Community Recommendation	C36 ²
Opposition Expected ³	Yes
Spot Designation/Zone	Yes
EIR Recirculation Needed	No
Change to GPU Objectives Needed	No
Level of Change	Minor

Notes:

- 1 - Piro Engineering letter dated October 19, 2010
- 2 - Fallbrook CPG minutes February 21, 2011
- 3 - Based on staff's experience

Property Description

Property Owners:

Nola B Chaffin, Chaffin Inc., James W Chaffin

Size:

2.9 acres
1 parcel

Location/Description:

Southern portion of Fallbrook Town Center
Intersection of Rockycrest Rd. and S. Mission Rd.; Inside CWA boundary

Prevalence of Constraints (See following page):

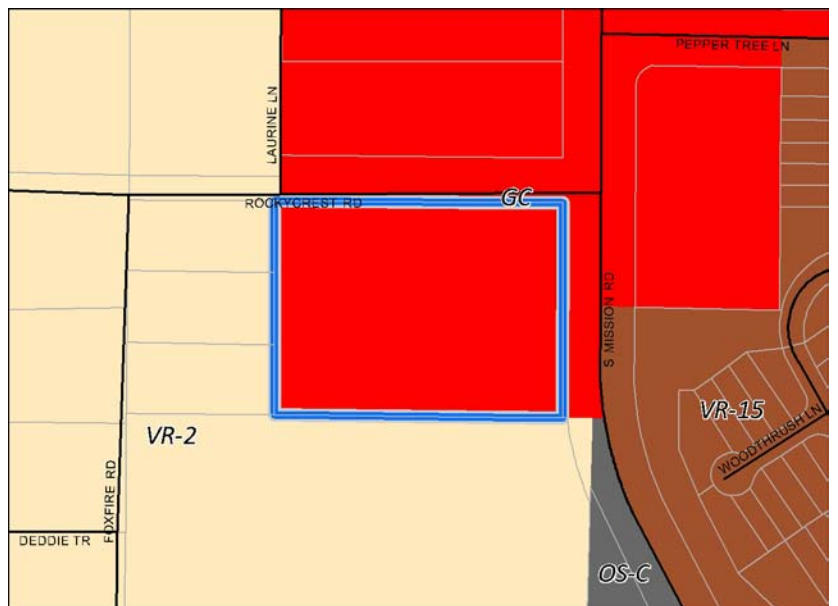
- - high; ◐ - partially; ○ - none
- ◐ Steep slope (greater than 25%)
- Floodplain
- Wetlands
- Habitat Value
- ◐ Agricultural Lands
- Fire Hazard Severity Zones

Land Use

<i>General Plan</i>	
Scenario	Designation
Existing General Plan	GC
PC / Staff Recommendation	GC
Referral	GC
Hybrid	
Draft Land Use	
Environmentally Superior	
<i>Zoning</i>	
Existing — C36: General Commercial, 40 du / acre, W Building Type	
Proposed — Same as existing	



Aerial



PC/Staff Recommendation

Discussion

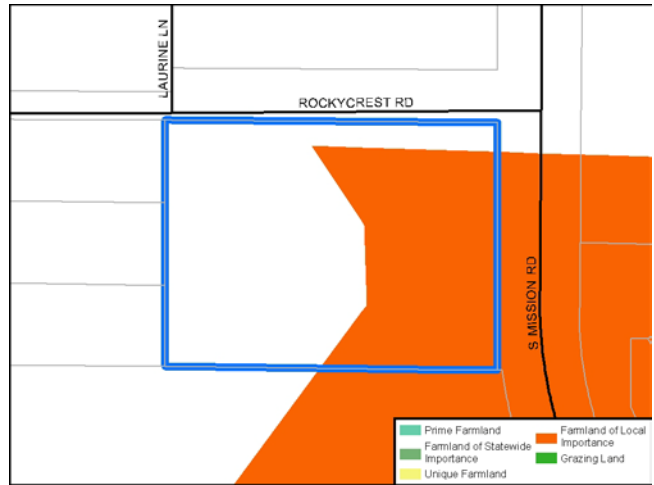
The property owner's request for a C34 Zone would be consistent with project alternatives and would not require a change to the Draft EIR. In addition to this change in Use Regulation, the Building Type of W would have to change to T or another type that would allow for residential buildings. If changed to the C34: General Commercial/Residential Zone, retaining the 40 dwelling unit per acre residential density would allow both dense residential development and General Commercial uses by-right, with no requirement to have both uses. Under the existing C36: General Commercial Zone, residential development is allowed as an Accessory Use to a primary Commercial Use; however, would not be allowed with a W Building Type. To satisfy the request, a T Building Type is also required with the C34 Zone, which allows both non-residential and residential buildings.

PROPERTY SPECIFIC REQUEST

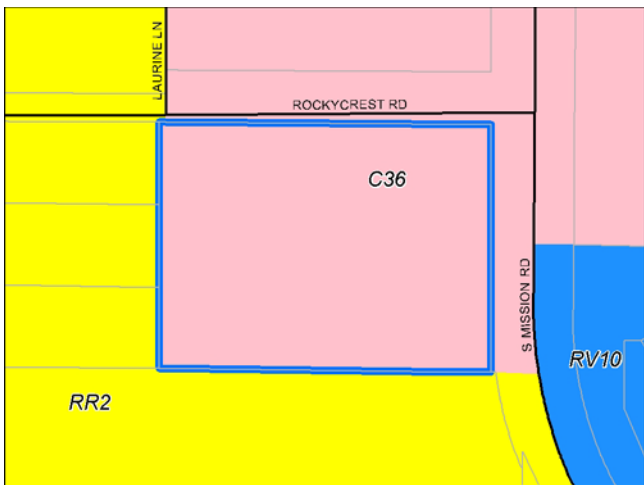
FB14 (cont.)



Steep Slope (Greater than 25%)



Agricultural Lands of Local Importance



Existing / Draft Zoning

PROPERTY SPECIFIC REQUEST

FB15

Property Specific Request: Change land use designation from SR2 to SR1	
Requested by: Rhonda Byer	
Community Recommendation	SR2 ¹
Opposition Expected ²	Yes
Spot Designation/Zone	Yes
EIR Recirculation Needed	No
Change to GPU Objectives Needed	No
Level of Change	Minor

Notes:

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

Property Description

Property Owner:

David and Rhonda Byer

Size:

2.6 acres
1 parcel

Location/Description:

Intersection of Green Briar Circle and Camino Verde.;
Inside County Water Authority boundary

Prevalence of Constraints (See following page):

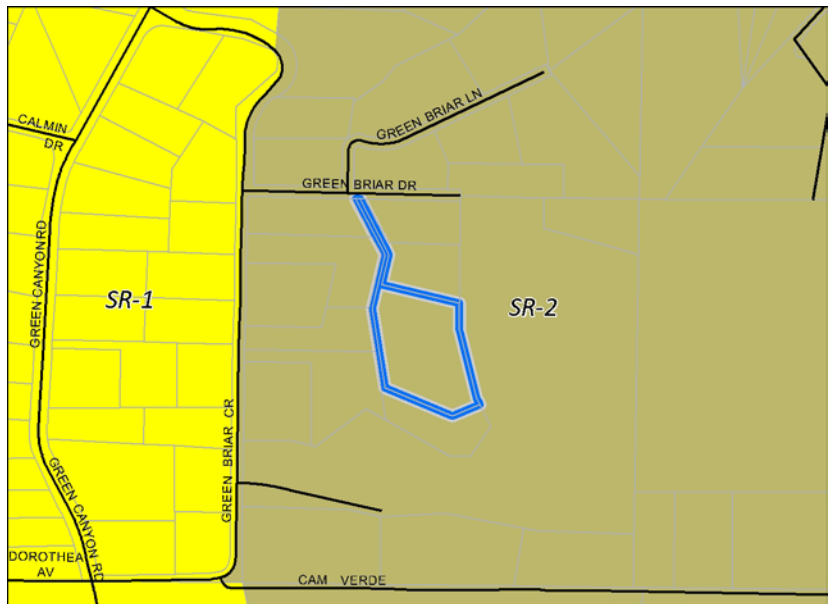
- - high; ◐ - partially; ○ - none
- Steep slope (greater than 25%)
- Floodplain
- Wetlands
- ◐ Habitat Value
- ◐ Agricultural Lands
- Fire Hazard Severity Zones

Land Use

<i>General Plan</i>	
Scenario	Designation
Existing General Plan	1 du/2, 4 ac
PC / Staff Recommendation	SR2
Referral	SR2
Hybrid	
Draft Land Use	
Environmentally Superior	
<i>Zoning</i>	
Existing — A70, 2-acre minimum lot size	
Proposed — Same as existing	



Aerial



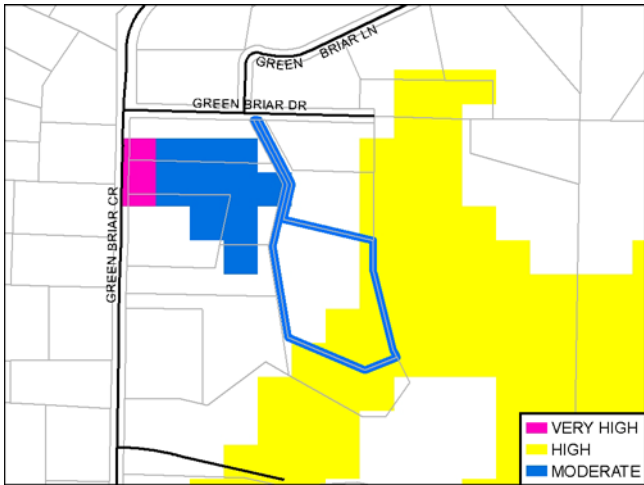
PC/Staff Recommendation

Discussion

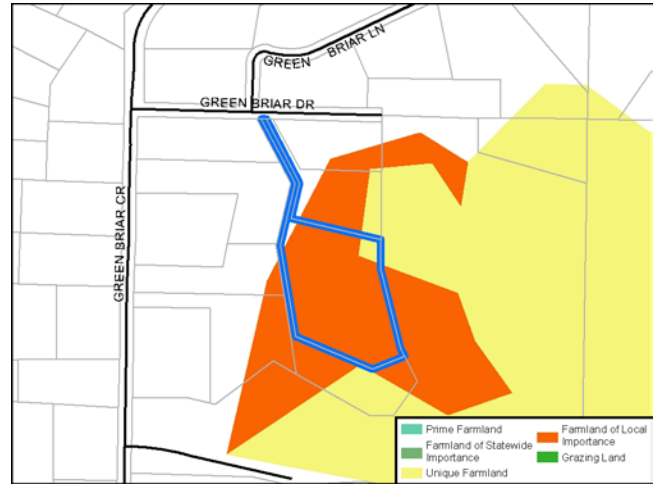
Property request would be an increase in density over the existing General Plan, PC/Staff Recommendation, and all Draft EIR land use alternatives. However, the parcel is surrounded on three sides by lots ranging in size from 1.1 to 1.5 acres; therefore, an SR1 designation would not be inconsistent with the character of the area or the project objectives. Since, the request would result in a spot designation, a larger area would also need to be designated as SR1; however, this would not result in additional impacts since these parcels are already 1.1 to 1.5 acres in size as discussed above (with the exception of the subject parcel that could now be split).

PROPERTY SPECIFIC REQUEST

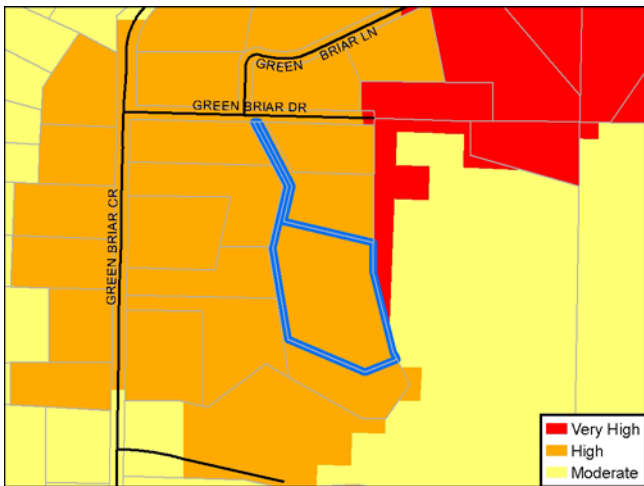
FB15 (cont.)



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

FB16

Property Specific Request: Change land use designation from SR4 to SR2	
Requested by: Arvin Trivedi	
Community Recommendation	SR4 ¹
Opposition Expected ²	Yes
Spot Designation/Zone	Yes
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	No
Level of Change	Moderate

Notes:

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

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):

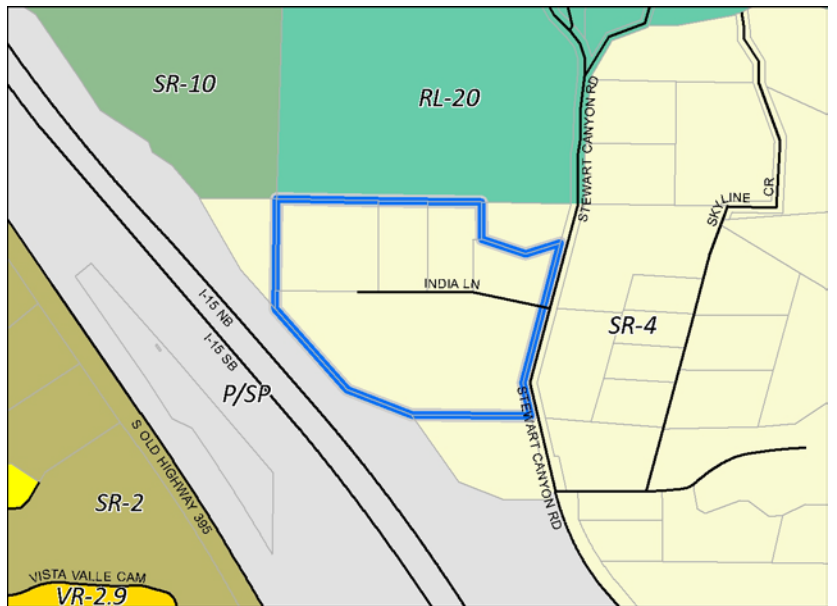
- - high; ◐ - partially; ○ - none
- ◐ Steep slope (greater than 25%)
- Floodplain
- ◐ Wetlands
- ◐ Habitat Value
- ◐ Agricultural Lands
- Fire Hazard Severity Zones

Land Use

<i>General Plan</i>	
Scenario	Designation
Existing General Plan	1 du/2, 4 ac
PC / Staff Recommendation	SR4
Referral	SR4
Hybrid	
Draft Land Use	
Environmentally Superior	
<i>Zoning</i>	
Existing — A70, 2-acre minimum lot size	
Proposed — Same as existing	



Aerial



PC/Staff Recommendation

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 of the EIR. Also, 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.

PROPERTY SPECIFIC REQUEST

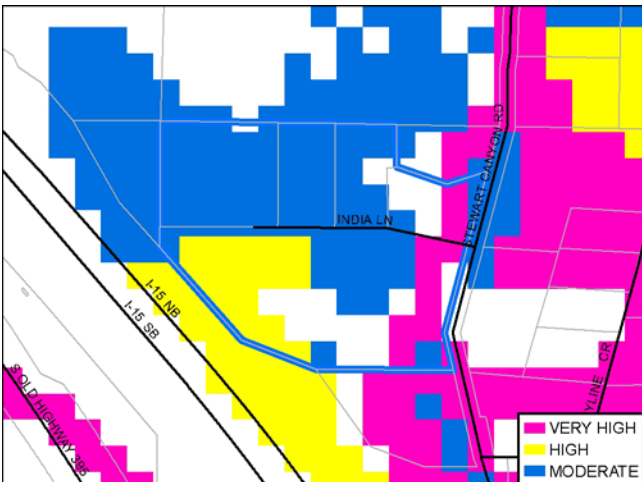
FB16 (cont.)



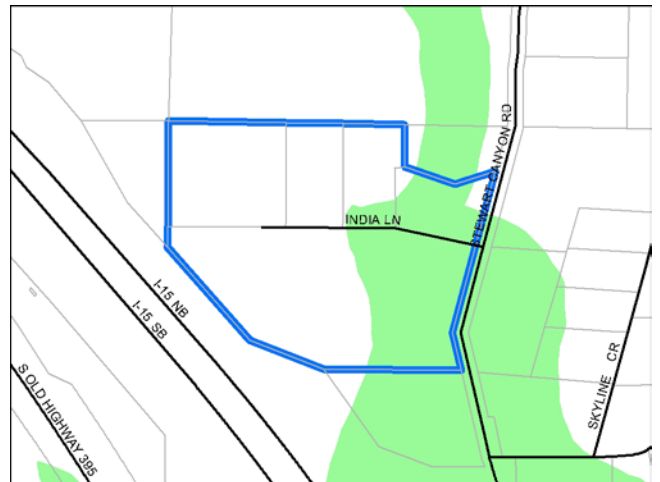
Steep Slope (Greater than 25%)



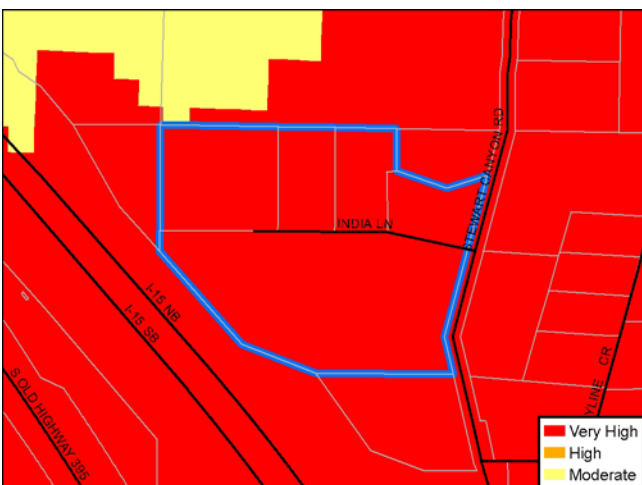
Wetlands



Habitat Evaluation Model



Prime Agricultural Lands



Fire Hazard Severity Zones

FALLBROOK

PROPERTY SPECIFIC REQUEST

FB17

Property Specific Request:

Change land use designation from SR2 to SR1

Requested by: Dianne Garrett

Community Recommendation	SR1 ¹
Opposition Expected ²	No
Spot Designation/Zone	No
EIR Recirculation Needed	Yes
Change to GPU Objectives 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:

On Reche Road just west of Interstate 15;

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
Existing General Plan	1 du/1, 2, 4 ac
PC / Staff Recommendation	SR2
Referral	SR2
Hybrid	
Draft Land Use	
Environmentally Superior	

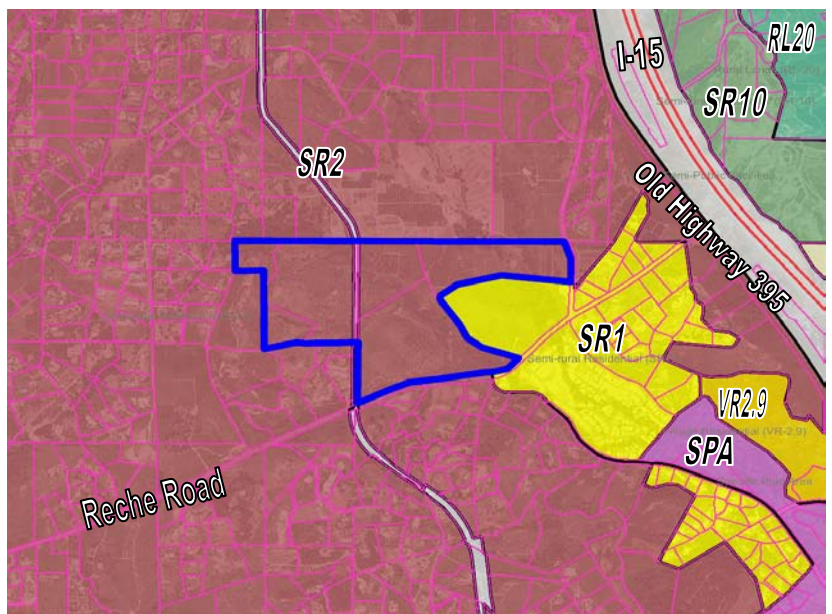
Zoning

Existing — A70, 1-acre minimum lot size

Proposed — Same as existing



Aerial



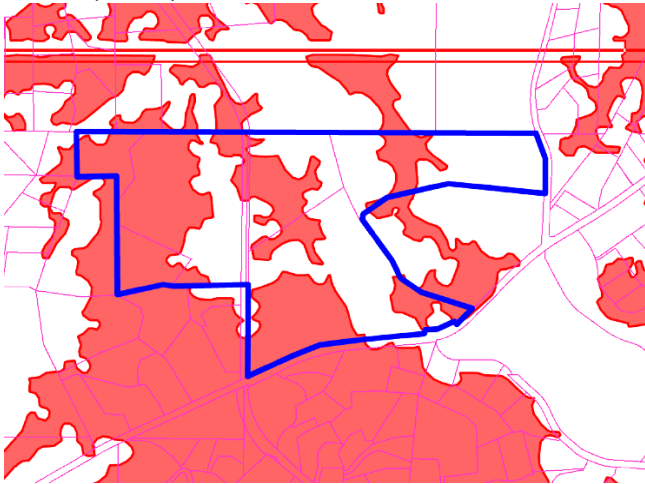
PC/Staff Recommendation

Discussion

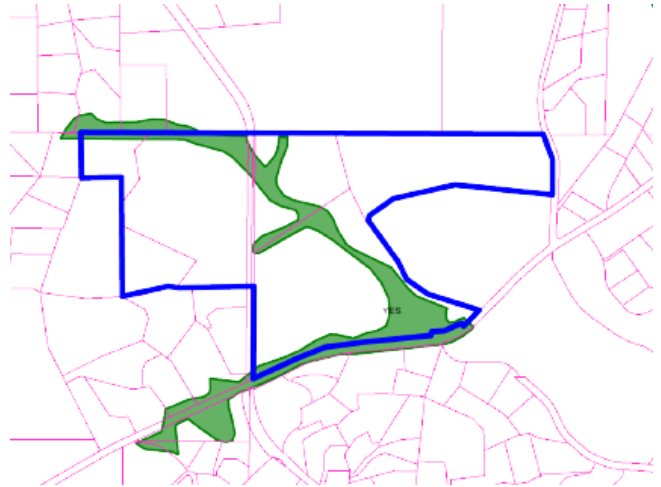
The property owner's request to retain the density of the existing General Plan is outside the range of alternatives evaluated in the Draft EIR. The increased density would allow approximately 40-45 additional dwelling units when compared to the PC/Staff Recommendation. The subject area is surrounded by parcels averaging approximately two acres, with the exception of the area to the east that is designated SR1. This would likely require recirculation of the EIR.

PROPERTY SPECIFIC REQUEST

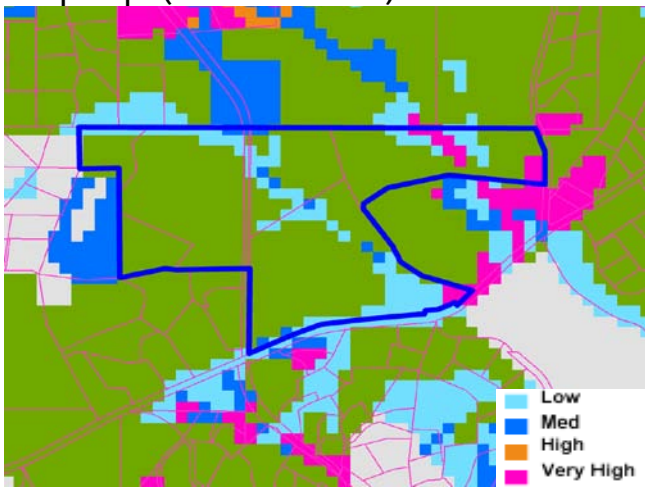
FB17 (cont.)



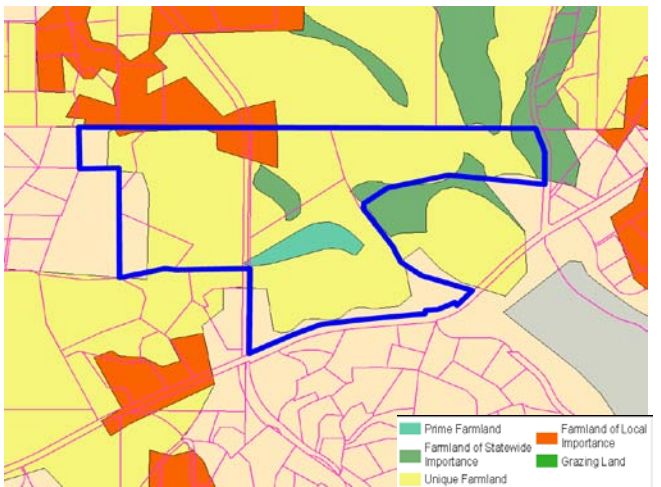
Steep Slope (Greater than 25%)



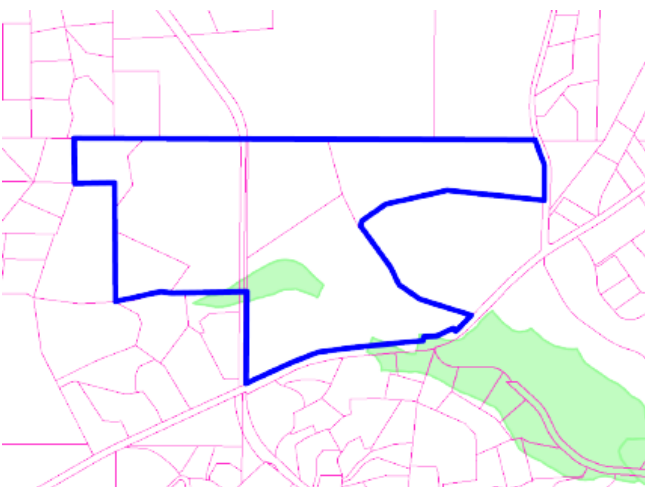
Wetlands



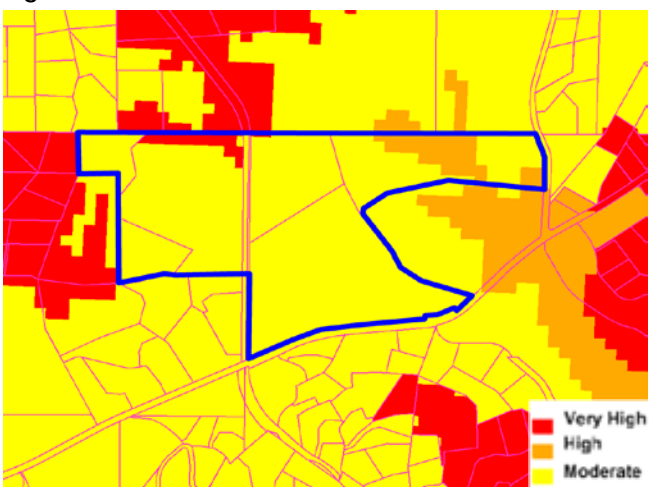
Habitat Evaluation Model



Agricultural Lands



Prime Agricultural Lands



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

FB18

Property Specific Request: Change land use designation from RL40 to SR10	
Requested by: Matthew Peterson	
Community Recommendation	RL40 ¹
Opposition Expected ²	Yes
Spot Designation/Zone	Yes
EIR Recirculation Needed	Yes
Change to GPU Objectives 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):

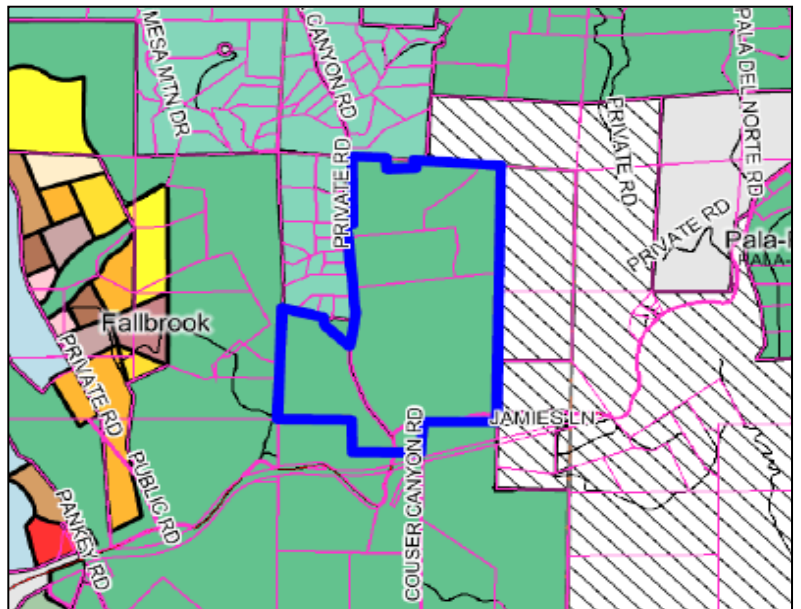
- – high; ◐ – partially; ○ - none
- ◐ Steep slope (greater than 25%)
- Floodplain
- ◐ Wetlands
- ◐ Habitat Value
- ◐ Agricultural Lands
- ◐ Fire Hazard Severity Zones

Land Use

<i>General Plan</i>	
Scenario	Designation
Existing General Plan	1du/10 ac
PC / Staff Recommendation	RL40
Referral	RL40
Hybrid	
Draft Land Use	
Environmentally Superior	
<i>Zoning</i>	
Existing — A72, 40-acre minimum lot size	
Proposed — Same as existing	



Aerial



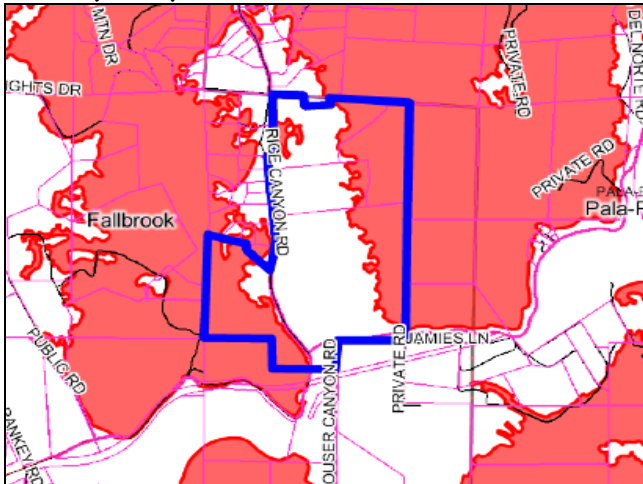
PC/Staff Recommendation

Discussion

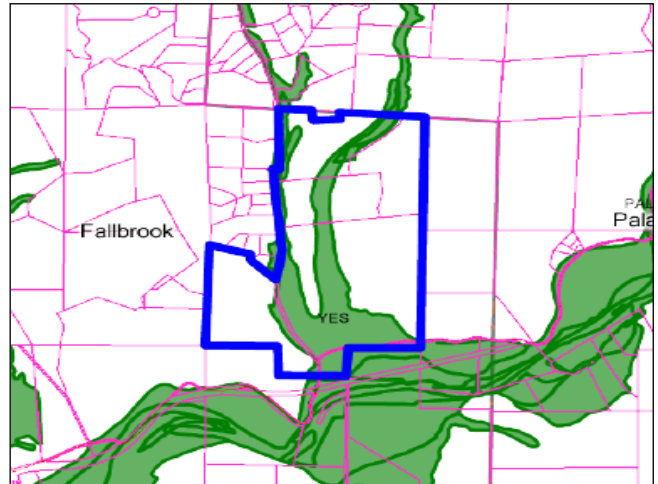
The PC/Staff Recommendation is consistent with the existing Zoning requiring 40-acre minimum lot and would not result in a “down-zoning”. A Semi-Rural designation would not be supported by the project objectives; particularly the Community Development Model because it would apply Semi-Rural densities on a fringe of the planning area composed of Rural Lands. Also, the requested density is outside the range of alternatives evaluated by the Draft EIR and would require recirculation of the EIR.

PROPERTY SPECIFIC REQUEST

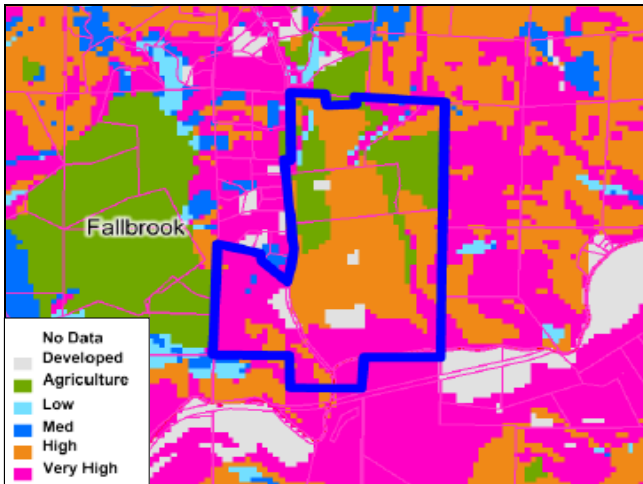
FB18 (cont.)



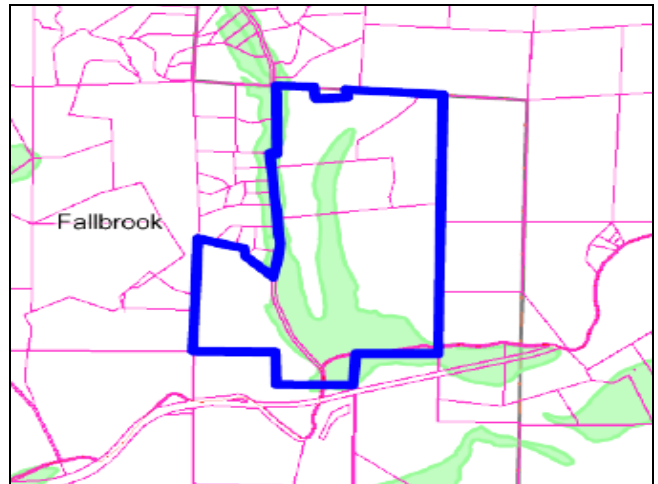
Steep Slope (Greater than 25%)



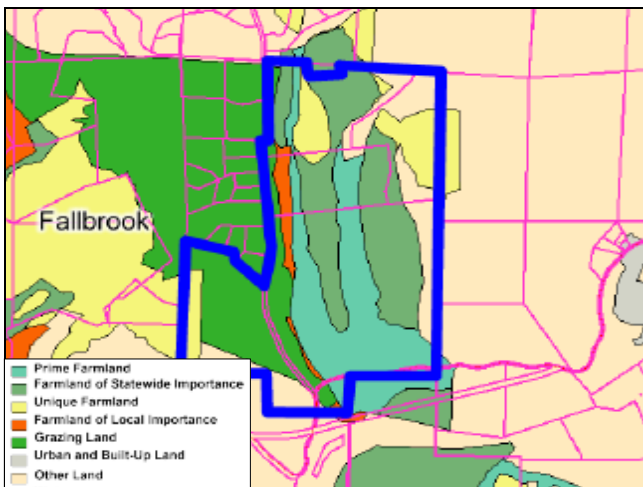
Wetlands



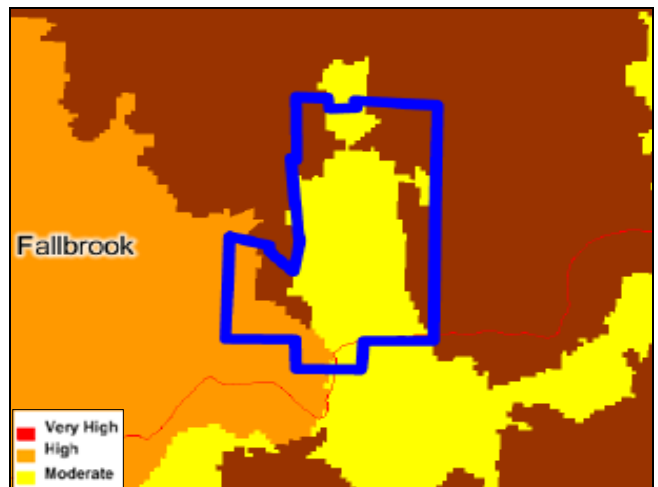
Habitat Evaluation Model



Prime Agricultural Lands



Agricultural Lands



Fire Hazard Severity Zones

FALLBROOK

PROPERTY SPECIFIC REQUEST

FB19

Property Specific Request:
Change land use designation from RL20 to SR10

Requested by: Jill Pettigrew

Community Recommendation	RL20 ¹
Opposition Expected ²	Yes
Spot Designation/Zone	Yes
EIR Recirculation Needed	Yes
Change to GPU Objectives 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):
● – high; ◐ – partially; ○ - none

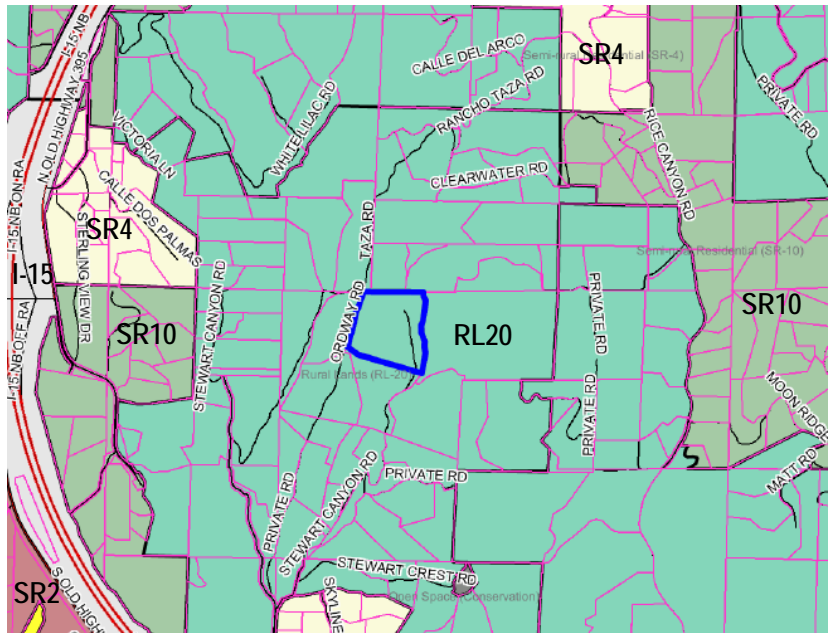
- ◐ Steep slope (greater than 25%)
- Floodplain
- ◐ Wetlands
- Habitat Value
- ◐ Agricultural Lands
- ◐ Fire Hazard Severity Zones

Land Use

General Plan	
Scenario	Designation
Existing General Plan	1 du/10 ac
PC / Staff Recommendation	RL20
Referral	RL20
Hybrid	
Draft Land Use	
Environmentally Superior	
Zoning	
Existing — A70, 10-acre minimum lot size	
Proposed — Same as existing	



Aerial



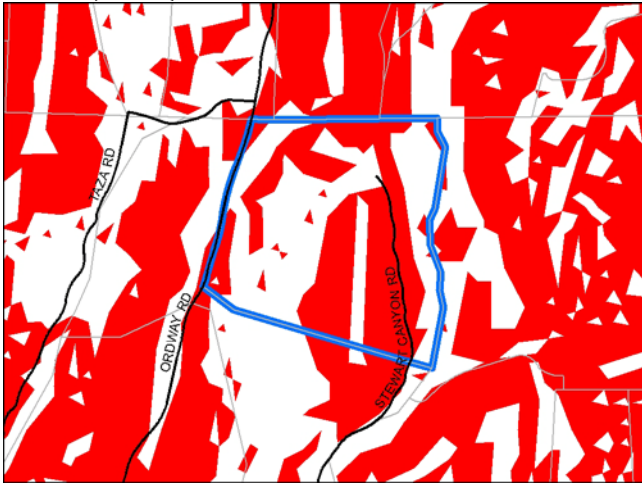
PC/Staff Recommendation

Discussion

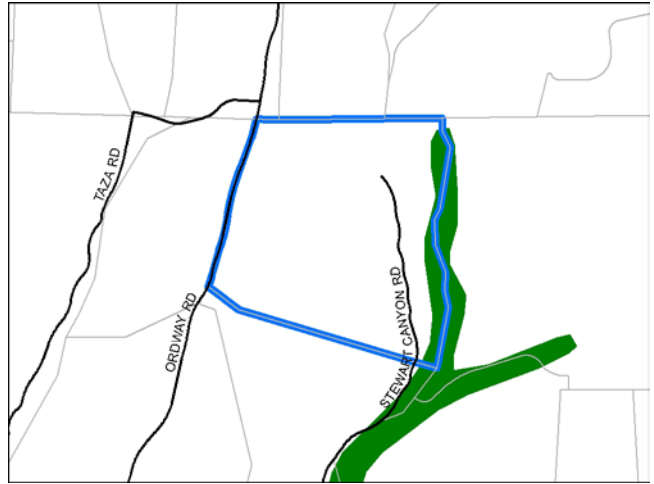
Subject property is located in an area designated RL20 and a Semi-Rural designation and would be a spot designation. To resolve the spot designation would require many additional parcels to also be redesignated. This would likely require a recirculation of the EIR.

PROPERTY SPECIFIC REQUEST

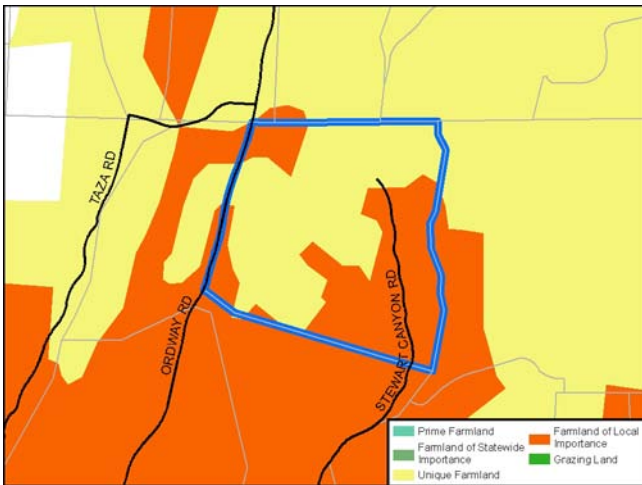
FB19 (cont.)



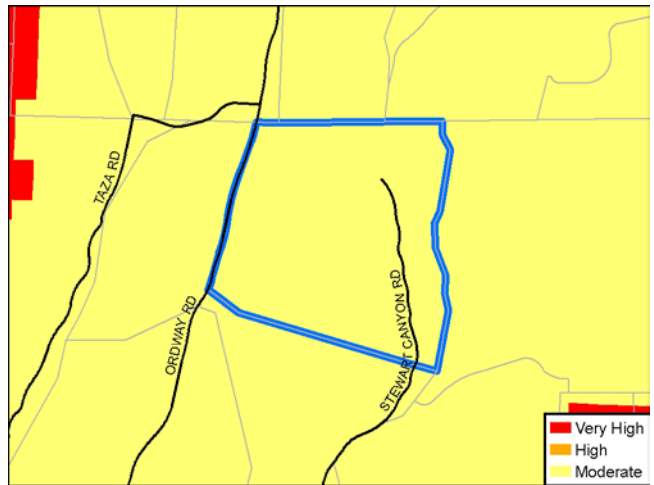
Step Slope (Greater than 25%)



Wetlands



Agricultural Lands



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

FB20

Property Specific Request:

Change land use designation from RL20 to SR4

Requested by: Robert Townsend

Community Recommendation	RL20 ¹
Opposition Expected ²	Yes
Spot Designation/Zone	Yes
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	No
Level of Change	Moderate

Notes:

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

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

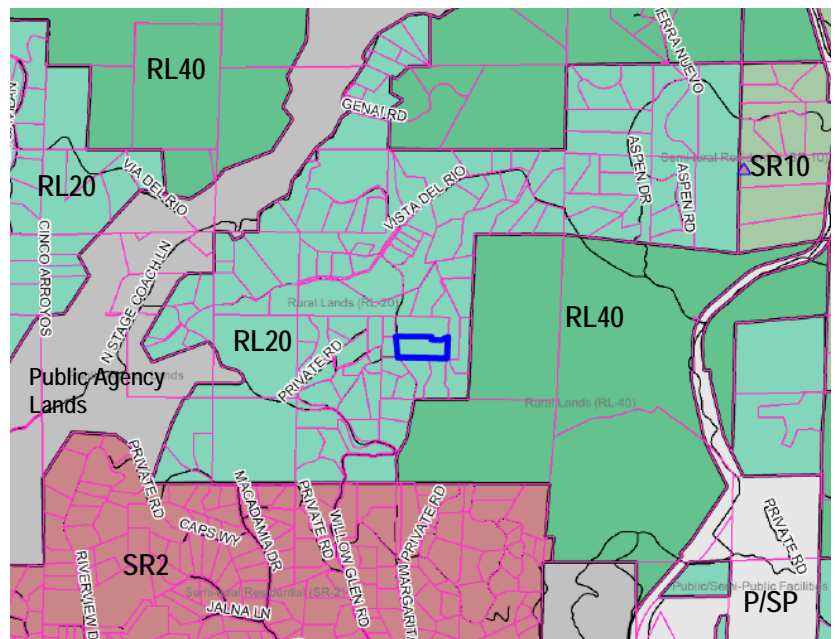
Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

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



Aerial



PC/Staff Recommendation

Land Use

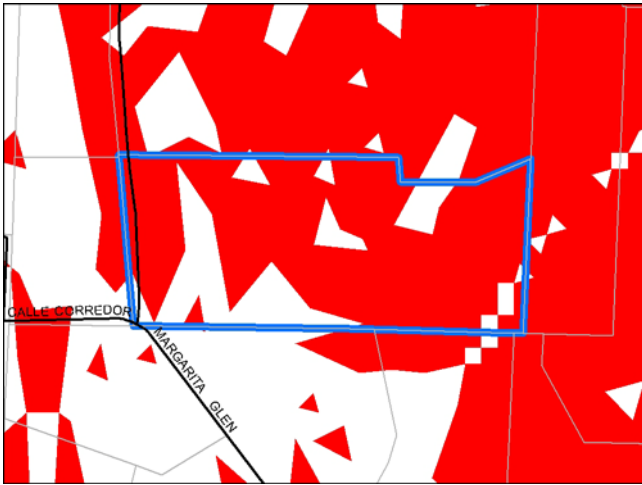
General Plan	
Scenario	Designation
Existing General Plan	1 du/4,8,20 ac
PC / Staff Recommendation	RL20
Referral	RL20
Hybrid	
Draft Land Use	
Environmentally Superior	
Zoning	
Existing — A70, 4-acre minimum lot size	
Proposed — Same as existing	

Discussion

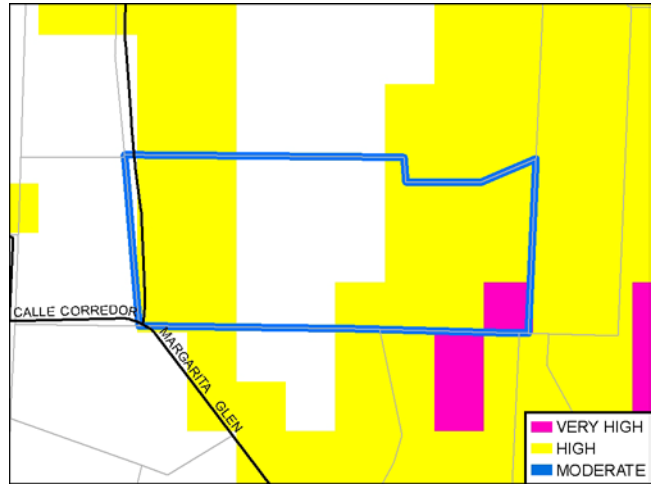
Subject parcel is six acres in size; therefore, is too small to subdivide under both the property owner's request and the PC/Staff Recommendation. However, changing the designation to Semi-Rural would result in a spot designation and require a much larger area to also be redesignated, potentially resulting 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.

PROPERTY SPECIFIC REQUEST

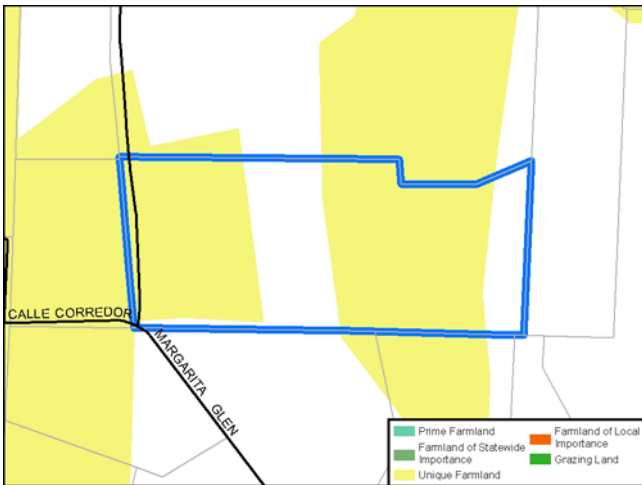
FB20 (cont.)



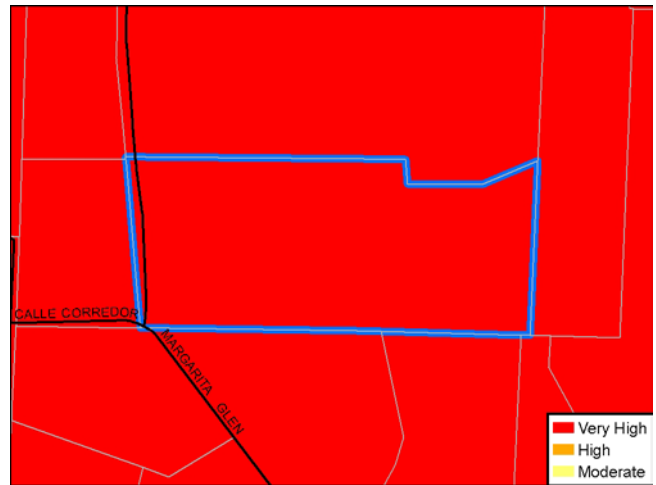
Steep Slope (Greater than 25%)



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zone

FALLBROOK

PROPERTY SPECIFIC REQUEST

FB21

Property Specific Request:

Change land use designation from RL20 to SR4

Requested by: Ronald Wylie

Community Recommendation	SR10 ¹
Opposition Expected ²	Yes
Spot Designation/Zone	Yes
EIR Recirculation Needed	Yes
Change to GPU Objectives 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):

● - high; ◐ - partially; ○ - none

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

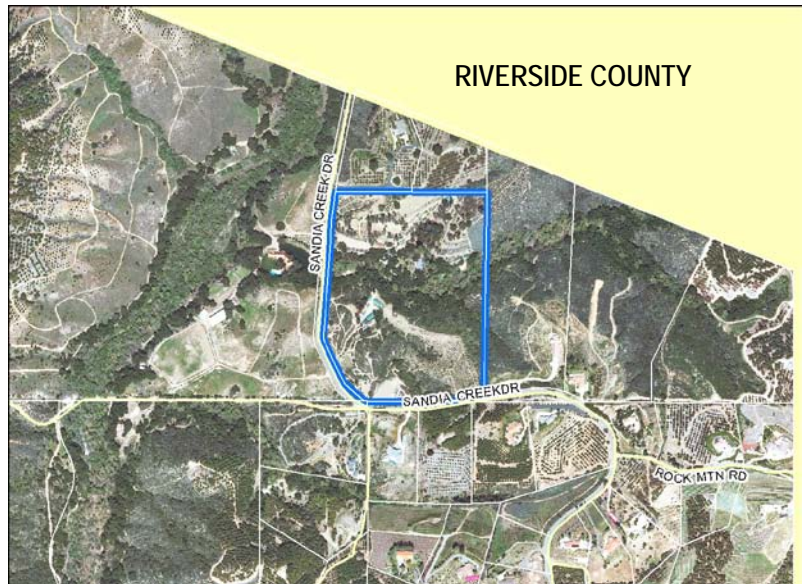
Land Use

General Plan

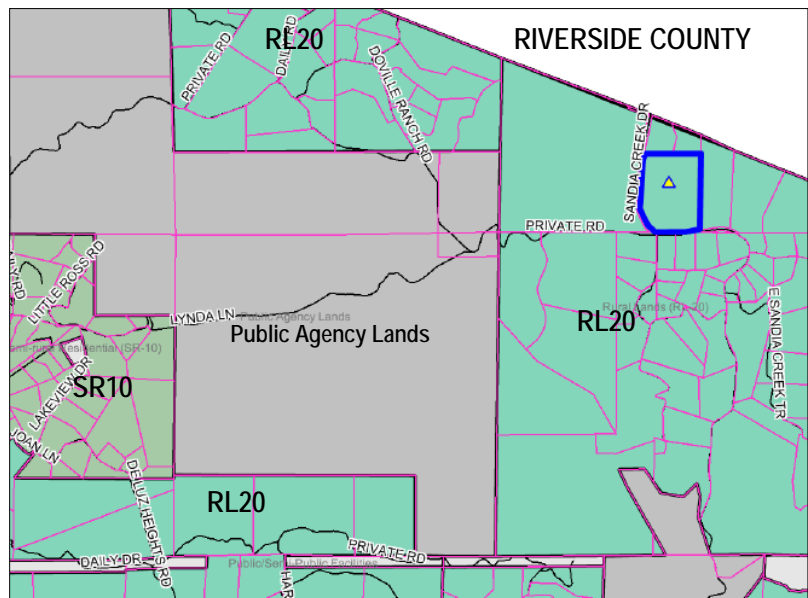
Scenario	Designation
Existing General Plan	1 du/4,8,20 ac
PC / Staff Recommendation	RL20
Referral	RL20
Hybrid	
Draft Land Use	
Environmentally Superior	RL40

Zoning

Existing — A70, 4-acre minimum lot size
Proposed — Same as existing



Aerial



PC/Staff Recommendation

Discussion

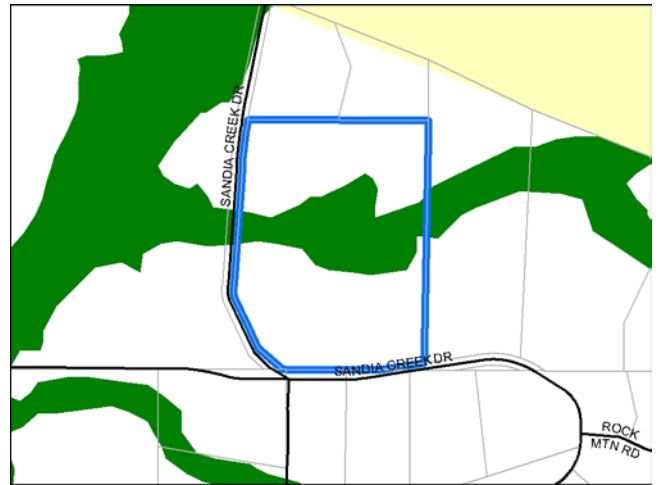
Subject property is located in the northernmost portion of the unincorporated county, approximately 300 feet from the Riverside County line. The property owner's request would result in a spot designation of Semi-Rural densities in the remote northern fringe of the county. A Semi-Rural density, particularly 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]

PROPERTY SPECIFIC REQUEST

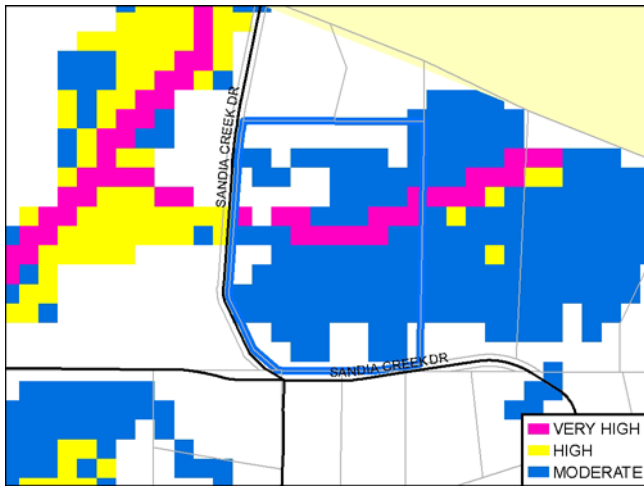
FB21 (cont.)



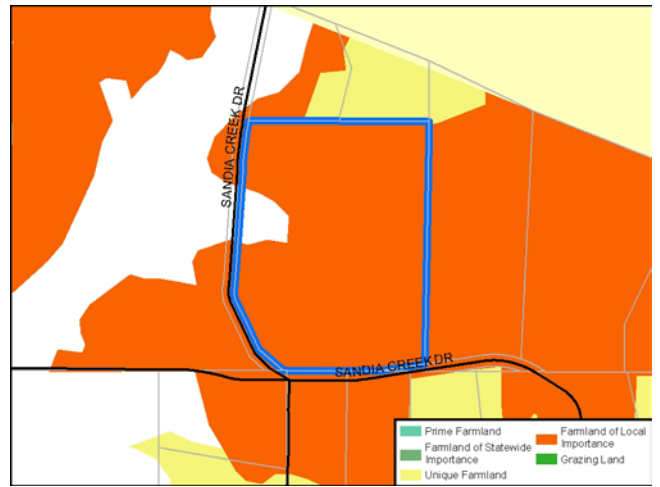
Steep Slope (Greater than 25%)



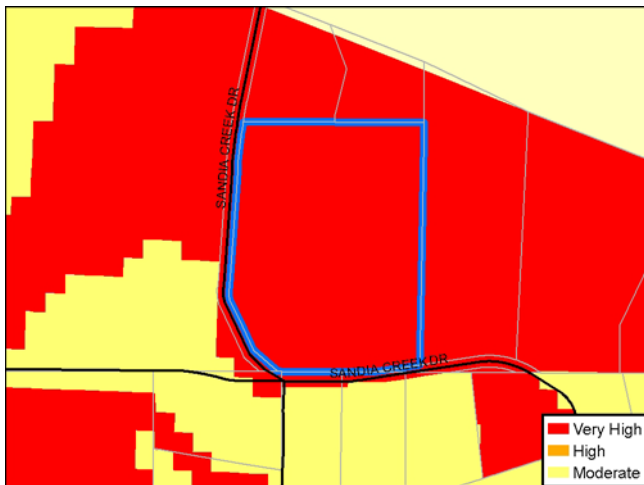
Wetlands



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

FALLBROOK

PROPERTY SPECIFIC REQUEST

FB22

Property Specific Request: Change land use designation from RL20 to SR4	
Requested by: Lawrence Saunders	
Community Recommendation	SR10 ¹
Opposition Expected ²	Yes
Spot Designation/Zone	Yes
EIR Recirculation Needed	Yes
Change to GPU Objectives 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

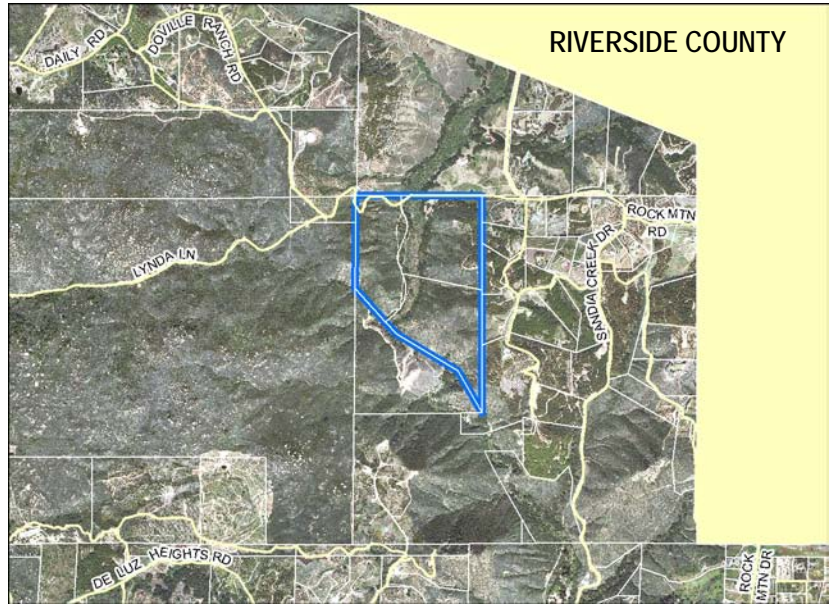
Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

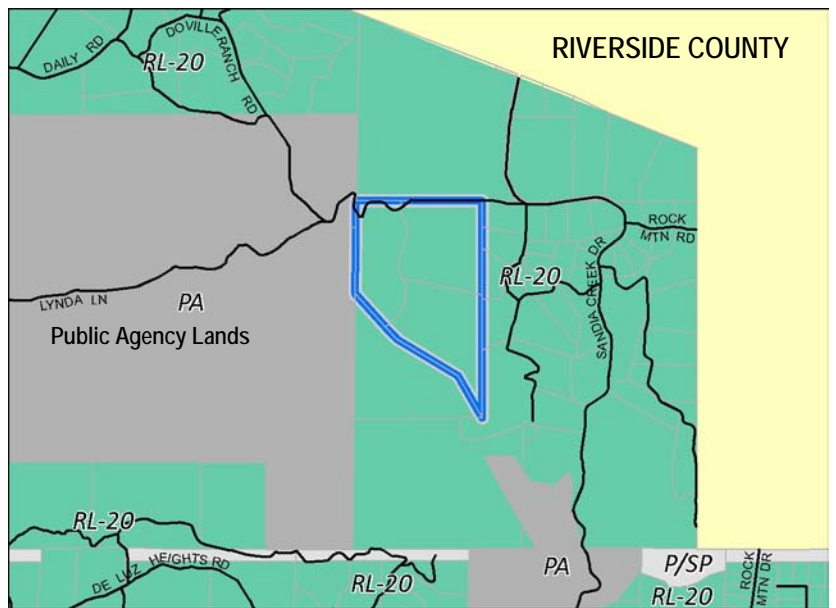
- ◐ Steep slope (greater than 25%)
- Floodplain
- ◐ Wetlands
- ◐ Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zones

Land Use

General Plan	
Scenario	Designation
Existing General Plan	1 du/4,8,20 ac
PC / Staff Recommendation	RL20
Referral	RL20
Hybrid	
Draft Land Use	
Environmentally Superior	RL40
Zoning	
Existing — A70, 4-acre minimum lot size	
Proposed — Same as existing	



Aerial



PC/Staff Recommendation

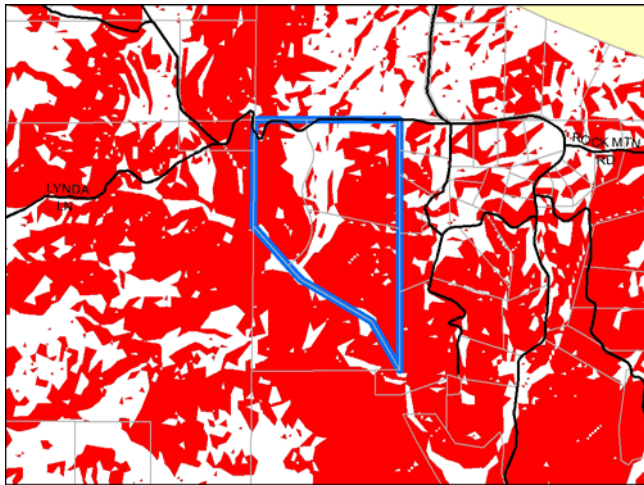
Discussion

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]

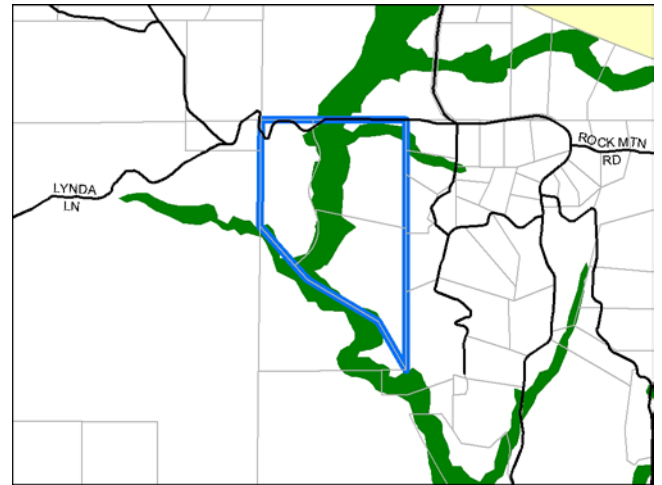
FALLBROOK

PROPERTY SPECIFIC REQUEST

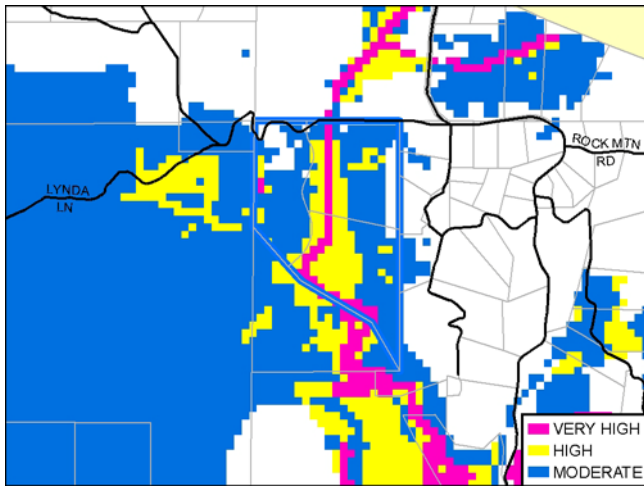
FB22 (cont.)



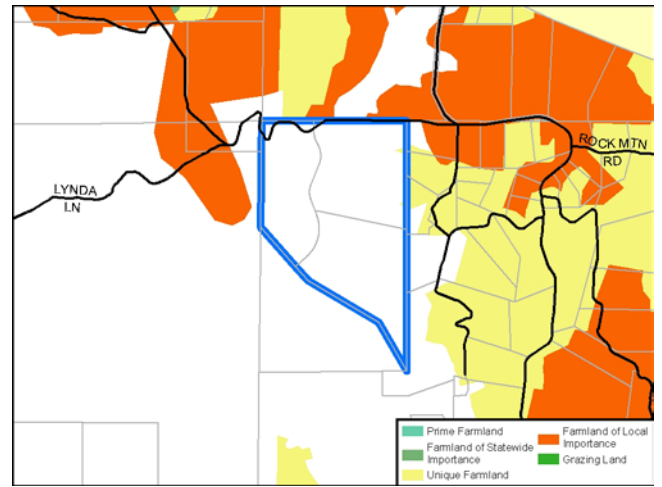
Steep Slope (Greater than 25%)



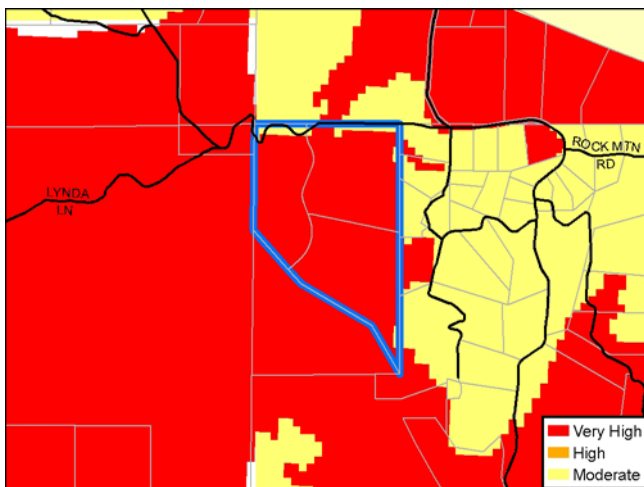
Wetlands



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

FALLBROOK

PROPERTY SPECIFIC REQUEST

FB23

Property Specific Request:
Change land use designation from RL20 to SR4

Requested by: Melanie DeHoney

Community Recommendation	SR10 ¹
Opposition Expected ²	Yes
Spot Designation/Zone	Yes
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	Yes
Level of Change	Major

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

Property Description

Property Owner:
Cal-June Inc.

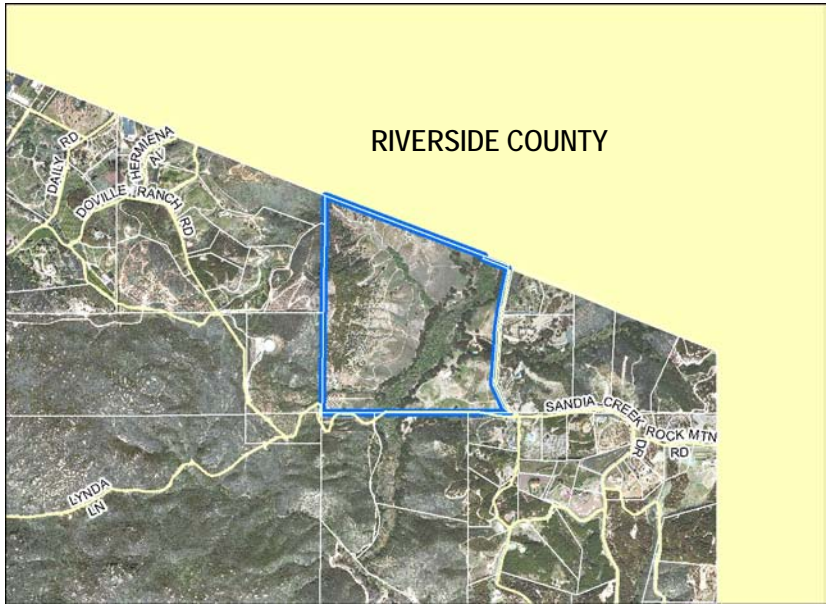
Size:
126.3 acres
1 parcel

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

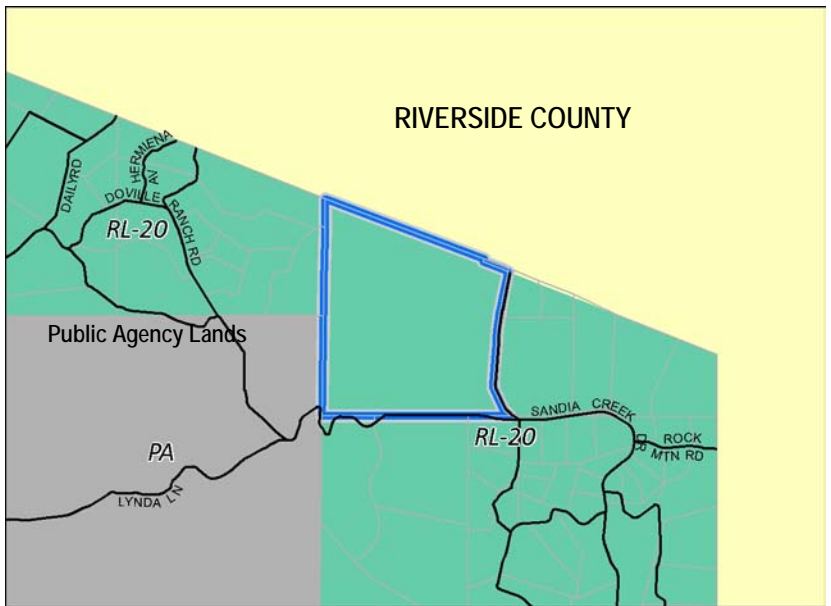
- Prevalence of Constraints (See following page):
● - high; ◐ - partially; ○ - none
- ◐ Steep slope (greater than 25%)
 - Floodplain
 - ◐ Wetlands
 - ◐ Habitat Value
 - ◐ Agricultural Lands
 - ◐ Fire Hazard Severity Zones

Land Use

<i>General Plan</i>	
Scenario	Designation
Existing General Plan	1 du/4,8,20 ac
PC / Staff Recommendation	RL20
Referral	RL20
Hybrid	
Draft Land Use	
Environmentally Superior	RL40
<i>Zoning</i>	
Existing — A70, 4-acre minimum lot size	
Proposed — Same as existing	



Aerial



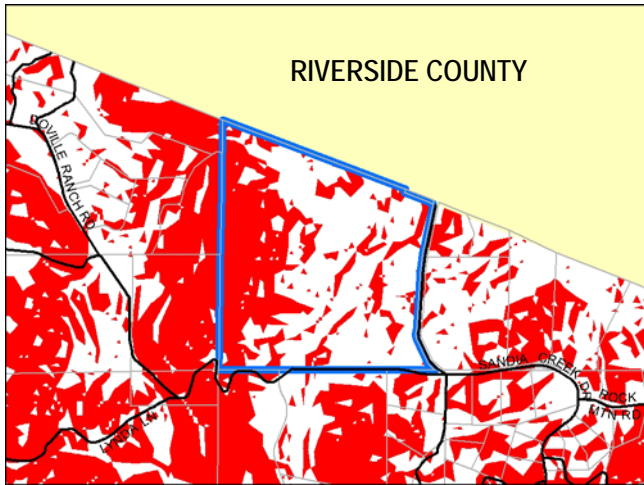
PC/Staff Recommendation

Discussion

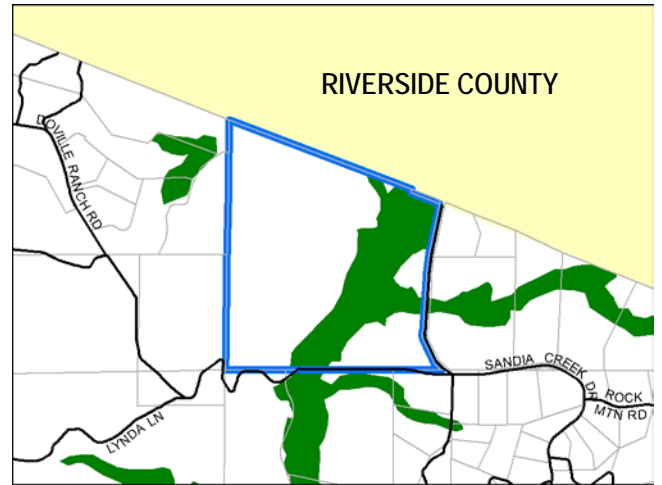
Subject property is located in the northernmost portion of the unincorporated county on the Riverside County line. A Semi-Rural designation in this area would not be supported by Guiding Principle #9, since the site is remote and would result in additional public infrastructure and services costs. Also 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]

PROPERTY SPECIFIC REQUEST

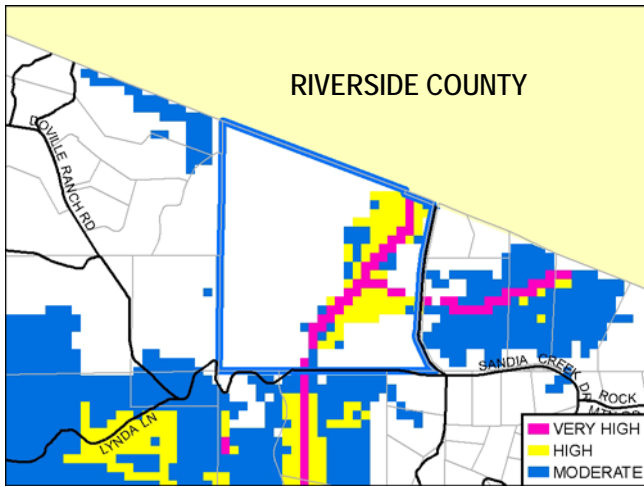
FB23 (cont.)



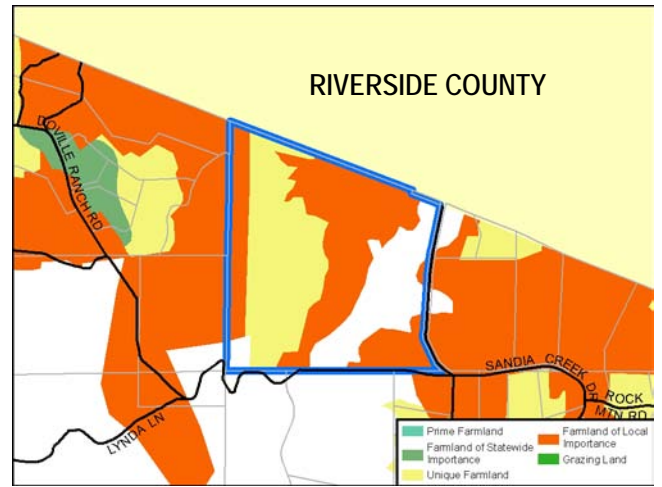
Steep Slope (Greater than 25%)



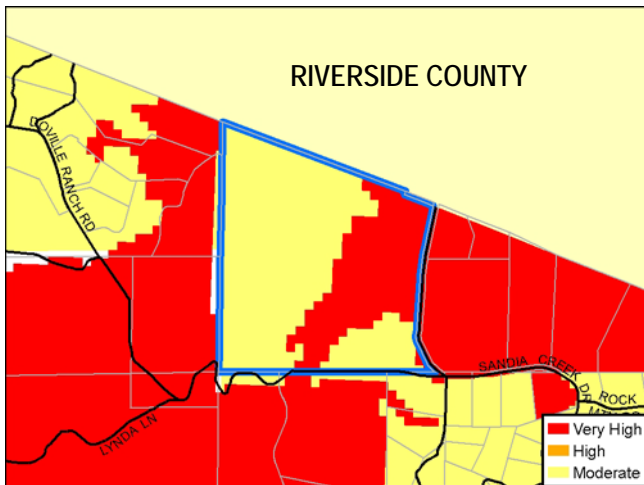
Wetlands



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

FALLBROOK

PROPERTY SPECIFIC REQUEST

FB24

Property Specific Request:
Change land use designation from RL40 to SR4

Requested by: Adam Duncan

Community Recommendation	RL40 ¹
Opposition Expected ²	Yes
Spot Designation/Zone	Yes
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	Yes
Level of Change	Major

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

Property Description

Property Owner:
McCarthy Revocable Trust

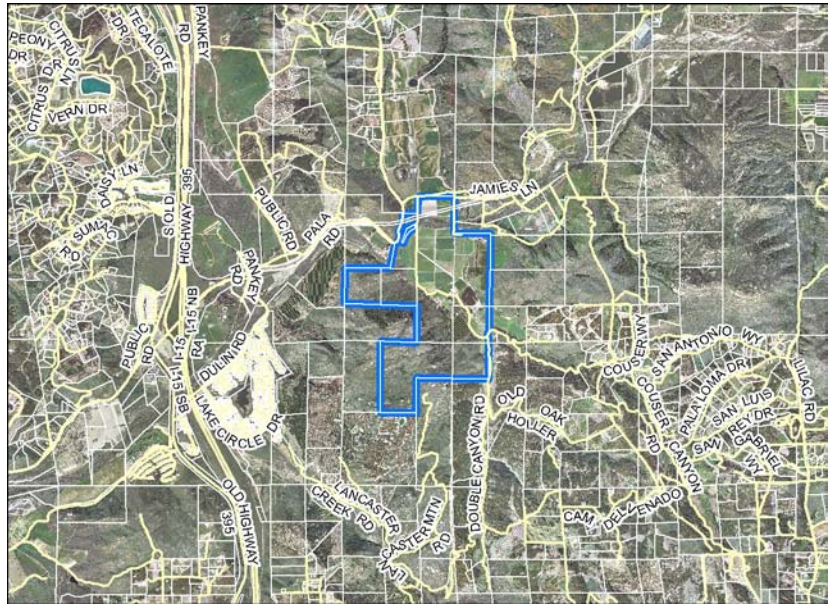
Size:
585.5 acres, 10 parcels

Location/Description:
Generally south of SR-76, approximately 1.5 miles east of Interstate 15;
Outside CWA boundary (except for 42 acres)

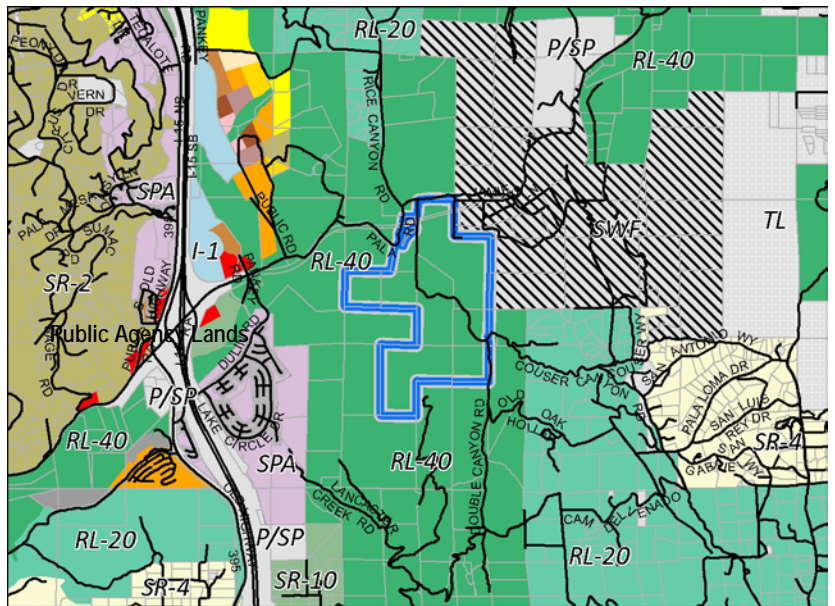
- Prevalence of Constraints (See following page):**
● – high; ◐ – partially; ○ - none
- ◐ Steep slope (greater than 25%)
 - ◐ Floodplain
 - ◐ Wetlands
 - Habitat Value
 - ◐ Agricultural Lands
 - ◐ Fire Hazard Severity Zones

Land Use

<i>General Plan</i>	
Scenario	Designation
Existing General Plan	1 du/4,8,20 ac
	1 du/2,4,8 ac
	1 du/10 ac
	1 du/40 ac
PC / Staff Recommendation	RL40
Referral	RL20 (42 ac)
	RL40
Hybrid	RL40
Draft Land Use	
Environmentally Superior	
<i>Zoning</i>	
Existing — A72, 8-acre minimum lot size	
A72; 10-acre minimum lot size (42 ac.)	
A72; 10-acre minimum lot size (40 ac.)	
Proposed — Same as existing	



Aerial



PC/Staff Recommendation

Discussion

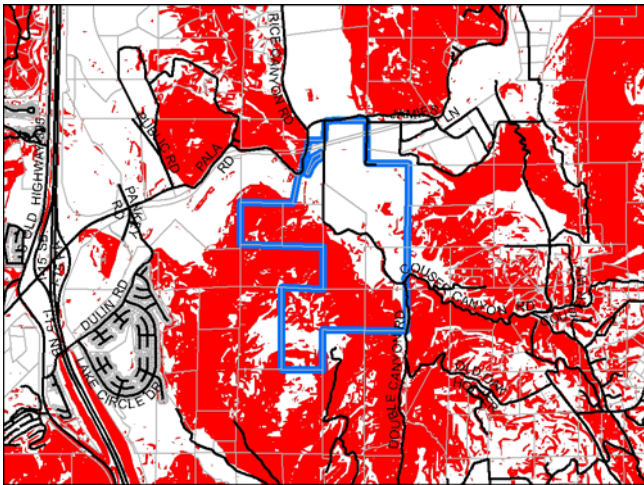
The request for a Semi-Rural designation is outside the range of alternatives evaluated by the Draft EIR and not supported by the project objectives, particularly the Community Development Model, since the site is constrained by steep slopes, wetlands, sensitive habitat value and partially located within 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 minimum lot sizes required by the existing General Plan. [Portion within FB2]

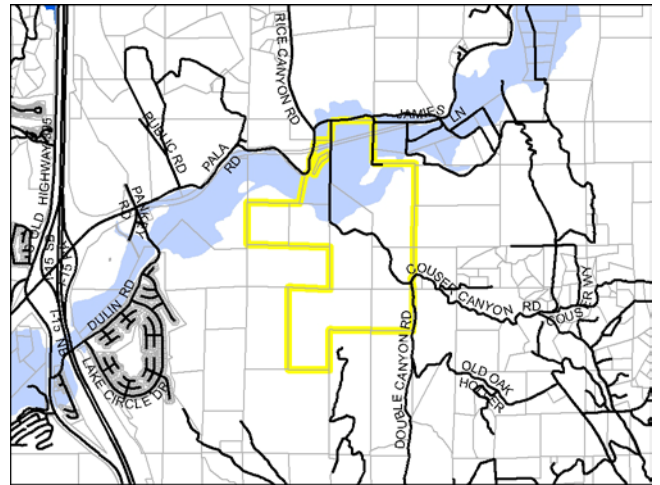
FALLBROOK

PROPERTY SPECIFIC REQUEST

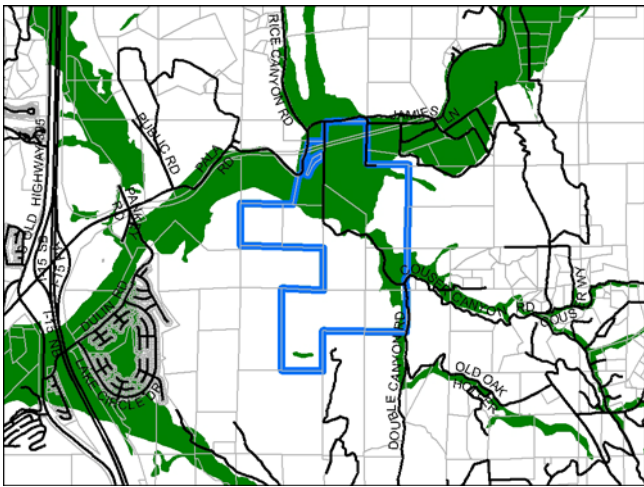
FB24 (cont.)



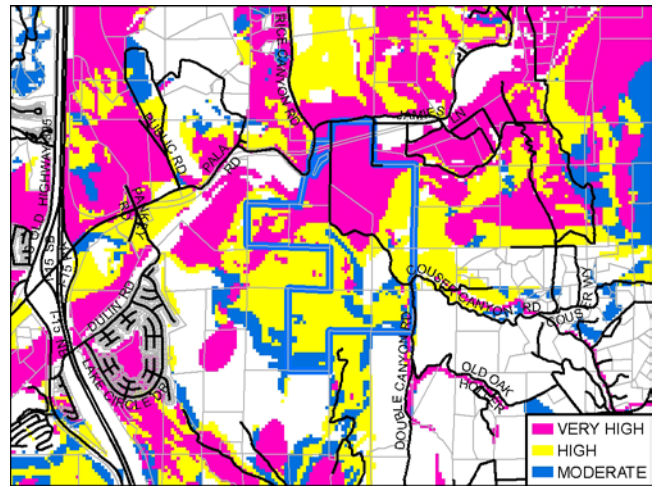
Steep Slope (Greater than 25%)



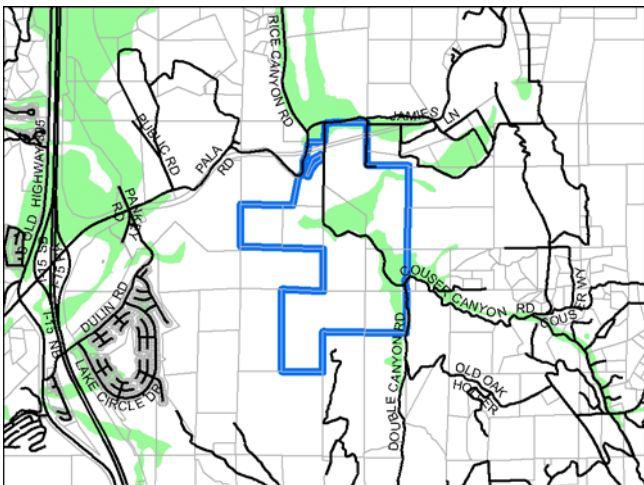
Floodplain (100-year)



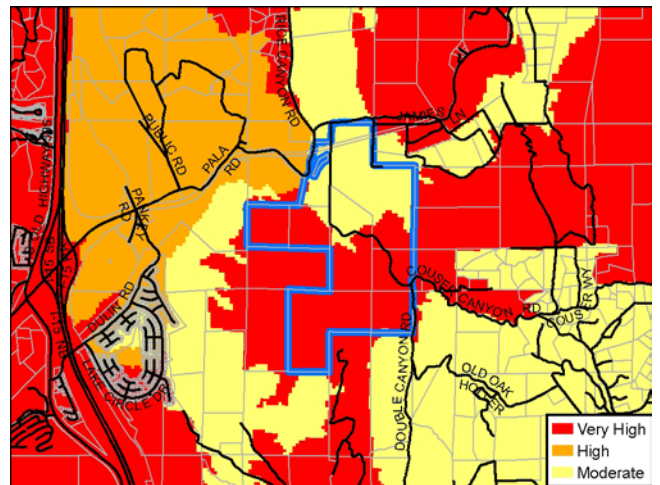
Wetlands



Habitat Evaluation Model



Prime Agricultural Lands



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

FB25

Property Specific Request:

Change land use designation from RL20 to SR10

Requested by: Janet Lightfoot

Community Recommendation	RL20 ¹
Opposition Expected ²	Yes
Spot Designation/Zone	Yes
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	Yes
Level of Change	Major

Notes:

1 – Fallbrook CPG minutes February 21, 2011

2 – Based on staff's experience

Property Description

Property Owner:

Jane Lightfoot

Size:

23.4 acres

1 parcel

Location/Description:

0.16 miles east of Oroway Road via Stewart Canyon Road,

Eastern side of Fallbrook CPA and I-15

Inside County Water Authority boundary

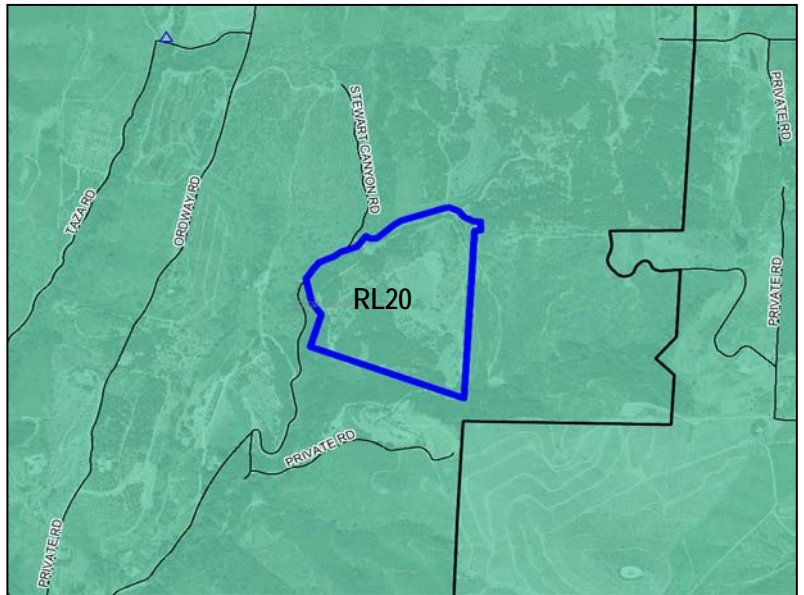
Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

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



Aerial



PC/Staff Recommendation

Land Use

General Plan	
Scenario	Designation
Existing General Plan	1 du/ 10 ac
PC / Staff Recommendation	RL20
Referral	RL20
Hybrid	
Draft Land Use	
Environmentally Superior	
Zoning	
Existing — A70, 10-acre minimum lot size	
Proposed — Same as existing	

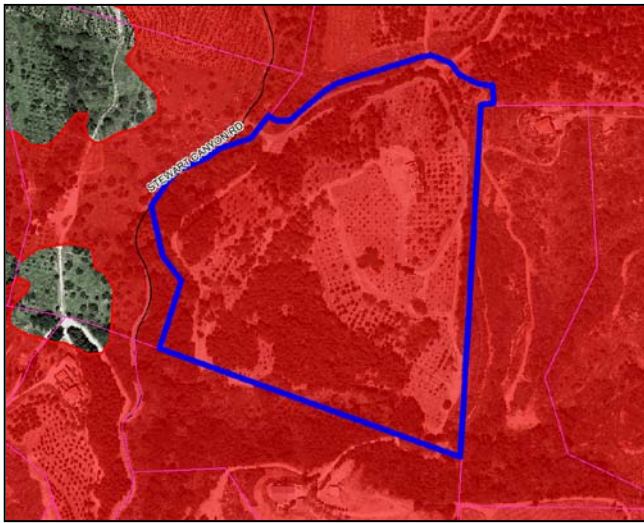
Discussion

Although this request would not change the parcel's subdivision potential due to its being entirely constrained by steep slopes, the request would create a spot designation of Semi-Rural density in a large area of Rural Lands. A SR10 designation is more intensive than any of the alternatives evaluated by the EIR. To avoid a spot designation, a much larger area would have to be designated Semi-Rural, and the resulting additional development would likely require recirculation of the EIR. Also, a Semi-Rural designation in this area would not support the Community Development Model.

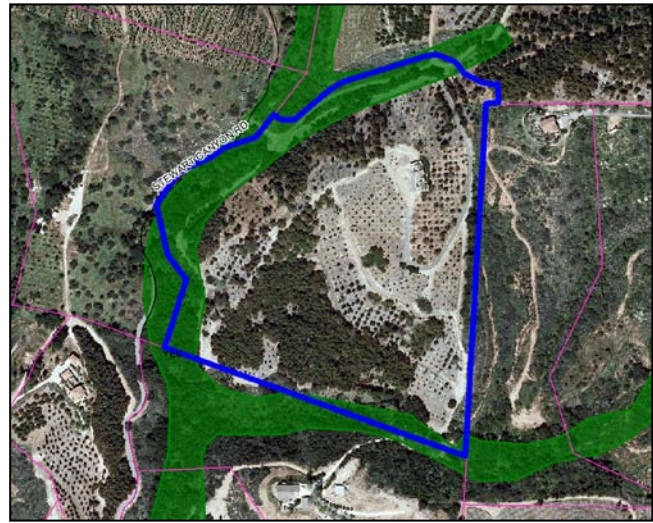
FALLBROOK

PROPERTY SPECIFIC REQUEST

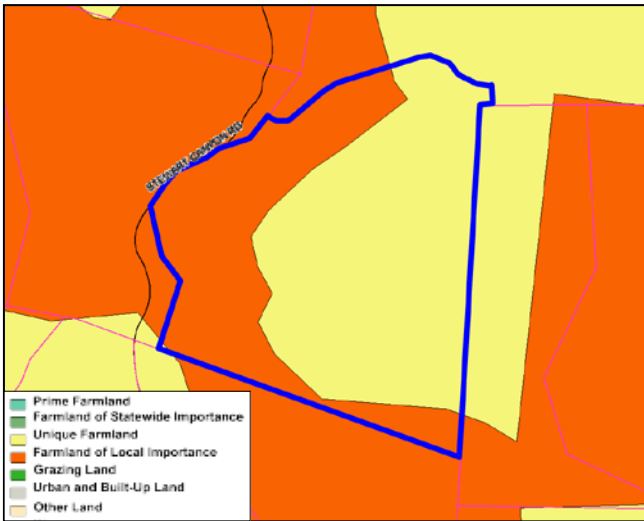
FB25 (cont.)



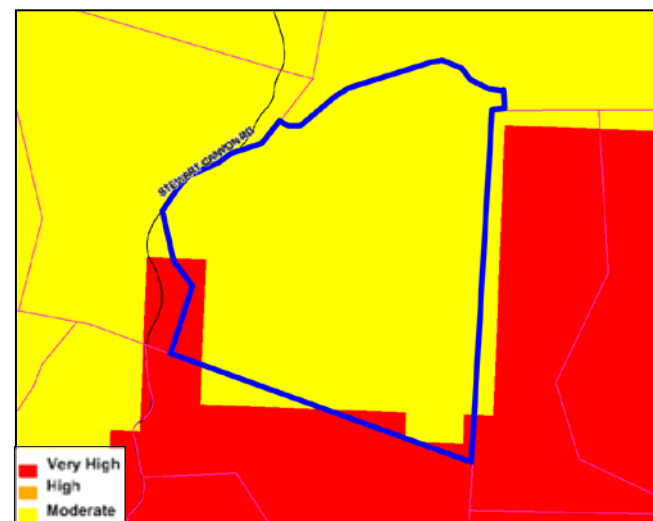
Steep Slope (Greater than 25%)



Wetlands



Agricultural Lands



Fire Hazard Severity Zones

FALLBROOK

PROPERTY SPECIFIC REQUEST

FB26

Property Specific Request:
Change land use designation from RL 20 to SR1

Requested by: Qui Do

Community Recommendation	RL20 ¹
Opposition Expected ²	Yes
Spot Designation/Zone	Yes
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	Yes
Level of Change	Major

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

Property Description

Property Owner:
Qui and Ai Chau Do

Size:
16.4 acres
1 parcel

Location/Description:
450 feet to the West of Taza Road and Oroway Road via a private drive
Inside County Water Authority boundary

Prevalence of Constraints (See following page):

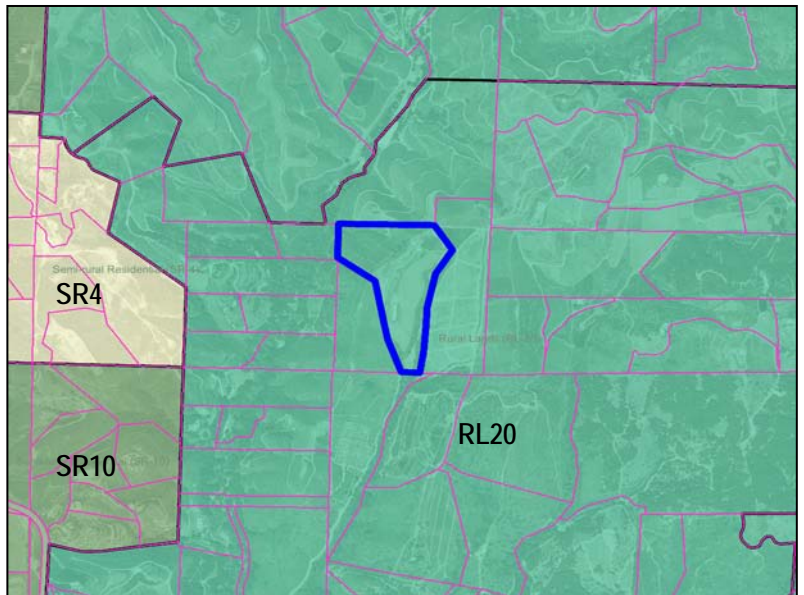
- – high; ◐ – partially; ○ - none
- Steep slope (greater than 25%)
- Floodplain
- Wetlands
- Habitat Value
- ◐ Agricultural Lands
- ◐ Fire Hazard Severity Zones

Land Use

General Plan	
Scenario	Designation
Existing General Plan	1 du/ 10 ac
PC / Staff Recommendation	RL20
Referral	RL20
Hybrid	
Draft Land Use	
Environmentally Superior	
Zoning	
Existing — A70, 10-acre minimum lot size	
Proposed — Same as existing	



Aerial



PC/Staff Recommendation

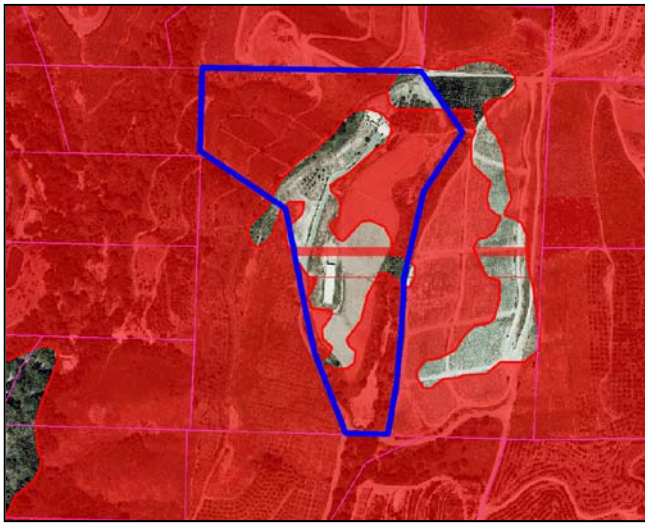
Discussion

This request for a Semi-Rural 1 (SR1) density is a ten-fold increase in density over the existing 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 would not be able to subdivide under the existing General Plan, the request would allow for up to eight additional units, after taking into account the steep slope on the property. This request would likely require recirculation of the EIR.

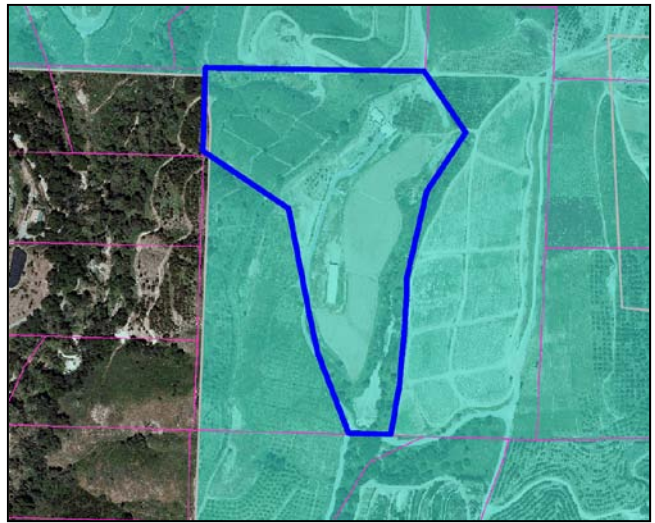
FALLBROOK

PROPERTY SPECIFIC REQUEST

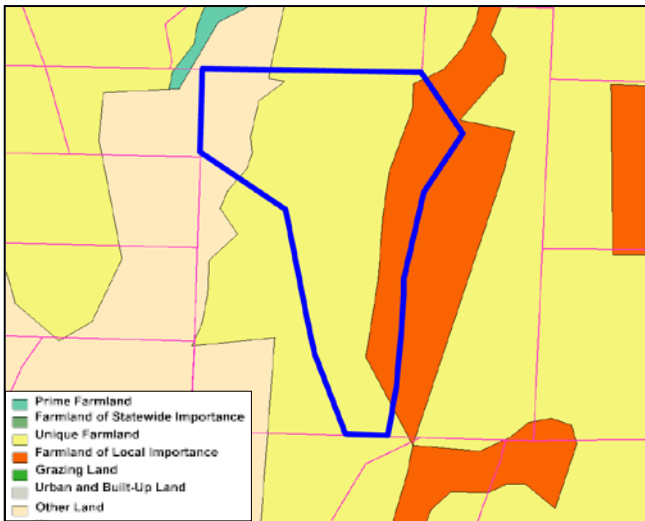
FB26 (cont.)



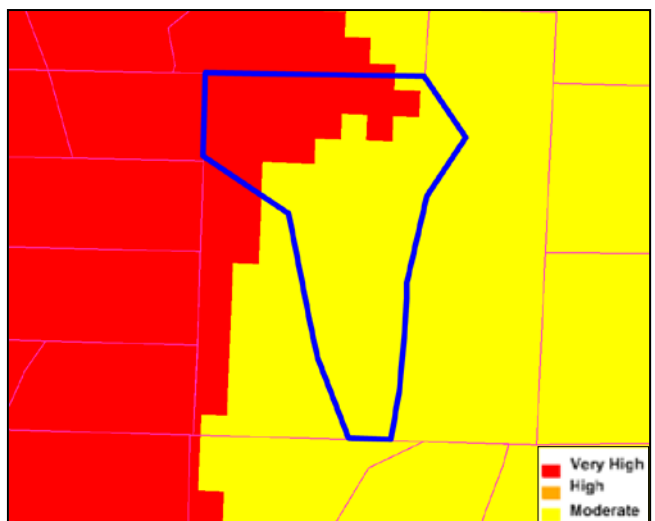
Steep Slope (Greater than 25%)



Agricultural Preserve



Agricultural Lands



Fire Hazard Severity Zones

FALLBROOK

PROPERTY SPECIFIC REQUEST

FB27

Property Specific Request:
Change land use designation from SR2 to SR1

Requested by: Leatherbury Family Trust

Community Recommendation	SR2 ¹
Opposition Expected ²	Yes
Spot Designation/Zone	Yes
EIR Recirculation Needed	Yes
Change to GPU Objectives 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

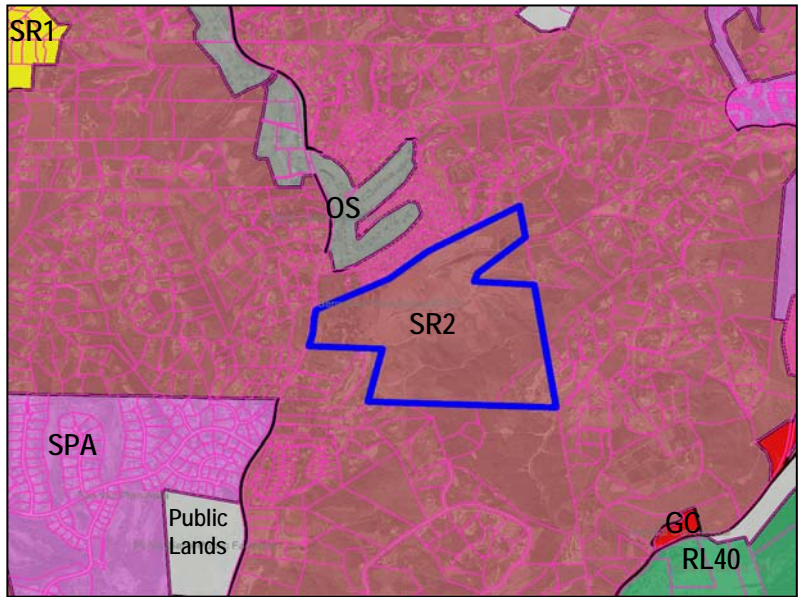
- Prevalence of Constraints (See following page):**
● – high; ◐ – partially; ○ - none
- ◐ Steep slope (greater than 25%)
 - Floodplain
 - ◐ Wetlands
 - Habitat Value
 - ◐ Agricultural Lands
 - ◐ Fire Hazard Severity Zones

Land Use

General Plan	
Scenario	Designation
Existing General Plan	1 du/ 2, 4 ac
PC / Staff Recommendation	SR2
Referral	SR2
Hybrid	
Draft Land Use	
Environmentally Superior	
Zoning	
Existing — A70, 2-acre minimum lot size	
Proposed — Same as existing	



Aerial



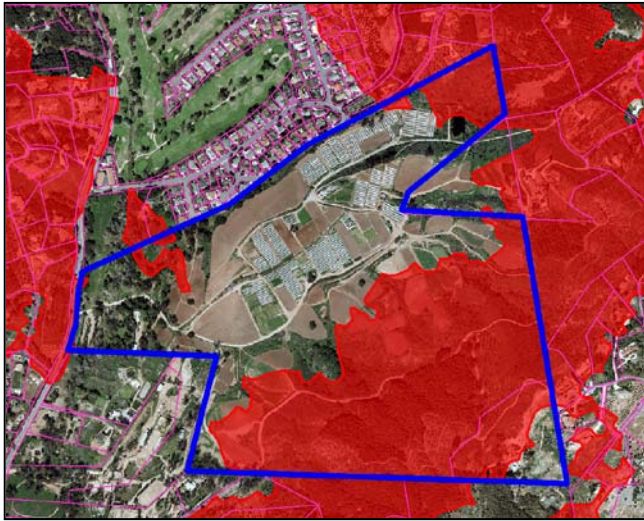
PC/Staff Recommendation

Discussion

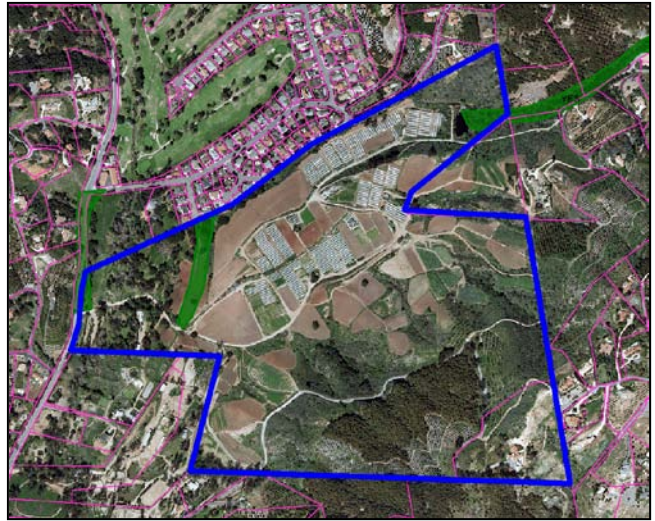
The property owner request is for an increase in density over the existing General Plan from one dwelling unit per two acres to one dwelling unit per acre. The property is completely surrounded by SR2-designated land, so a redesignation would result in a spot designation that is more intensive than any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

PROPERTY SPECIFIC REQUEST

FB27 (cont.)



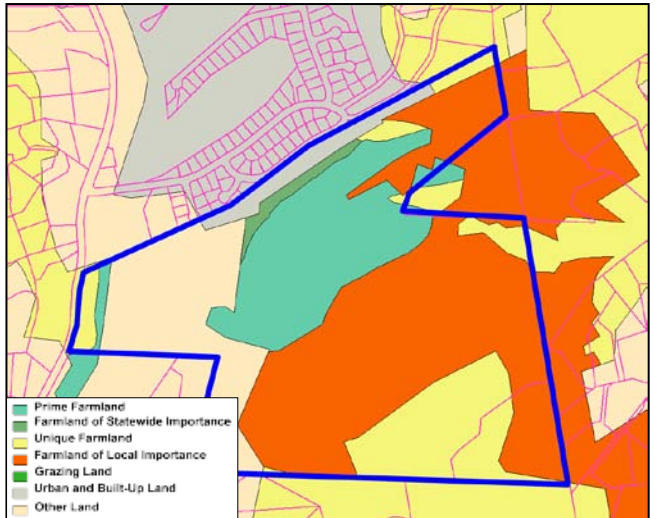
Steep Slope (Greater than 25%)



Wetlands



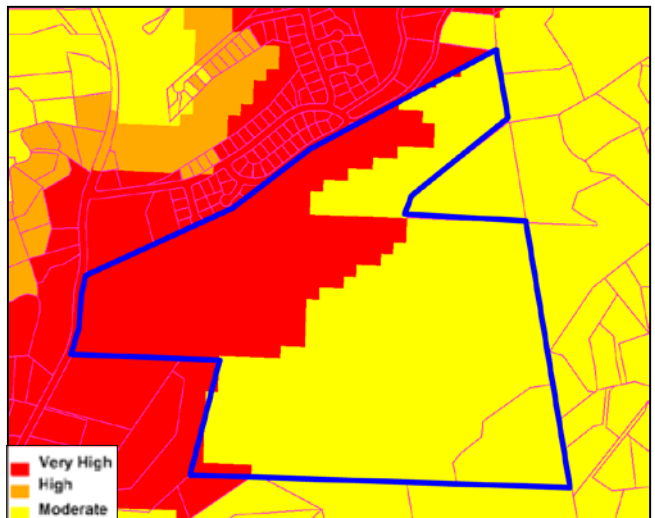
Habitat Evaluation Model



Agricultural Lands



Prime Agricultural Land



Fire Hazard Severity Zones

FALLBROOK