

SITE PHOTO KEY MAP



1 From southern portion of Stewart Canyon Road (in southern Study Area), facing west at riparian forest



2 From Stewart Crest Road in the southern portion of the Study Area, facing northwest



3 From Stewart Crest Road in southeastern portion of the Study Area, facing northeast at coastal sage scrub area



4 Facing northeast at eastern Study Area and FB25 beyond first hill, from Monserate Nitch Lane

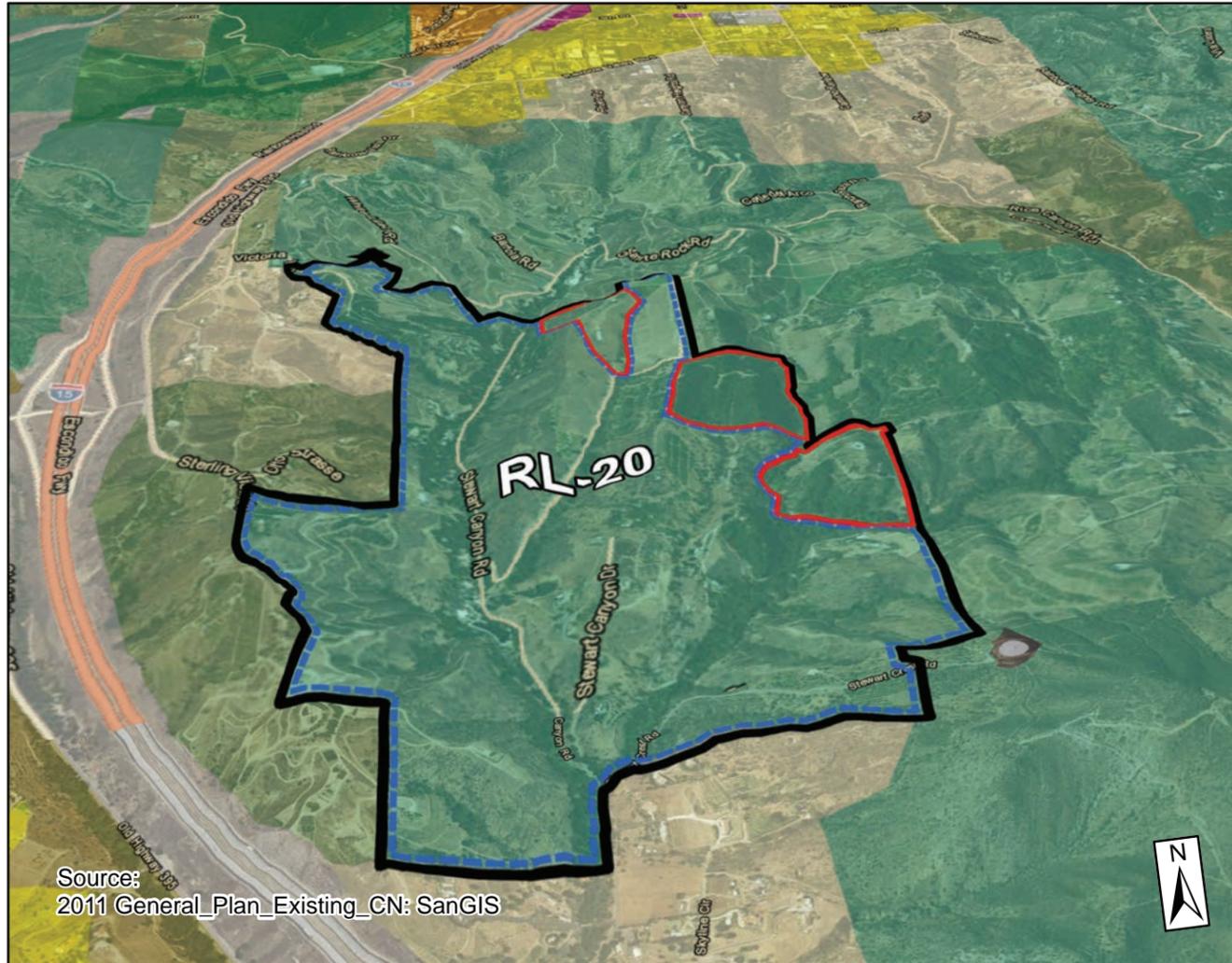


5 From Taza Road facing west at northern end of the FB26 parcel

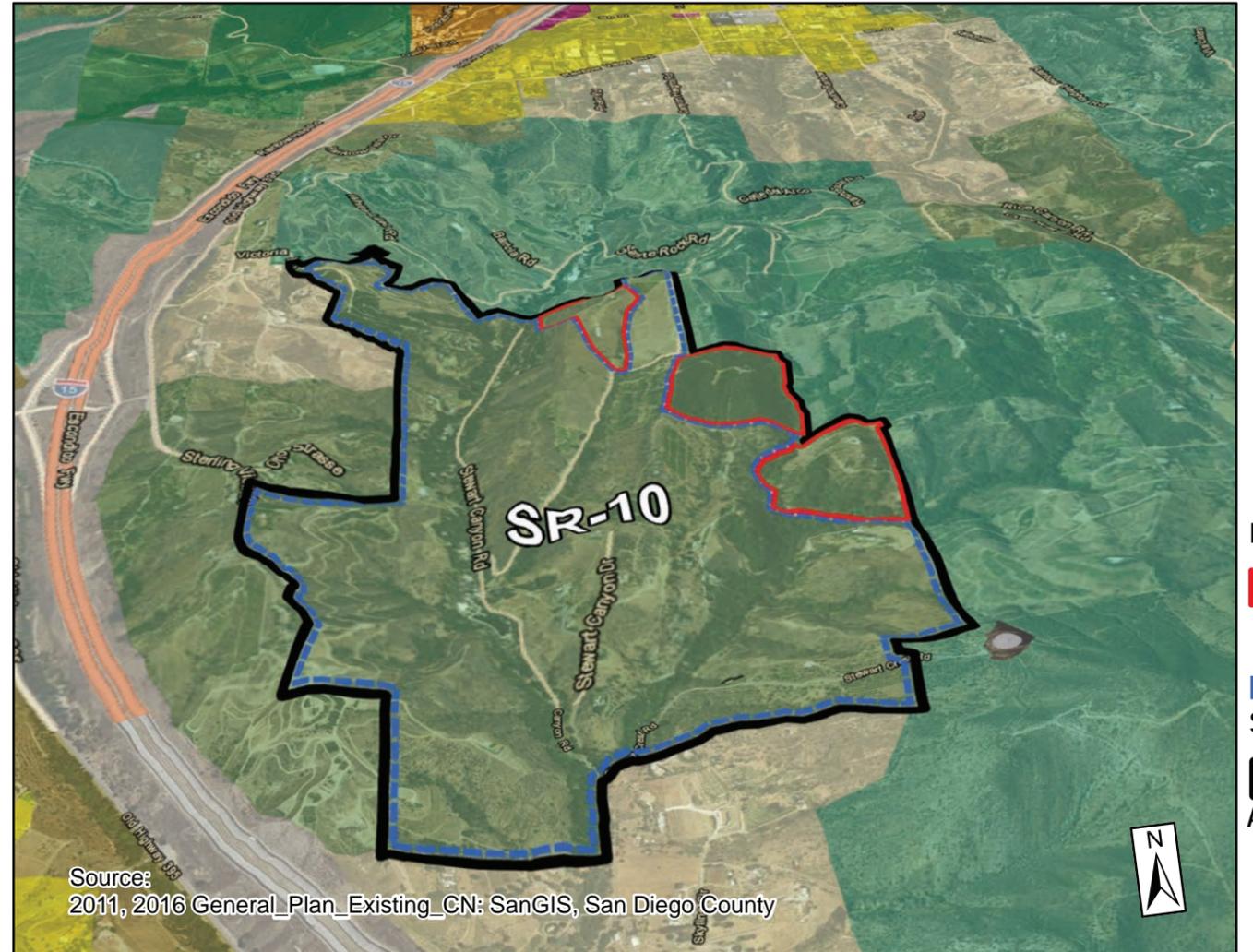


6 View of Taza Road, FB 26 and surrounding Study Area facing south from the northeast corner of the Study Area

GENERAL PLAN - CURRENT LAND USE DESIGNATIONS



GENERAL PLAN - PROPOSED LAND USE DESIGNATIONS



Legend

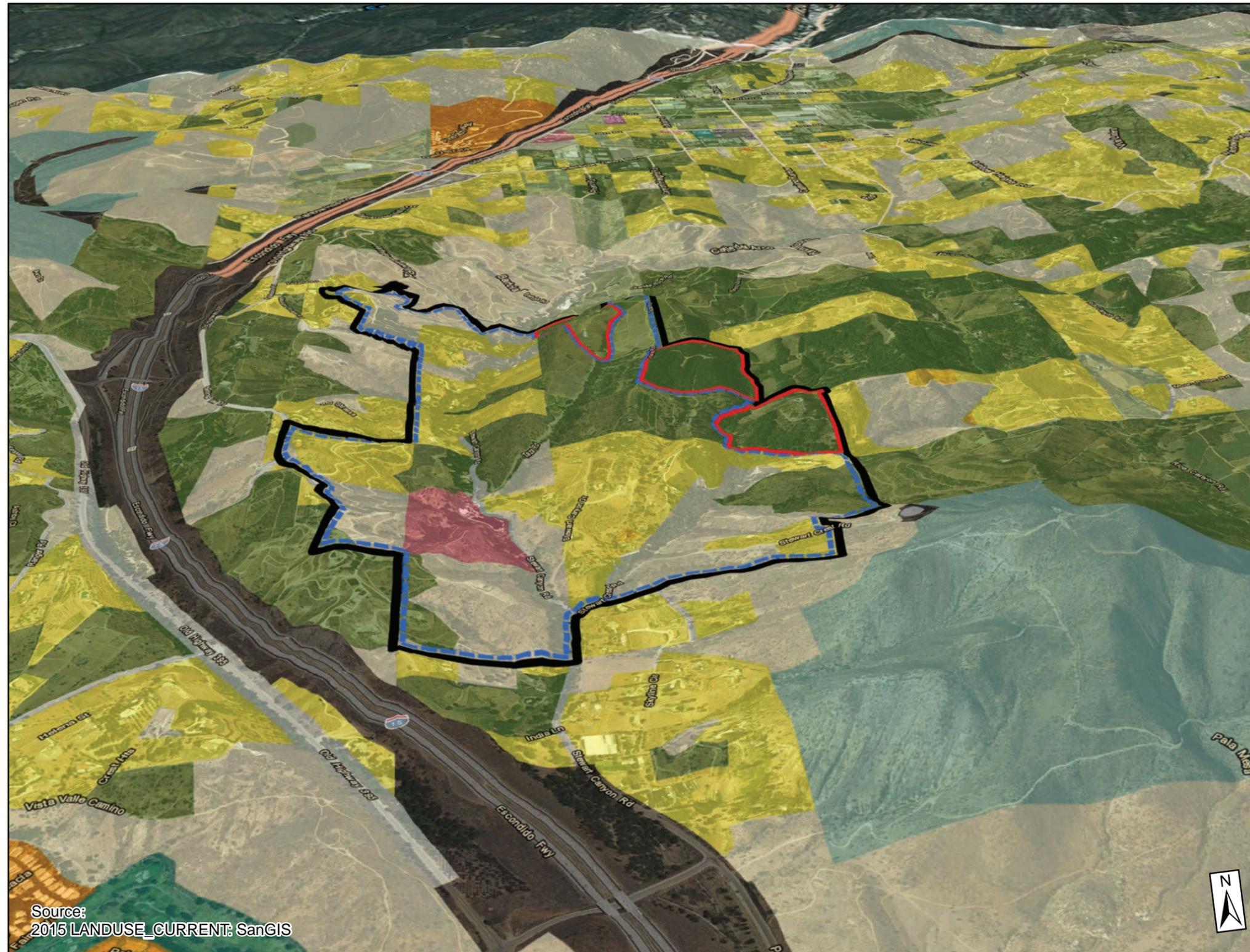
- PSR
- Study Area
- Analysis Area

LEGEND

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #8B4513; margin-right: 5px;"></span> Village Residential (VR-30), 30 du/ac</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #C0504D; margin-right: 5px;"></span> Village Residential (VR-24), 24 du/ac</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #E9967A; margin-right: 5px;"></span> Village Residential (VR-20), 20 du/ac</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #D2691E; margin-right: 5px;"></span> Village Residential (VR-15), 15 du/ac</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #A0522D; margin-right: 5px;"></span> Village Residential (VR-10.9), 10.9 du/ac</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #8B4513; margin-right: 5px;"></span> Village Residential (VR-7.3), 7.3 du/ac</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #654321; margin-right: 5px;"></span> Village Residential (VR-4.3), 4.3 du/ac</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #4682B4; margin-right: 5px;"></span> Village Residential (VR-2.9), 2.9 du/ac</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #3CB371; margin-right: 5px;"></span> Village Residential (VR-2), 2 du/ac</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #90EE90; margin-right: 5px;"></span> Semi-Rural Residential (SR-0.5), 1 du/0.5,1,2 ac</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #90EE90; margin-right: 5px;"></span> Semi-Rural Residential (SR-1), 1 du/1,2,4 ac</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #90EE90; margin-right: 5px;"></span> Semi-Rural Residential (SR-2), 1 du/2,4,8 ac</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #90EE90; margin-right: 5px;"></span> Semi-Rural Residential (SR-4), 1 du/4,8,16 ac</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #3CB371; margin-right: 5px;"></span> Semi-Rural Residential (SR-10), 1 du/10,20 ac</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #3CB371; margin-right: 5px;"></span> Rural Lands (RL-20), 1 du/20 ac</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #3CB371; margin-right: 5px;"></span> Rural Lands (RL-40), 1 du/40 ac</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #90EE90; margin-right: 5px;"></span> Rural Lands (RL-80), 1 du/80 ac</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #D3D3D3; margin-right: 5px;"></span> Specific Plan Area (residential densities in italics)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FFB6C1; margin-right: 5px;"></span> Office Professional</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FFDAB9; margin-right: 5px;"></span> Neighborhood Commercial</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FFA07A; margin-right: 5px;"></span> General Commercial</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FF69B4; margin-right: 5px;"></span> Rural Commercial</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ADD8E6; margin-right: 5px;"></span> Limited Impact Industrial</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #4682B4; margin-right: 5px;"></span> Medium Impact Industrial</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #483D8B; margin-right: 5px;"></span> High Impact Industrial</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #800080; margin-right: 5px;"></span> Village Core Mixed Use</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #D3D3D3; margin-right: 5px;"></span> Public/Semi-Public Facilities</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #808080; margin-right: 5px;"></span> Public/Semi-Public Lands - Solid Waste Facility</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #A9A9A9; margin-right: 5px;"></span> Public Agency Lands</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #D3D3D3; margin-right: 5px;"></span> Tribal Lands</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #808080; margin-right: 5px;"></span> Open Space (Recreation)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #696969; margin-right: 5px;"></span> Open Space (Conservation)</li> </ul> |
|---|--|



SURROUNDING AREA ANALYSIS - LAND USE



Source:  
2015 LANDUSE\_CURRENT: SanGIS

LEGEND

RESIDENTIAL

- Spaced Rural Residential
- Single Family Detached
- Single Family Attached
- Mobile Homes
- Multiple Family
- Mixed Use

COMMERCIAL AND OFFICE

- Shopping Centers
- Commercial and Office

INDUSTRIAL

- Heavy Industry
- Light Industry
- Extractive Industry

PUBLIC FACILITIES AND UTILITIES

- Transportation, Communications, Utilities
- Education
- Institutions
- Military

PARKS AND RECREATION

- Recreation
- Open Space Parks

AGRICULTURE

- Intensive Agriculture
- Extensive Agriculture

UNDEVELOPED

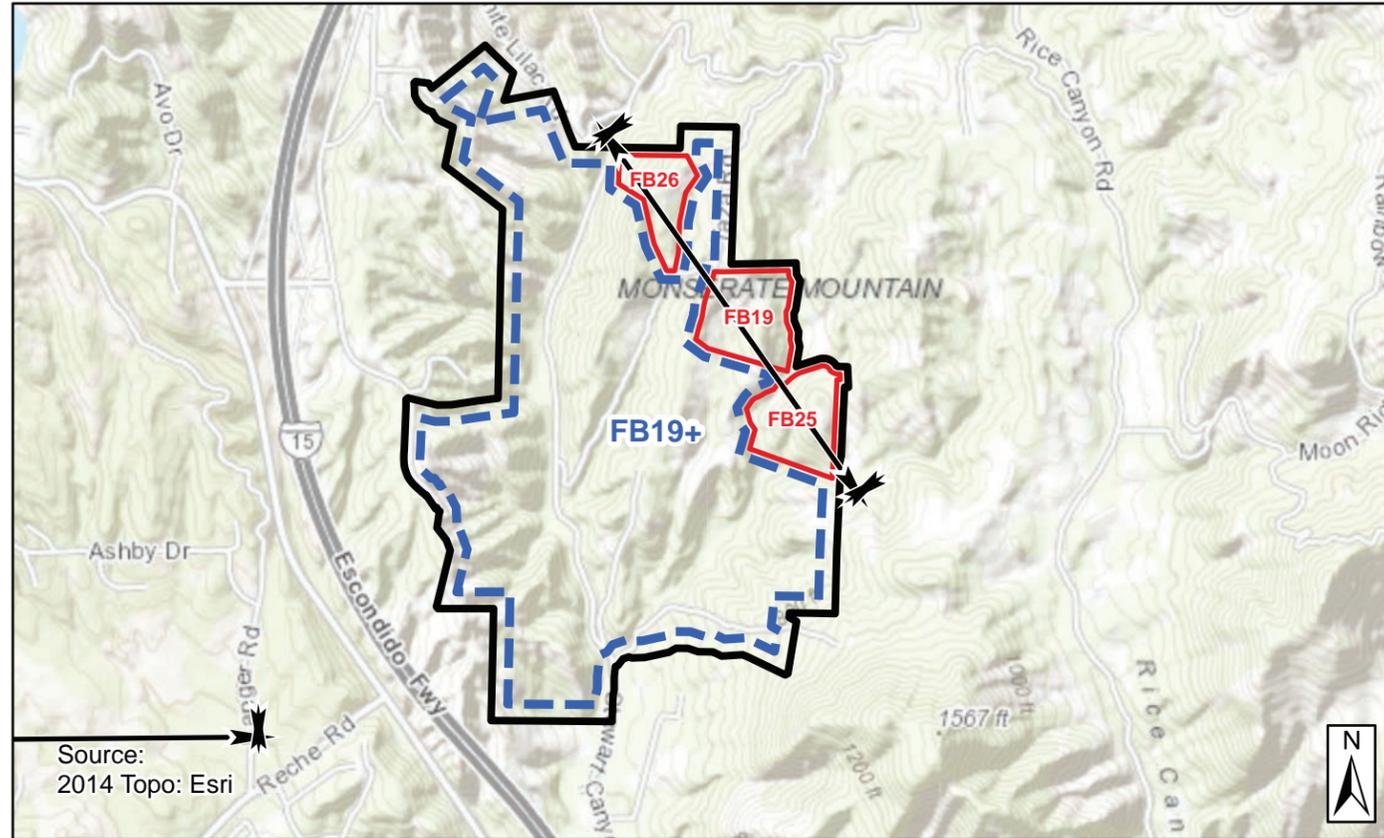
- Undeveloped; Undevelopable Natural Area
- Water
- Road Rights of Way
- Railroad Rights of Way

Legend

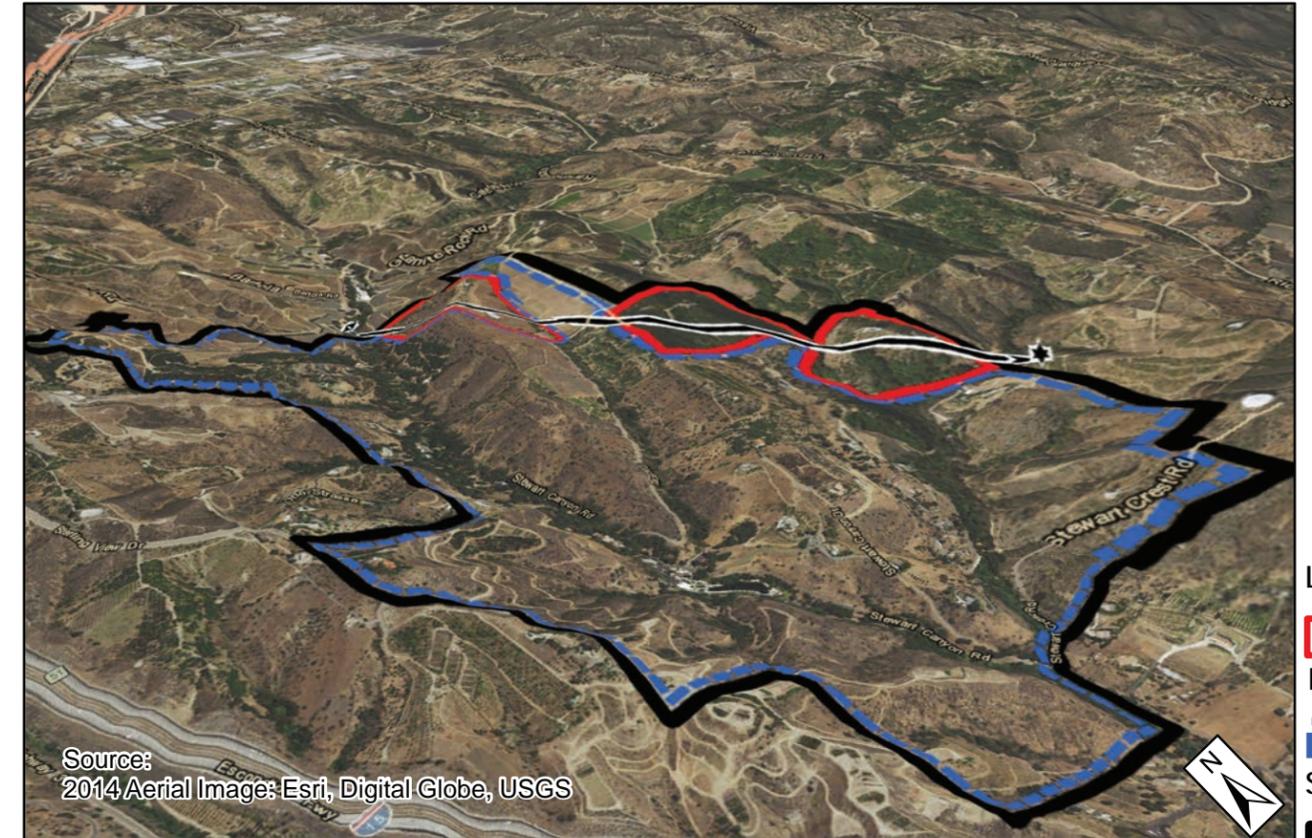
- PSR
- Study Area
- Analysis Area



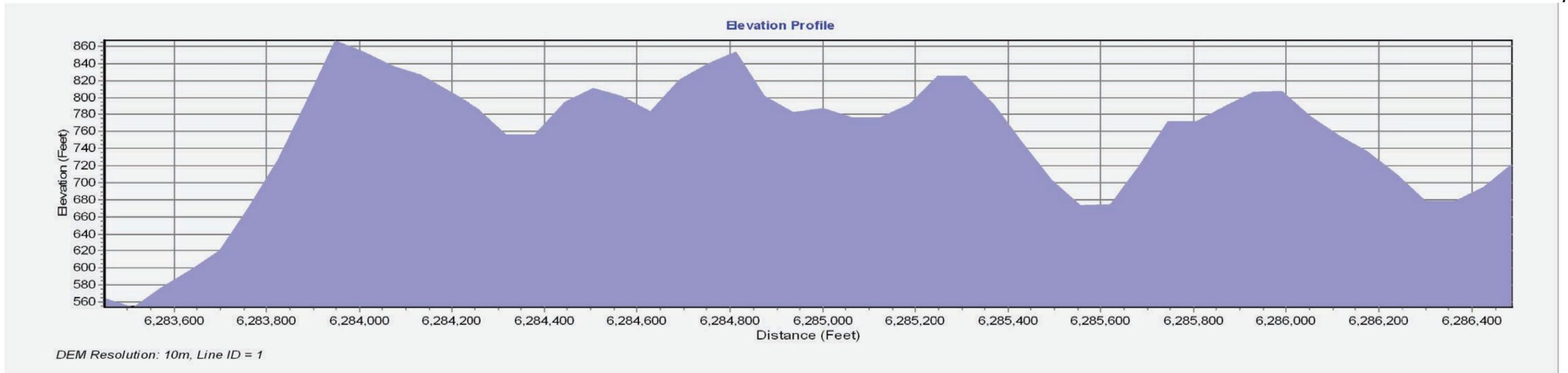
TOPOGRAPHIC VIEW



3D VIEW



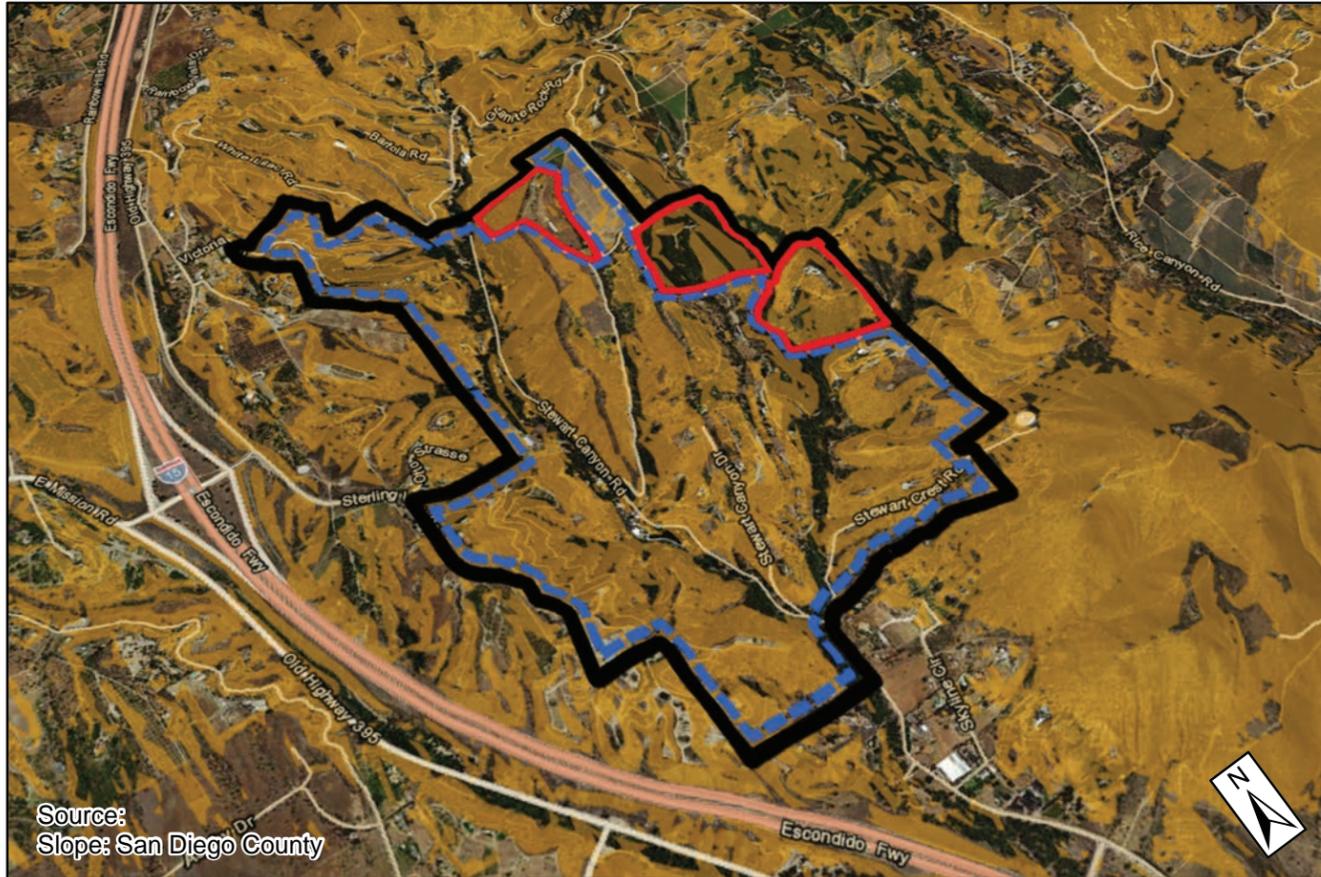
- Legend
- PSR
  - Study Area
  - Analysis Area



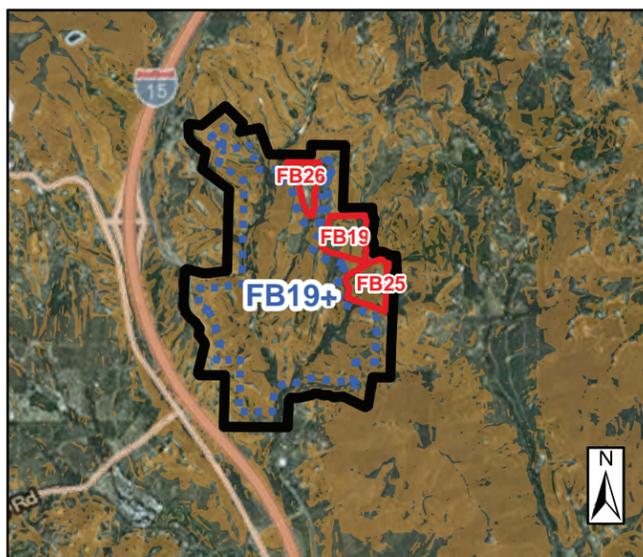
ILLUSTRATIVE SECTION ELEVATION LOOKING NORTH



STEEP SLOPES



3D VIEW

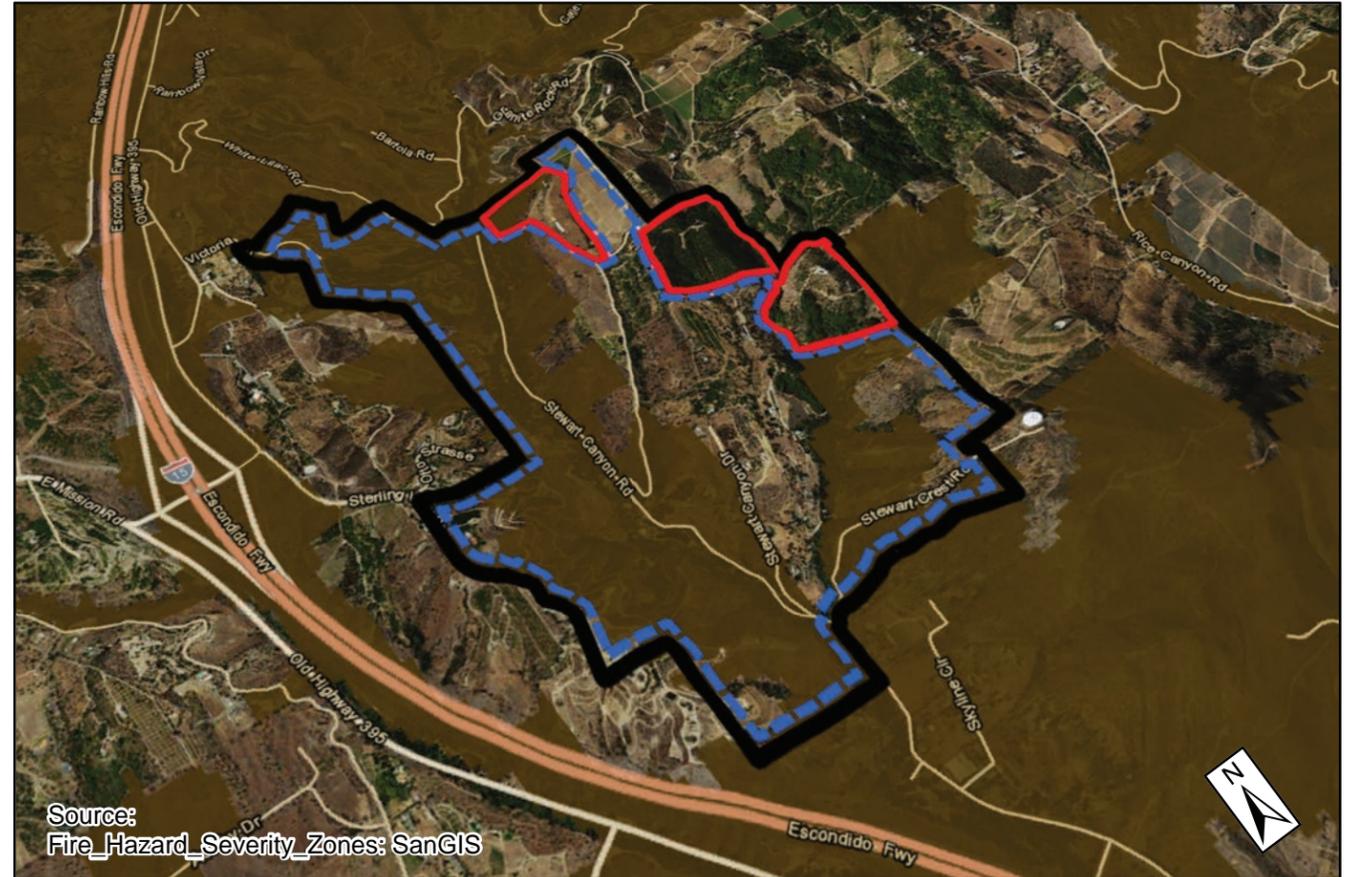


PLAN VIEW

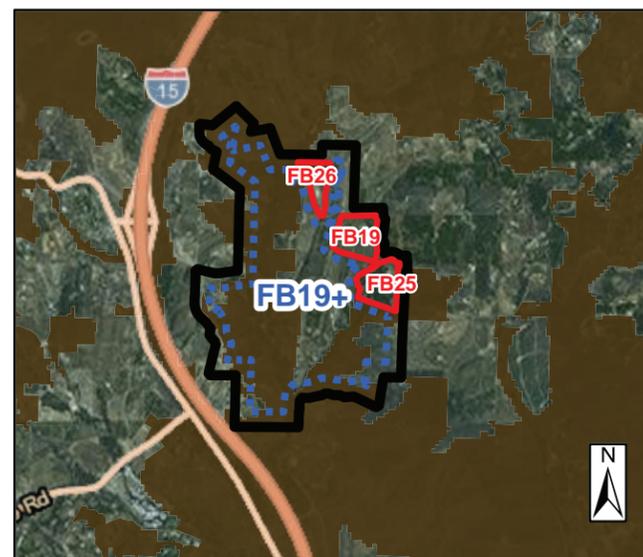


3D VIEW # 2

VERY HIGH FIRE HAZARD SEVERITY ZONE



3D VIEW



PLAN VIEW



3D VIEW # 2

Legend



PSR



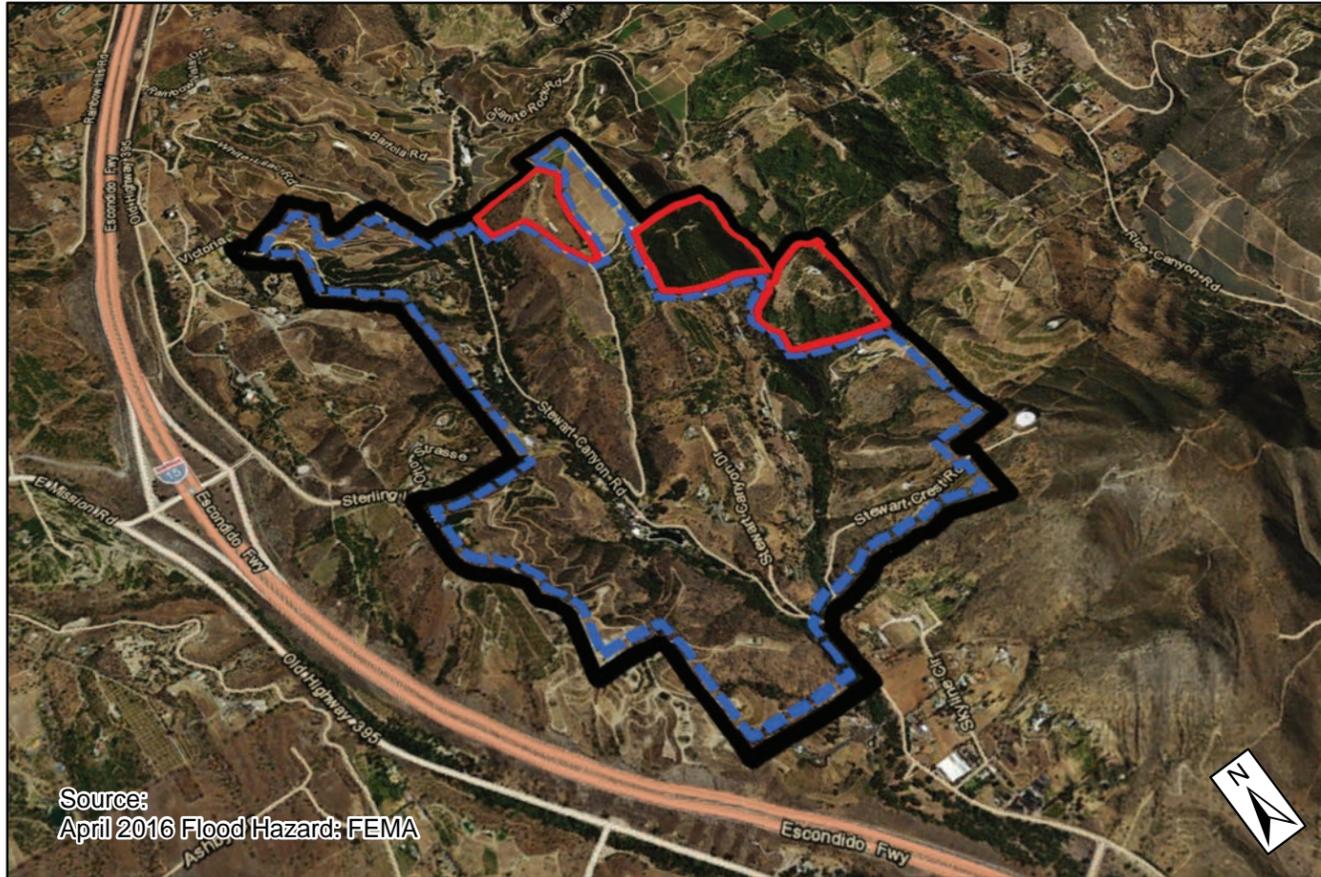
Study Area



Analysis Area

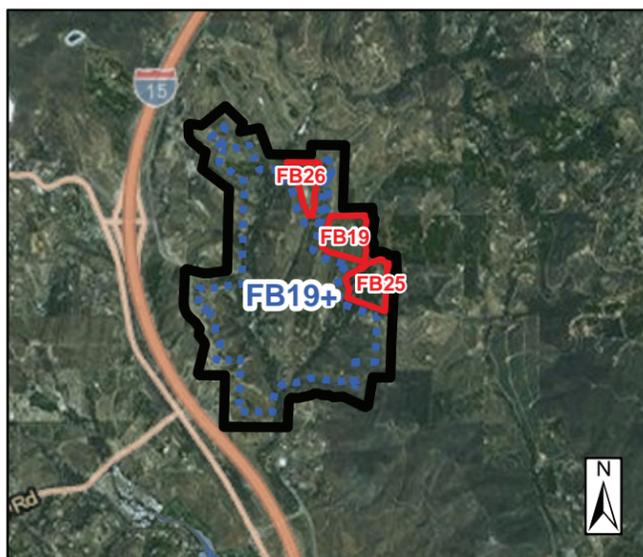


100-YR Floodway 100-YR Floodplain 500-YR Floodplain



Source: April 2016 Flood Hazard: FEMA

3D VIEW



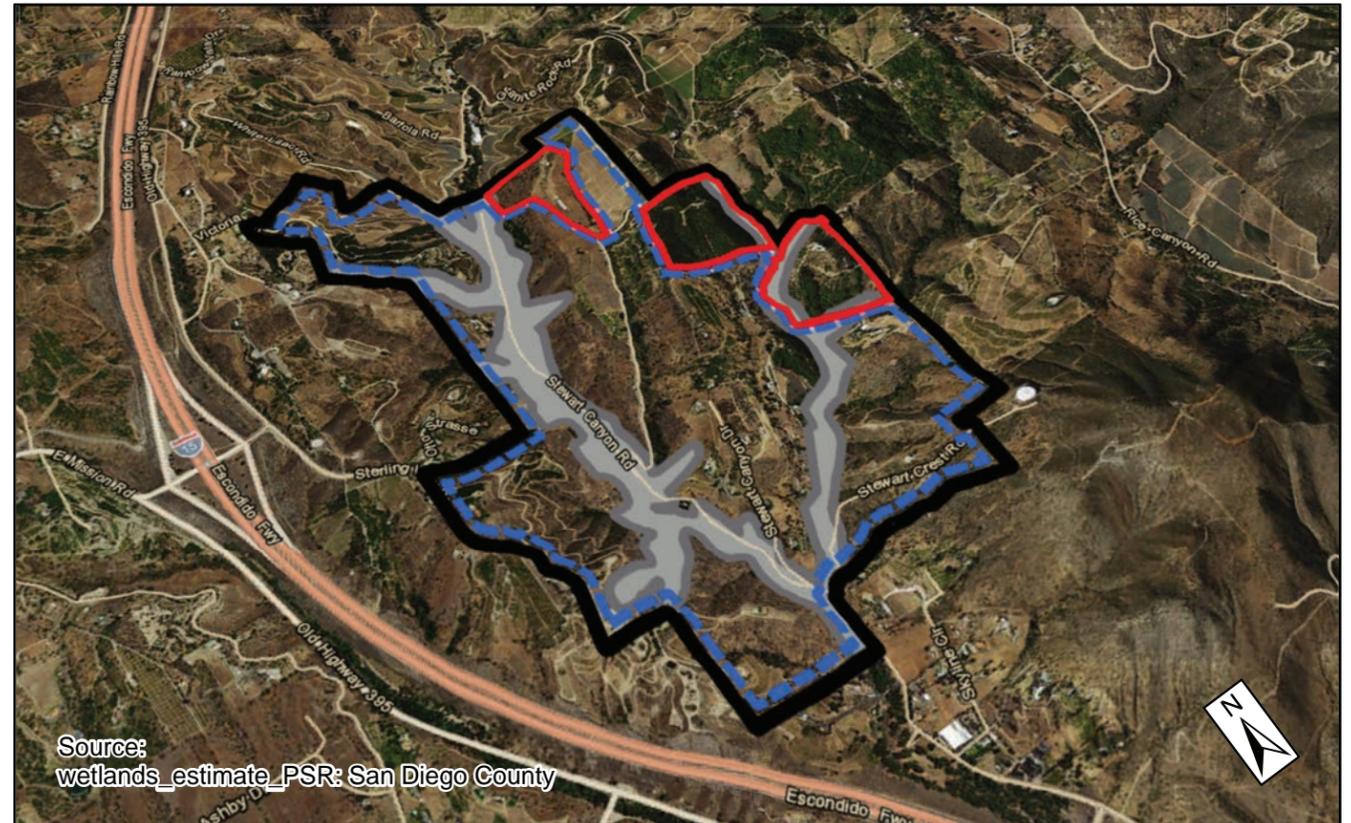
PLAN VIEW



3D VIEW # 2

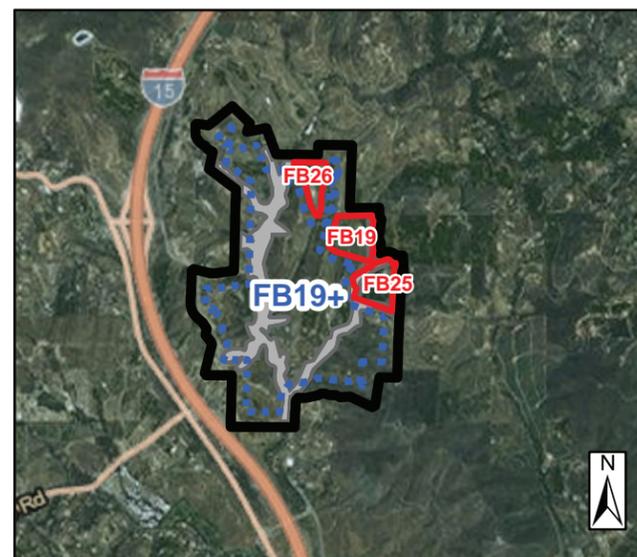
Wetland Area Wetland Buffer

The outlined area of wetlands is just an estimate, and wetland delineations by a qualified biologist would be required at the development review stage.



Source: wetlands\_estimate\_PSR: San Diego County

3D VIEW



PLAN VIEW



3D VIEW # 2

Legend

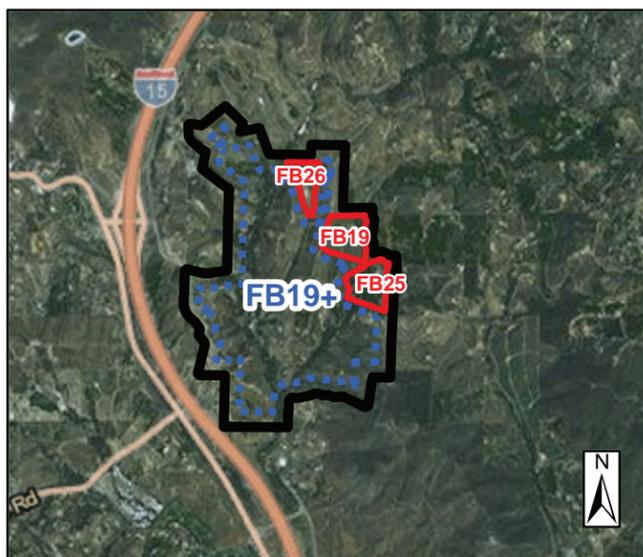
- PSR
- Study Area
- Analysis Area



DAM INUNDATION ZONES



3D VIEW

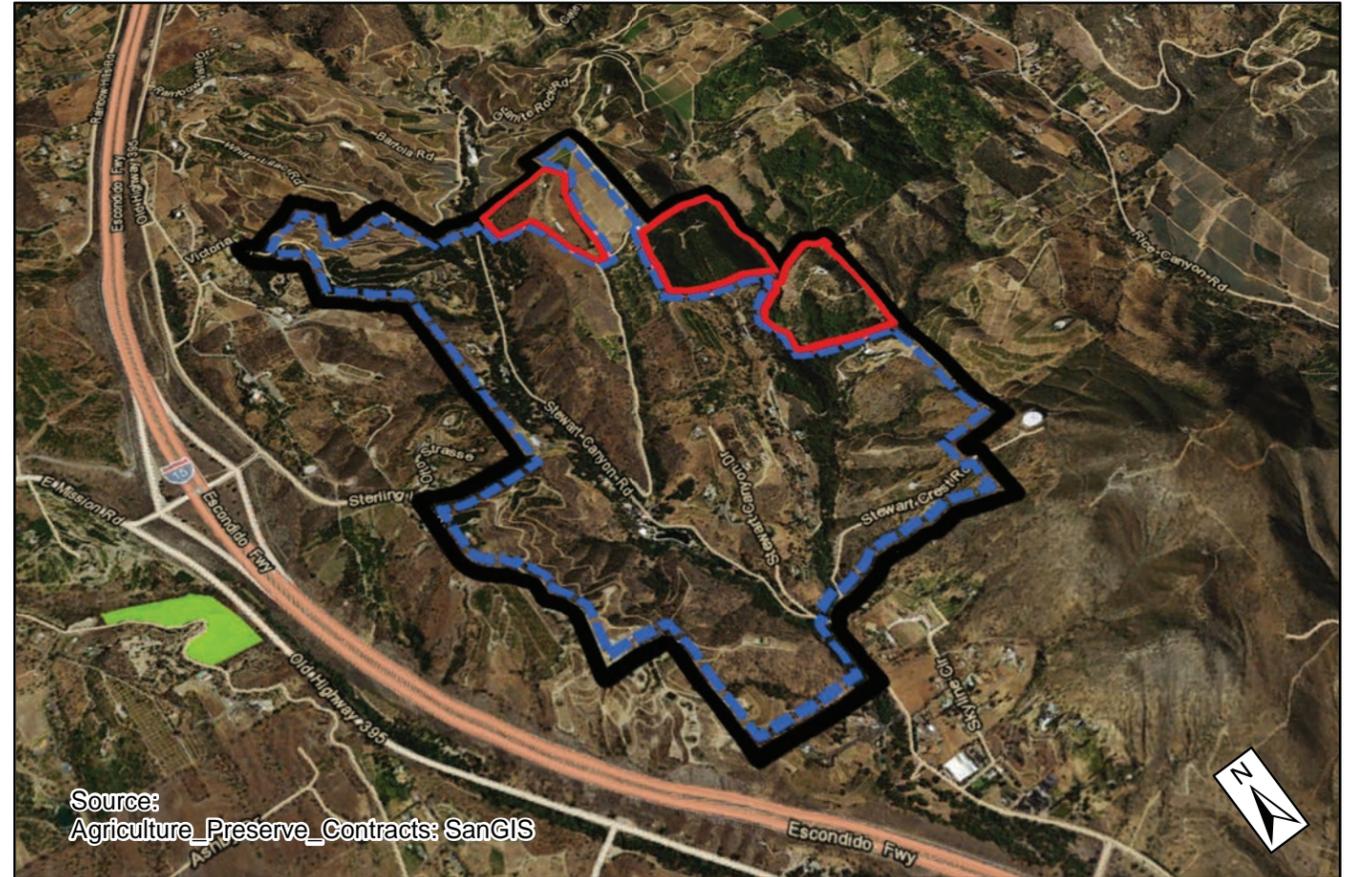


PLAN VIEW

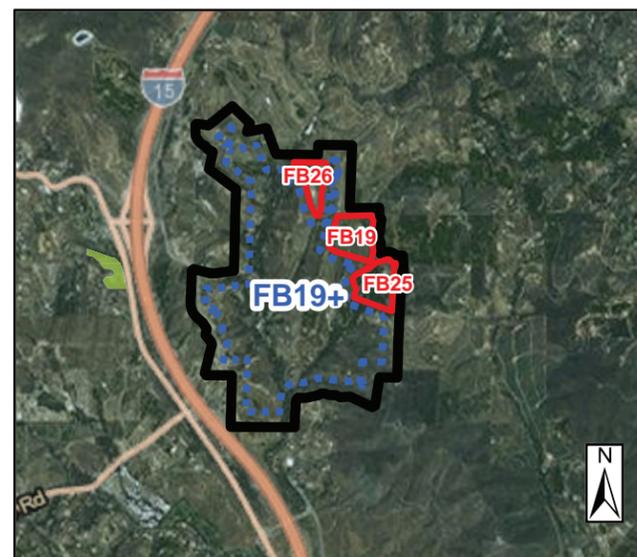


3D VIEW # 2

WILLIAMSON ACT CONTRACTS



3D VIEW



PLAN VIEW



3D VIEW # 2

Legend



PSR



Study Area

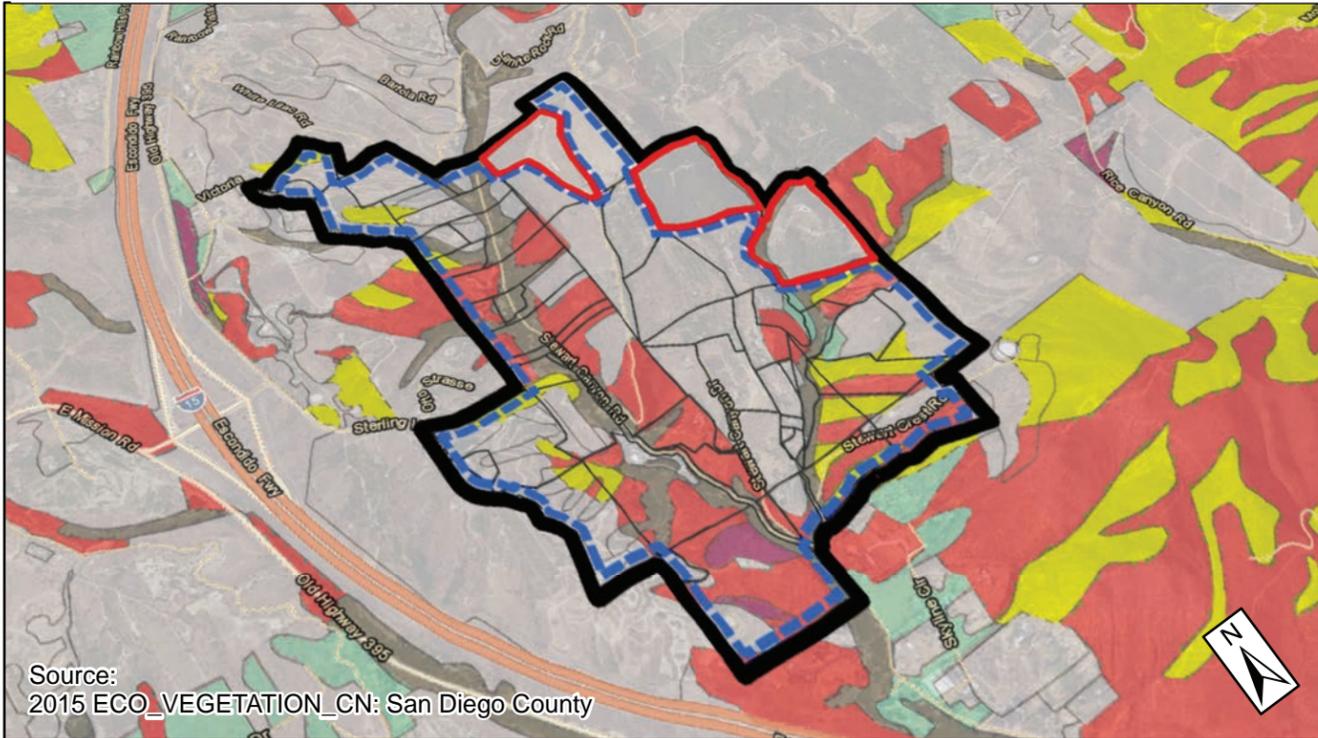


Analysis Area



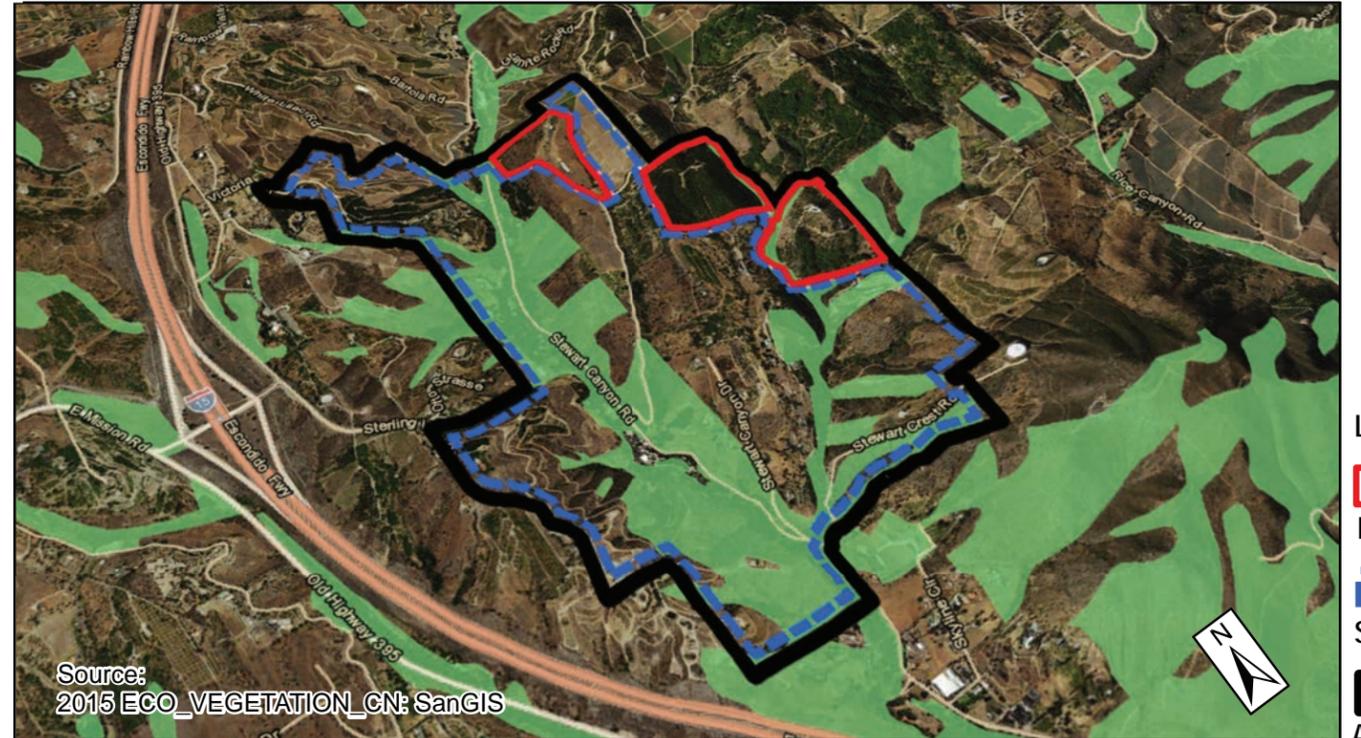
**VEGETATION**

- |                    |                              |
|--------------------|------------------------------|
| PSR Parcels        | Riparian Forest              |
| Coastal Sage Scrub | Other Woodland               |
| Chaparral          | Marsh                        |
| Grasslands         | Disturbed or Developed Areas |



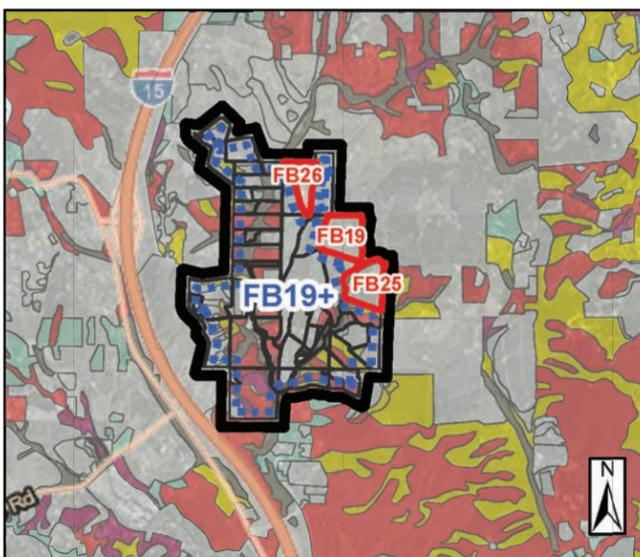
**UPPER TIER VEGETATION**

These areas contain upper tier vegetation communities, per the GIS vegetation layer. Upper tier vegetation communities found in the PSR areas include oak woodlands, coastal sage scrub, riparian forest types, riparian scrub types, and other wetland vegetation types like marshes. While these areas are not necessarily undevelopable in all situations, the criteria for allowing development and the permitting process for development in these areas are very restrictive.

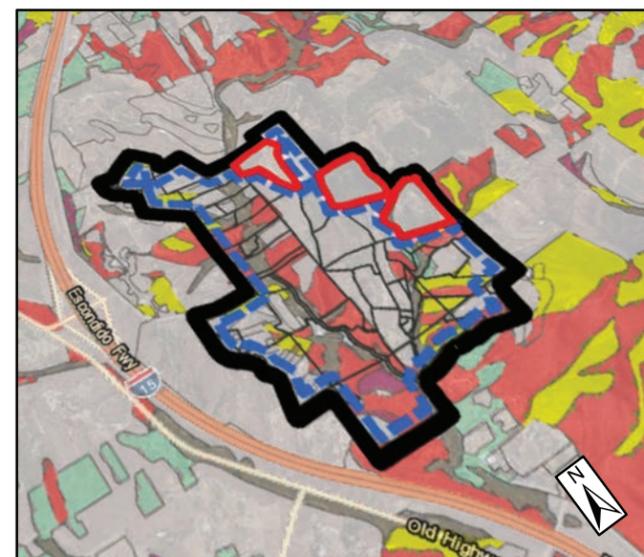


- Legend
- PSR
  - Study Area
  - Analysis Area

**3D VIEW**

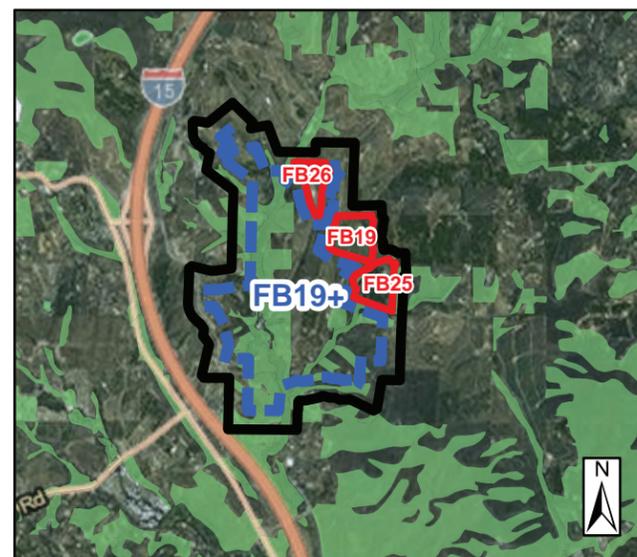


PLAN VIEW



3D VIEW # 2

**3D VIEW**



PLAN VIEW

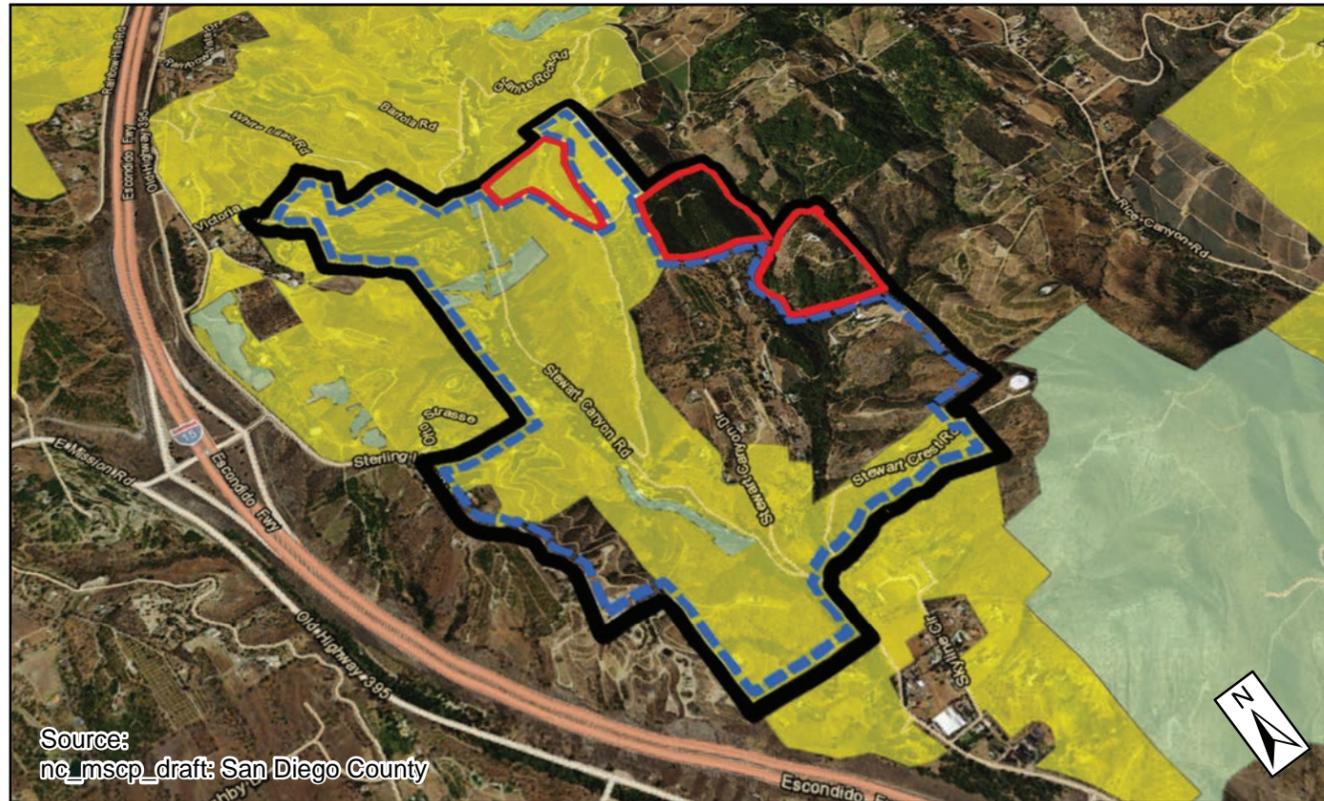


3D VIEW # 2

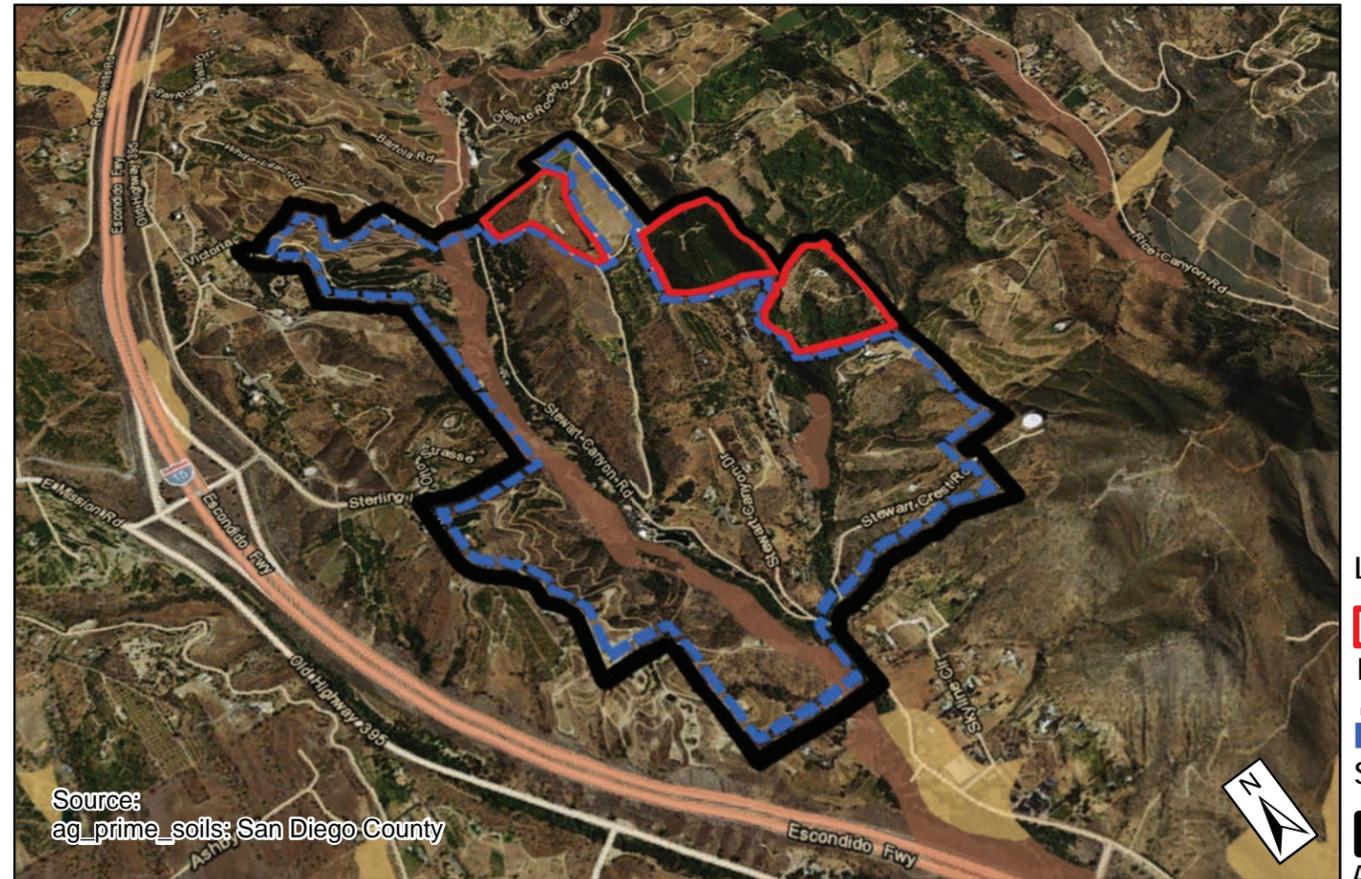


**DRAFT NCMSCP PAMA** **DRAFT NCMSCP PRESERVE LANDS**

Draft NCMSCP PAMA – For an explanation of MSCP and PAMA, see p. 31 While PAMA areas are not undevelopable, higher habitat preservation ratios are typically required, particularly in areas that serve as potential wildlife corridors.

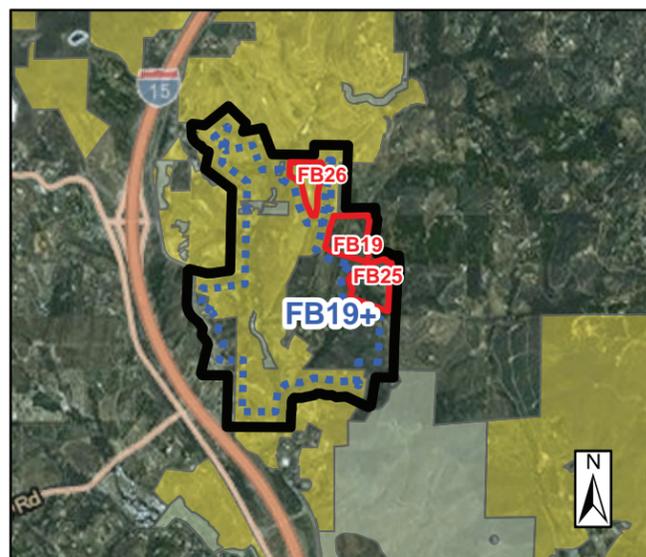


**PRIME AGRICULTURAL SOILS** **STATEWIDE SIGNIFICANT SOILS**



- Legend
- PSR
  - Study Area
  - Analysis Area

3D VIEW

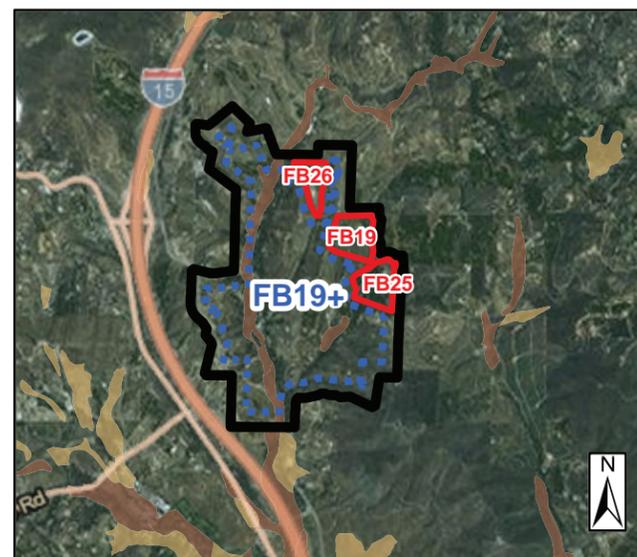


PLAN VIEW



3D VIEW # 2

3D VIEW



PLAN VIEW



3D VIEW # 2



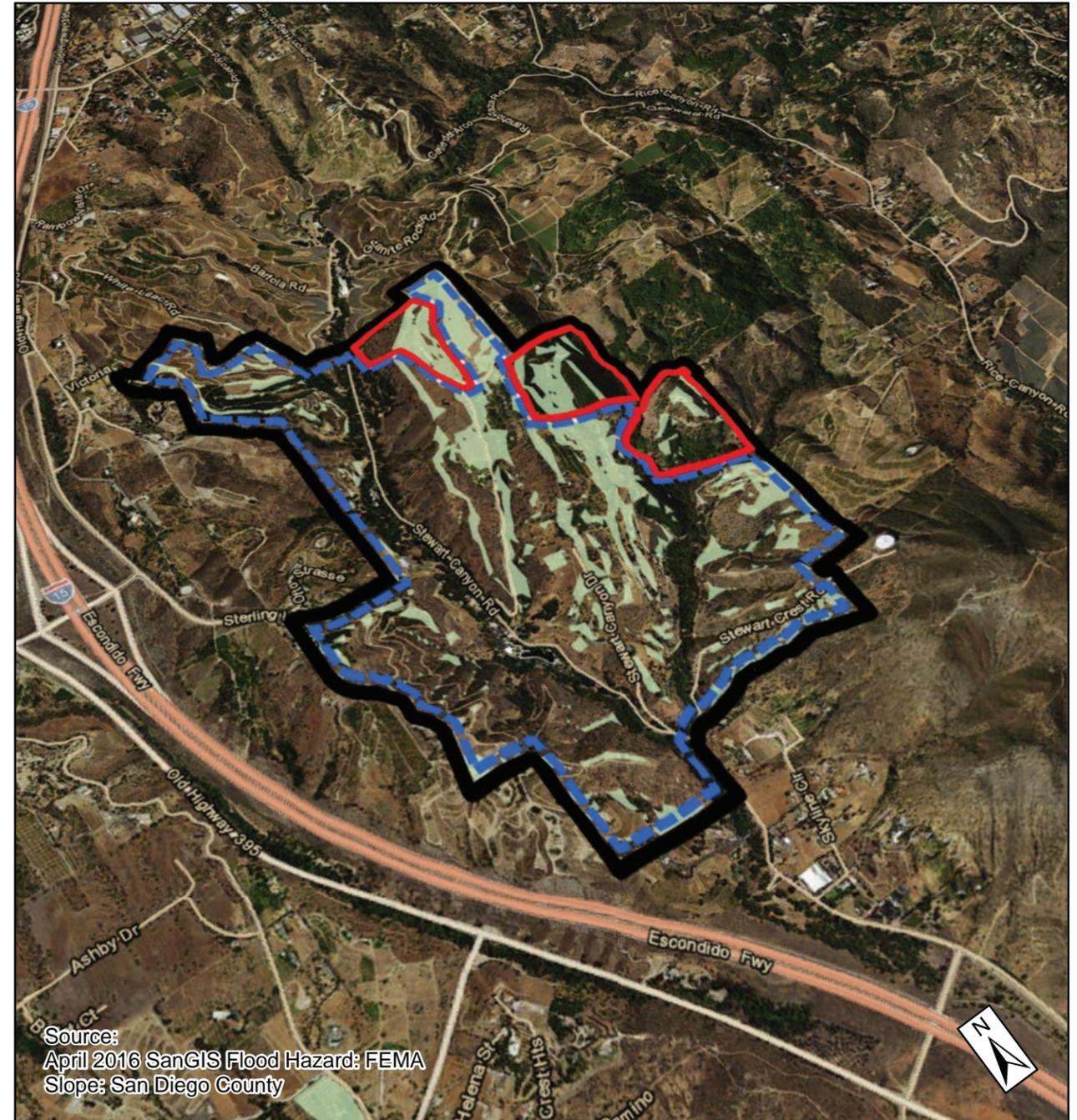
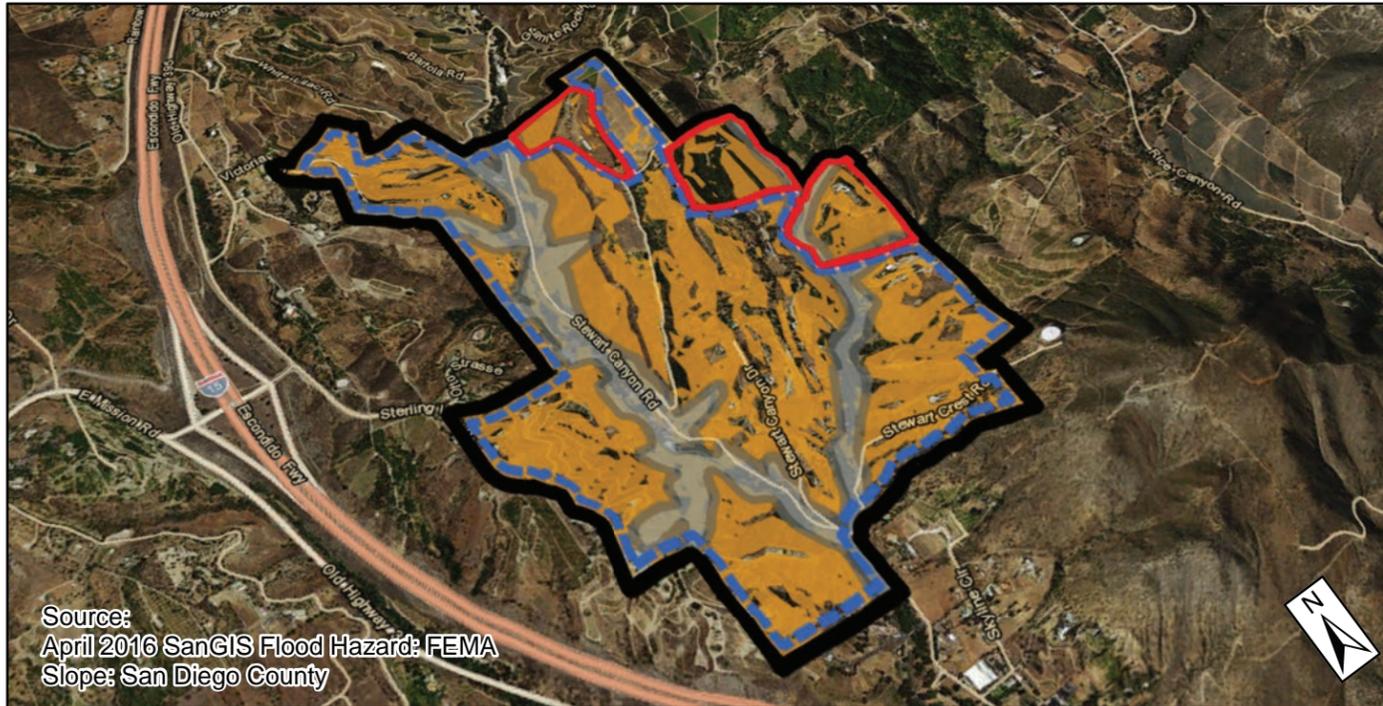
COMPOSITE CONSTRAINTS

- Wetland Area
- Wetland Buffer
- Flood Hazard Constraint
- Slope Constraint

	Approximate Acreage Within the Analysis Area	Approximate % of the Analysis Area
Constraint Area	451 ac	78 %
Potential Development Area	128 ac	22 %

See p. 31 for an explanation of the potential development area and limitations of this graphic analysis.

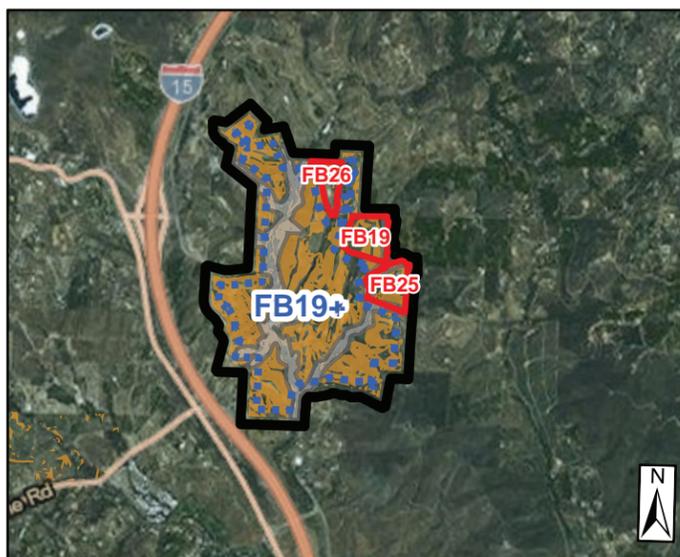
Potential Development Area



Legend

- PSR
- Study Area
- Analysis Area

3D VIEW



PLAN VIEW

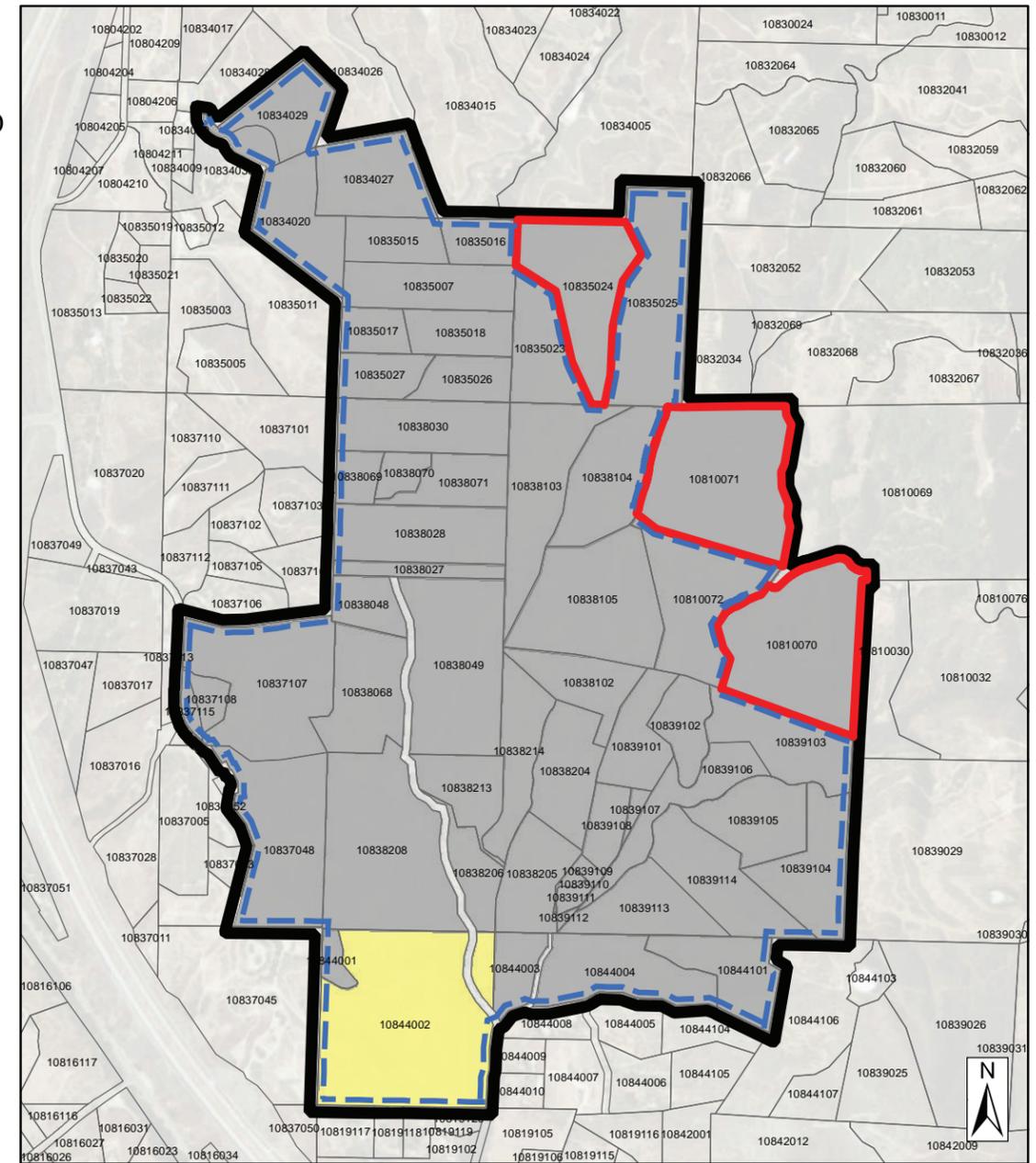
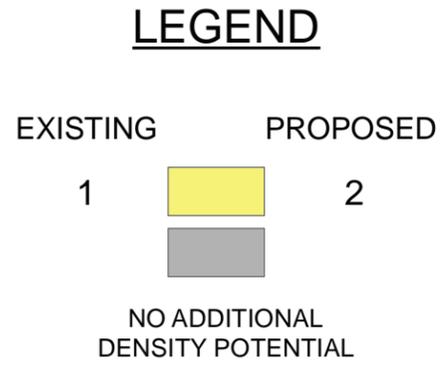
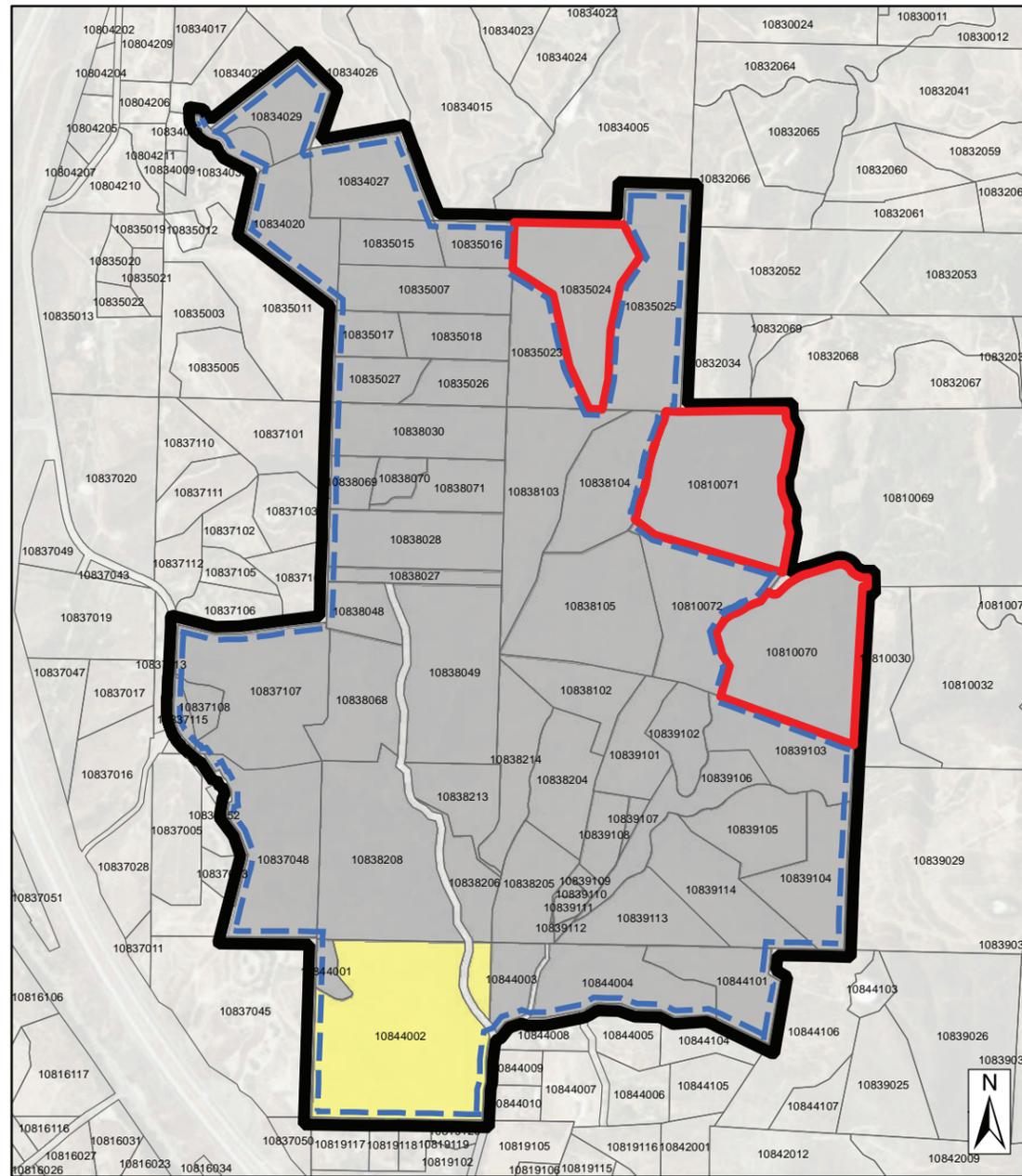


3D VIEW # 2

3D VIEW



DENSITY POTENTIAL FOR COMMON OWNERSHIPS



EXISTING DENSITY POTENTIAL

PROPOSED DENSITY POTENTIAL

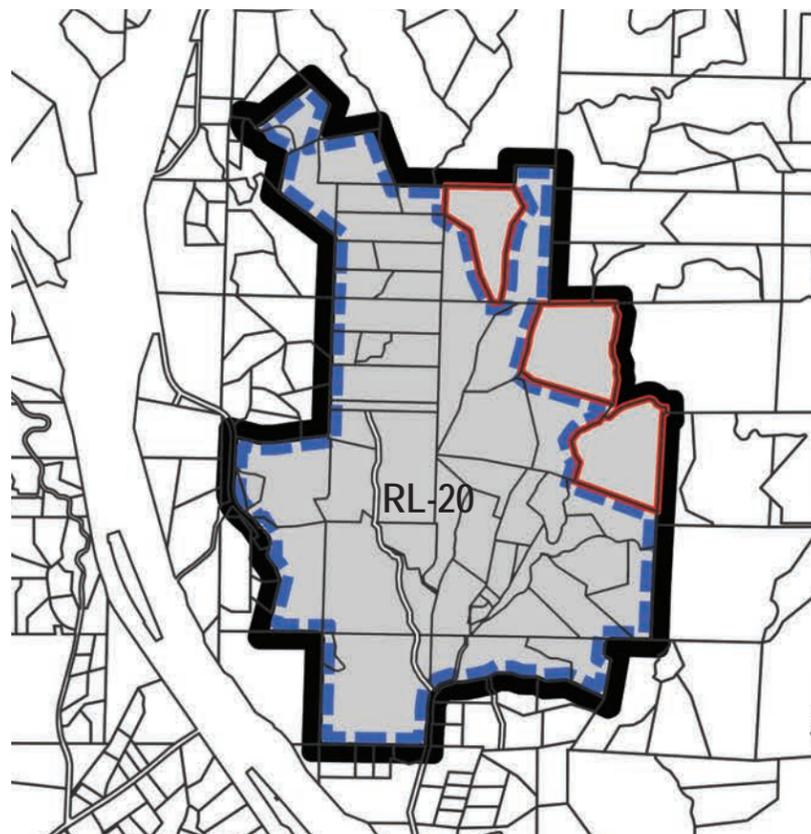


EXISTING

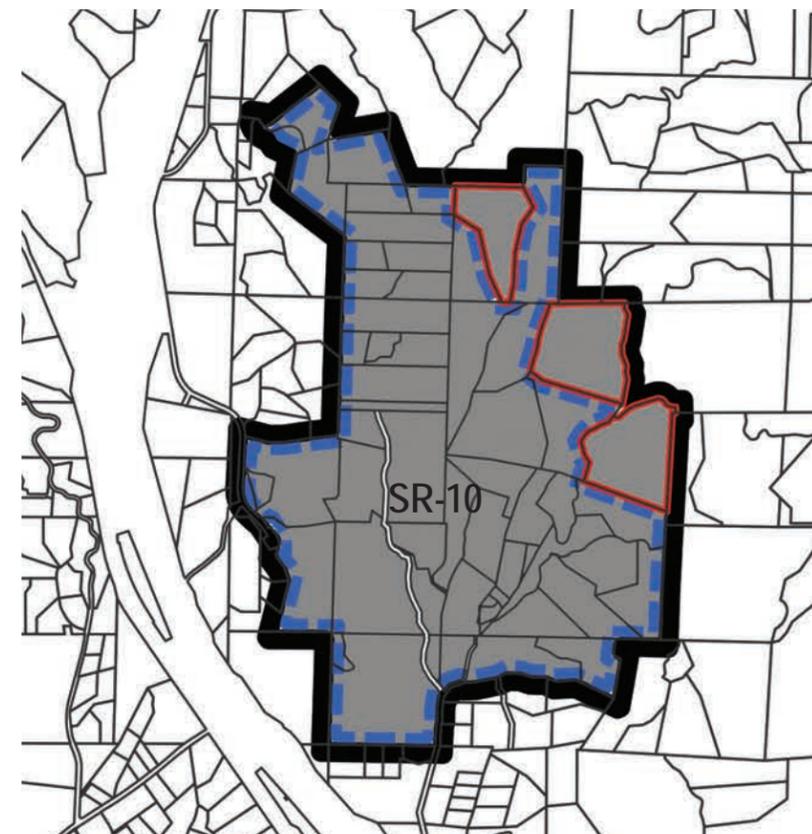
RURAL			SEMI-RURAL					VILLAGE							
RL 80	RL 40	RL 20	SR 10	SR 4	SR 2	SR 1	SR .5	VR 2	VR 2.9	VR 4.3	VR 7.3	VR 10.9	VR 15	VR 24	VR 30
RURAL			SEMI-RURAL					VILLAGE							

PROPOSED

RL 80	RL 40	RL 20	SR 10	SR 4	SR 2	SR 1	SR .5	VR 2	VR 2.9	VR 4.3	VR 7.3	VR 10.9	VR 15	VR 24	VR 30
RURAL			SEMI-RURAL					VILLAGE							



EXISTING GENERAL PLAN



PROPOSED GENERAL PLAN

LEGEND

- PSR
- Study Area
- Analysis Area

## Analysis Area Overview

<b>STAFF RECOMMENDATION: NOT DETERMINED</b>
<b>Analysis Area/PSR Description</b>
<p><u>Proposed Land Use designation:</u> RL-20 to SR-10</p> <p><u>Property Owners:</u> PSRs- Pettigrew, Lightfoot, and Do</p> <p><u>Size:</u> PSR – 66 acres; 3 parcels Study Area – 513 acres; 58 parcels</p> <p><u>Location/Description:</u> ¼ mile east of I-15; approximately 3 miles north of SR-76; in the vicinity of Stewart Canyon Road; Rainbow Municipal Water District</p> <p><u>Estimated Potential Dwelling Unit Increase:</u> 1</p> <p><u>Fire Service Travel Time:</u> Most of the PSR area and study area are within the 5-10 minute range</p>
<p><u>Prevalence of Constraints:</u> ● – high; ◐ – partial; ○ - none</p> <ul style="list-style-type: none"> <li>● Steep Slope (Greater than 25%)</li> <li>○ Floodplain</li> <li>◐ Wetlands</li> <li>◐ Sensitive Habitat</li> <li>◐ Agricultural Lands</li> <li>◐ Fire Hazard Severity Zones</li> </ul>
<b>Staff Recommendation and Summary Rationale</b>
<p>NOT DETERMINED</p>

## Analysis Area Context

### Parcels

- The FB19+ Analysis Area includes three PSR parcels (FB19, FB25, and FB26) totaling 66 acres and 58 Study Area parcels totaling 513 acres, for a total of 61 parcels totaling 579 acres
- The parcel sizes range from approximately ¼ acre to 38 acres
- Per the GIS slope data available, only the largest study area parcel (38 acres) would have additional subdivision potential under the proposed change, and none of the PSR parcels would have additional subdivision potential

### General Plan Designation

- Currently, the entire Analysis Area is designated RL-20 (1 du/20 acres) and is proposed to change to SR-10 (1 du/10 or 20 acres – slope dependent)
- In the areas of 25% and greater slope, the RL-20 and SR-10 densities are the same (1 dwelling unit per 20 acres)

### Location/Access

- The Analysis Area is located in the northeastern portion of the Fallbrook Community Planning Area
- The western portion of the Study Area is within a quarter mile of the I-15, and the PSR request parcels are about ¾ mile east of the I-15 and ¾ mile west of Rice Canyon Road
- There are no Mobility Element Roads within or adjacent to the Analysis Area, and the closest Mobility Element Roads are Rice Canyon Road and the portion of Stewart Canyon Road that runs under I-15 between Horse Ranch Creek Road and Old Highway 395
- The only County-maintained road in the Analysis Area is the portion of Sterling View Drive that runs adjacent to westernmost parcels in the Analysis Area

### Public Utilities

- The Analysis Area is located in the Rainbow Municipal Water District and about half of the Analysis Area parcels have either existing water service or access to a water line adjacent to the property
- The Analysis Area is not within a sewer service area (no existing or planned sewer)

### Uses

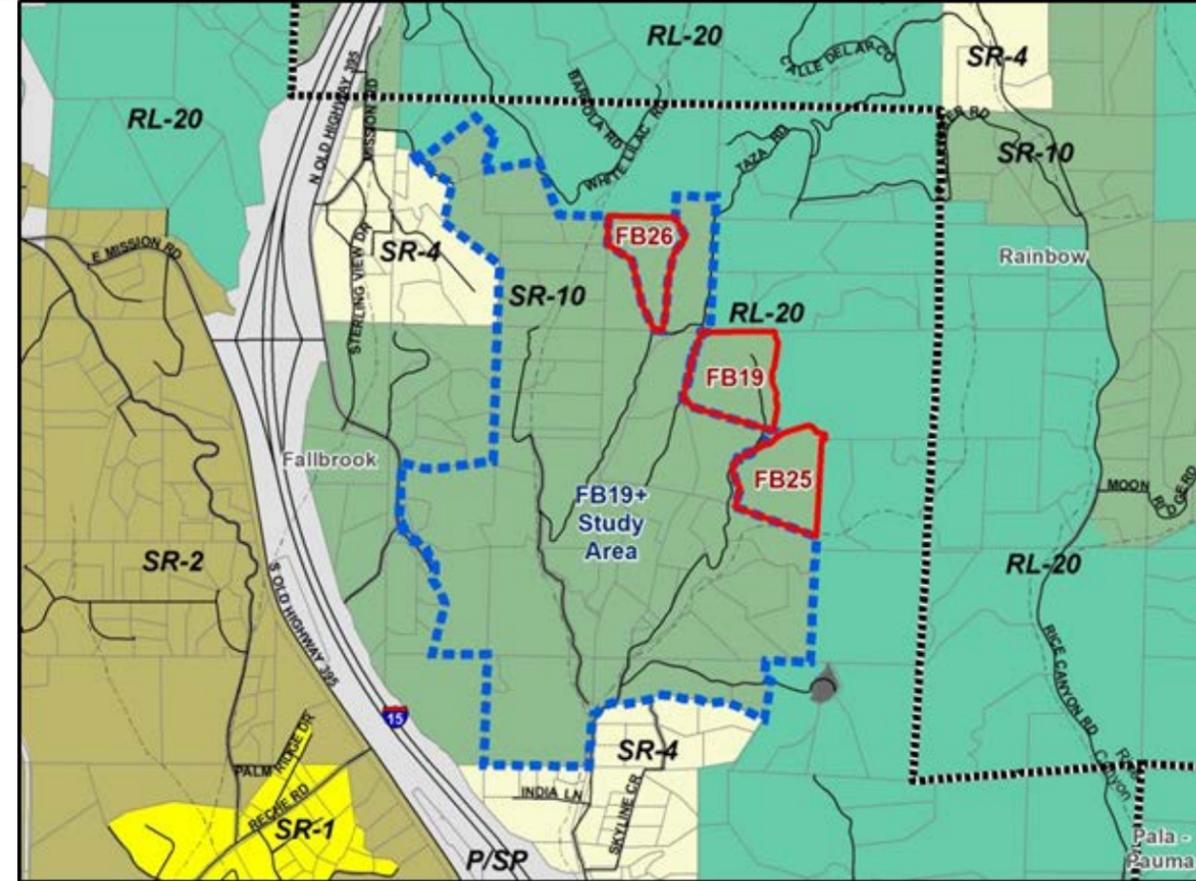
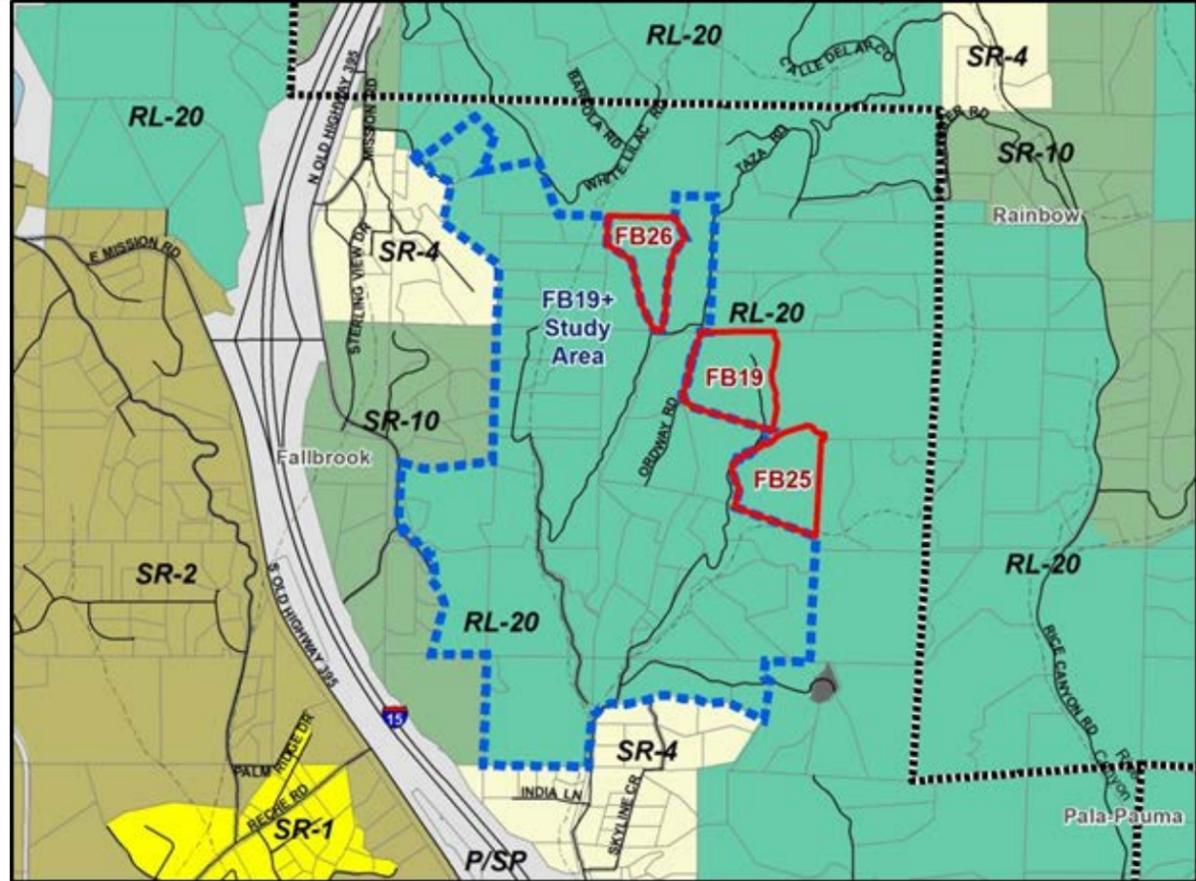
- Existing uses include single family residential and some agricultural operations of varying sizes
- Much of the northeastern portion of the area (which includes the three PSR parcels) has been cleared for agriculture and other uses

### Environmental Characteristics

- Steep slopes cover most of the PSR parcels and Study Area parcels, thus greatly limiting the additional density potential that would be associated with the proposed slope-dependent SR-10 designation
- The western and southern portions of the Study Area contain two riparian corridors, which include relatively thick clusters of willows, sycamores, and oaks
- These riparian corridors bisect hillsides of coastal sage scrub and chaparral vegetation communities in the undeveloped areas

# Comparison of Land Use Maps

## Existing General Plan      Proposed General Plan



**Potential Dwelling Unit Estimate in PSRs – 3 units**  
**Potential Dwelling Unit Estimate in Study Area – 58 units**

**Potential Dwelling Unit Estimate PSRs – 3 units**  
**Potential Dwelling Unit Estimate in Study Area – 59 units**

ZONING	Existing Zoning	Proposed Zoning
Zoning Use Regulation	A70 (Limited Agricultural)	A70 (Limited Agricultural)
Zoning Minimum Lot Size (acres)	Combination of 2, 4, 8, and 10 acres	No changes to the zoning minimum lot sizes are proposed. The parcel with estimated additional density potential has an existing 2-acre minimum lot size.

### COMMUNITY INPUT

Support	
Opposed	

### Guiding Principle Review

Guiding Principle	
1. Support a reasonable share of projected regional population growth.	See Policies LU-9.9 and H-1.3
2. Promote health and sustainability by locating new growth near existing and planned infrastructure, services, and jobs in a compact pattern of development.	See Policy LU-1.1
3. Reinforce the vitality, local economy, and individual character of existing communities when planning new housing, employment, and recreational opportunities.	See Policies LU-2.3 and LU-2.4
4. Promote environmental stewardship that protects the range of natural resources and habitats that uniquely define the County's character and ecological importance.	See Policy LU-6.2
5. Ensure that development accounts for physical constraints and the natural hazards of the land.	See Policy LU-1.9, LU-6.11, and S-1.1
6. Provide and support a multi-modal transportation network that enhances connectivity and supports community development patterns and, when appropriate, plan for development which supports public transportation.	See Policy COS-14.1
7. Maintain environmentally sustainable communities and reduce greenhouse gas emissions that contribute to climate change.	See Policy COS-14.1
8. Preserve agriculture as an integral component of the region's economy, character, and open space network.	See Policy LU-7.1
9. Minimize public costs of infrastructure and services and correlate their timing with new development.	See Policy LU-1.1
10. Recognize community and stakeholder interests while striving for consensus.	See Policy LU-2.3 and LU-2.4

**General Plan Conformance - Review of General Plan Policies Applicable to General Plan Amendments/Rezoning without an associated development project**

	Policy	Policy Review Criteria	Description	Notes
LU-1.1	<p><b>Assigning Land Use Designations.</b> Assign land use designations on the Land Use Map in accordance with the Community Development Model (CDM) and boundaries established by the Regional Categories Map.</p>	<p>Regional Categories Map</p> <p>Extent of existing infrastructure and services</p> <p>Comparison to existing land uses and existing designations in the vicinity</p> <p>Proximity to the village boundary, secondary commercial areas, and major job centers</p>	<ul style="list-style-type: none"> <li>• Requires changing the Regional Category to Semi-Rural</li> <li>• Roads/transportation                             <ul style="list-style-type: none"> <li>➤ Sterling View Drive is a public road adjacent to the far western portion of the Analysis Area but not adjacent to the parcel with additional density potential</li> <li>➤ Stewart Canyon Road is private through the Analysis Area and transitions to public at about 1/4 mile south of the Analysis Area</li> <li>➤ Approximately 1/3 mile to the nearest I-15 on-ramp, via Old Highway 395</li> <li>➤ Approximately 3 miles to the nearest transit/bus stop and park and ride facility at the I-15/SR-76 interchange</li> </ul> </li> <li>• Water Service &amp; Infrastructure                             <ul style="list-style-type: none"> <li>➤ Rainbow Municipal Water District for water service</li> <li>➤ 23 parcels with existing water service</li> <li>➤ 7 parcels with access to water lines but no service</li> <li>➤ 31 parcels without access to an existing water line</li> <li>➤ The one parcel with additional density potential has existing water service</li> </ul> </li> <li>• Sewer Service &amp; Infrastructure                             <ul style="list-style-type: none"> <li>➤ No existing or planned sewer service within the Analysis Area (outside sewer service boundaries)</li> </ul> </li> <li>• Fire protection service                             <ul style="list-style-type: none"> <li>➤ North County Fire Protection District (NCFPD)</li> <li>➤ Approximately 2.5 miles from the nearest NCFPD Station at 4375 Pala Mesa Drive</li> <li>➤ For more information on fire protection service and fire hazard issues, see LU-6.11, S-1.1, and S-6.4</li> </ul> </li> <li>• Existing land uses within a ½ mile (on east side of I-15): agriculture, low density residential, open space preserves</li> <li>• Land use designations within ½ mile (on east side of I-15): RL-20, SR-10, SR-4, and Public/Semi-Public (I-15 corridor area)</li> <li>• Approximately 3.5 miles to the Fallbrook Village boundary via Stewart Canyon Road, Old Highway 395 and Reche Road</li> <li>• Approximately 1.5 miles to a secondary commercial area (Rainbow CPA)</li> <li>• Approximately 20-30 miles from major job centers in Escondido, San Marcos, and along the SR-78 corridor</li> </ul>	<p><b>LU-1.1 Additional Notes</b></p>
LU-1.2	<p><b>Leapfrog Development.</b> Prohibit leapfrog development which is inconsistent with the Community Development Model. Leapfrog Development restrictions do not apply to new villages that are designed to be consistent with the Community Development Model, that provide necessary services and</p>	<p>Proposing Village designation(s)</p>	<ul style="list-style-type: none"> <li>• N/A</li> </ul>	<p><b>LU-1.2 Additional Notes</b></p>

	Policy	Policy Review Criteria	Description	Notes
	facilities, and that are designed to meet the LEED-Neighborhood Development Certification or an equivalent. For purposes of this policy, leapfrog development is defined as Village densities located away from established Villages or outside established water and sewer service boundaries. [See applicable community plan for possible relevant policies.]			
LU-1.3	<b>Development Patterns.</b> Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.	Land use designations within a 1 mile radius of Analysis Area/PSR  Evident mapping patterns in the vicinity  Regional Categories Map  Greenbelts on the edges of communities	Approximately: <ul style="list-style-type: none"> <li>• 950 acres in RL-20 designation</li> <li>• 370 acres in SR-10</li> <li>• 260 acres in SR-4 designation</li> <li>• 40 acres in SR-1 (other side of I-15)</li> <li>• 25 acres in VR-2.9 (other side of I-15)</li> </ul> <ul style="list-style-type: none"> <li>• The Analysis Area is within a ‘greenbelt’ (see Policy LU-2.5 review) buffer of very low density residential (Rural Lands), open space, and agriculture in this eastern end of the CPA</li> <li>• RL-20 and SR-10 designations in this area are reflective of extensive steep slopes and habitat constraints</li> <li>• Requires changing the Regional Category to Semi-Rural</li> <li>• The Analysis Area is within a ‘greenbelt’ per the General Plan definition. See the mapping patterns information above and Policy LU-2.5</li> </ul>	<b>LU-1.3 Additional Notes</b>
LU-1.4	<b>Village Expansion.</b> Permit new Village Regional Category designated land uses only where contiguous with an existing or planned Village and where all of the following criteria are met: <ul style="list-style-type: none"> <li>▪ Potential Village development would be compatible with environmental conditions and constraints, such as topography and flooding</li> <li>▪ Potential Village development would be accommodated by the General Plan road network</li> <li>▪ Public facilities and services can support the expansion without a reduction of services to other</li> </ul>	Proposing Village Regional Category land use designation(s)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>	<b>LU-1.4 Additional Notes</b>

	Policy	Policy Review Criteria	Description	Notes
	<p>County residents</p> <ul style="list-style-type: none"> <li>The expansion is consistent with community character, the scale, and the orderly and contiguous growth of a Village area</li> </ul>			
LU-1.5	<p><b>Relationship of County Land Use Designations with Adjoining Jurisdictions.</b> Prohibit the use of established or planned land use patterns in nearby or adjacent jurisdictions as the primary precedent or justification for adjusting land use designations of unincorporated County lands. Coordinate with adjacent cities to ensure that land use designations are consistent with existing and planned infrastructure capacities and capabilities.</p>	<p>Proximity to other jurisdictions</p> <hr/> <p>Land use patterns in nearby or adjacent jurisdictions used as primary precedent or justification.</p>	<ul style="list-style-type: none"> <li>Approximately 3.5 miles from Riverside County</li> <li>Approximately 3 miles from the Pala Indian Reservation</li> </ul> <hr/> <ul style="list-style-type: none"> <li>Land use patterns in nearby jurisdictions are not primary justifications in density considerations for the site.</li> </ul>	<p><b>LU-1.5 Additional Notes</b></p>
LU-1.9	<p><b>Achievement of Planned Densities.</b> 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.</p>	<p>Overall acreage area of Analysis Area/PSR(s)</p> <hr/> <p>Overall additional density potential</p> <hr/> <p>Portions of the Analysis Area that would have additional density potential</p> <hr/> <p>Conservation Subdivision design requirement – not currently applicable or maintained See p. 31 for an explanation of the Conservation Subdivision Program.</p> <hr/> <p>Steep slopes (≥25%) within the areas of additional density potential</p> <hr/> <p>Allowed slope encroachment per the Resource Protection Ordinance (RPO) See p. 31 for an explanation of RPO steep slope implications.</p>	<ul style="list-style-type: none"> <li>The entire Analysis Area (including PSRs and Study Area parcels) is approximately 579 acres</li> <li>The three PSRs total approximately 66 acres</li> </ul> <hr/> <ul style="list-style-type: none"> <li>It is estimated that the proposal would result in one additional potential dwelling unit</li> </ul> <hr/> <ul style="list-style-type: none"> <li>The only parcel with additional density potential is the southernmost study area parcel (one additional potential unit)</li> </ul> <hr/> <ul style="list-style-type: none"> <li>The Conservation Subdivision requirement would be maintained with the proposed change from RL-20 to SR-10                             <ul style="list-style-type: none"> <li>➤ Percentage of required resource avoidance would be reduced.</li> </ul> </li> <li>The Conservation Subdivision Program requires 75 percent resource avoidance in the proposed SR-10 designation (80 percent under the existing RL-20 designation)</li> </ul> <hr/> <ul style="list-style-type: none"> <li>Approximately 28 acres of steep slope in area with additional density potential</li> </ul> <hr/> <ul style="list-style-type: none"> <li>10% encroachment allowed based on the percentage of the additional potential density parcel that is in steep slope</li> </ul>	<p><b>LU-1.9 Additional Notes</b></p> <ul style="list-style-type: none"> <li></li> </ul>

	Policy	Policy Review Criteria	Description	Notes
		FEMA or County mapped floodplains and floodways within the areas with additional density potential	<ul style="list-style-type: none"> <li>There are no FEMA or County-designated floodplains within the Analysis Area</li> </ul>	
		Wetlands within the areas of additional density potential See p. 31 for an explanation of RPO wetland implications	<ul style="list-style-type: none"> <li>Approximately five acres of wetlands in the area with additional density potential</li> </ul>	
		Upper tier habitats/vegetation communities within the areas with additional density potential	<ul style="list-style-type: none"> <li>Approximately 9 acres of coast live oak woodland</li> <li>Approximately 19 acres of coastal sage scrub</li> <li>Approximately 5 acres of riparian forest</li> </ul>	
		North County MSCP - Draft Pre-Approved Mitigation Area (PAMA) overall in the Analysis Area and acreage within the areas of additional density. See p. 31 for an explanation of PAMA	<ul style="list-style-type: none"> <li>Approximately 370 acres in draft PAMA</li> <li>All of the Study Area parcel with additional density potential is within the draft PAMA</li> </ul>	
		Adjacent open space preserves or large blocks of undeveloped native habitat (if Analysis Area is in draft PAMA)	<ul style="list-style-type: none"> <li>Adjacent to the Analysis Area on the southeast are undeveloped native habitat lands that connect to the 350-acre Monserate Mountain Preserve area, which connects to open space preserves and undeveloped native habitat lands further south                             <ul style="list-style-type: none"> <li>Altogether, there is approximately 1,000 acres of undeveloped native habitat lands in this corridor to the south, with the majority of this acreage in preserves</li> </ul> </li> </ul>	
		Regional Wildlife Corridors	<ul style="list-style-type: none"> <li>The Analysis Area is just outside the Santa Ana to Palomar regional wildlife corridor, which links the Santa Ana Mountains and nearby coastal lowlands to the Palomar Mountains and inland ranges of San Diego County</li> </ul>	
		Maximum dead end road length (DERL) based on the proposed zoning minimum lot size	<ul style="list-style-type: none"> <li>No changes to zoning minimum lot sizes are proposed (none necessary for consistency with the proposed designation)</li> <li>The western portion of the Analysis Area has a 2-acre minimum lot size (including the parcel with estimated additional density potential under SR-10)</li> <li>The eastern portion of the Analysis Area has a combination of 4, 8, and 10 acre minimum lot sizes</li> <li>Based on the minimum lot size of 2 acres for the parcel with additional density potential, the maximum DERL would be 1,320 feet</li> <li>Discretion of the Fire Marshal is allowed for consideration of the applicable densities. In their preliminary review, the NCFPD noted a maximum DERL of 2,640 feet, based on the proposed SR-10 density.</li> </ul>	
		Number of parcels within the Analysis Area with additional density potential that have existing access via dead end roads	<ul style="list-style-type: none"> <li>The one parcel with additional density potential is currently accessed via the private portion of Stewart Canyon Road, which is a dead end road</li> </ul>	

	Policy	Policy Review Criteria	Description	Notes
		Existing public road access for areas with additional density potential	<ul style="list-style-type: none"> <li>No public road access to the area with additional density potential</li> <li>Sterling View Drive is a public road adjacent to the far western portion of the Analysis Area but not adjacent to the parcel with additional density potential</li> <li>Stewart Canyon Road is private through the Analysis Area and transitions to public at about 1/4 mile south of the Analysis Area</li> </ul>	
		Existing private road access with paved widths of 24 feet (fire access standard)	<ul style="list-style-type: none"> <li>Based on available information, it is estimated that most of the segments of the private roads within the Analysis Area are not build to the fire access standard of 24 feet wide</li> </ul>	
		Existing environmental constraints that could limit the potential for widening substandard roads	<ul style="list-style-type: none"> <li>The private roads in the Analysis Area are adjacent to wetlands/riparian and steep slopes in several spots and these constraints could limit potential for road widening</li> </ul>	
		Unbuilt Mobility Element roads that would likely encumber portions of the Analysis Area/PSR with an Irrevocable Offer to Dedicate (IOD) public road right-of-way	<ul style="list-style-type: none"> <li>There are no unbuilt Mobility Element roads in the Analysis Area.</li> </ul>	
LU-2.3	<b>Development Densities and Lot Sizes.</b> Assign densities and minimum lot sizes in a manner that is compatible with the character of each unincorporated community.	Overall additional density potential	<ul style="list-style-type: none"> <li>It is estimated the proposal would result in 1 additional potential dwelling unit</li> </ul>	<b>LU-2.3 Additional Notes</b>
Portions of the Analysis Area that would have additional density potential	<ul style="list-style-type: none"> <li>The only parcel with additional density potential is the southernmost Study Area parcel</li> </ul>			
Prevalent land use designations surrounding the Analysis Area	Within a one mile radius, there are approximately: <ul style="list-style-type: none"> <li>950 acres in RL-20 designation</li> <li>370 acres in SR-10</li> <li>260 acres in SR-4 designation</li> <li>40 acres in SR-1 (other side of I-15)</li> <li>25 acres in VR-2.9 (other side of I-15)</li> </ul>			
Changes in zoning minimum lot size	<ul style="list-style-type: none"> <li>No changes to zoning minimum lot sizes are proposed (none necessary for consistency with the proposed designation)</li> <li>The western portion of the Analysis Area has a 2-acre minimum lot size (including the parcel with estimated additional density potential under SR-10)</li> <li>The eastern portion of the Analysis Area has a combination of 4, 8, and 10 acre minimum lot sizes</li> </ul>			
The range of lot sizes and most common (mode) lot size in the area	<ul style="list-style-type: none"> <li>There is a wide range of parcel sizes in the area, but the most common estimated lot size is 20 acres to the east and 6 acres to the west</li> </ul>			

	Policy	Policy Review Criteria	Description	Notes
		Community Plan policies that specifically reference the application of densities and minimum lot sizes	<ul style="list-style-type: none"> <li>• Policy LU 2.1.6 of the Community Plan calls for minimum lot sizes of no less than 0.5 acres within the Semi-Rural designations.                             <ul style="list-style-type: none"> <li>➤ Lot sizes of 0.5 acres or less are not proposed</li> </ul> </li> <li>• Policy LU 2.1.4 encourages country estates which combine residential and light agricultural uses, especially groves                             <ul style="list-style-type: none"> <li>➤ Minimum lot sizes would allow for combined agricultural and residential uses</li> <li>➤ See Policy LU-7.1 for additional information</li> </ul> </li> </ul>	
LU-2.4	<p><b>Relationship of Land Uses to Community Character.</b> 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.</p>	Community issues/objectives noted in the community plan that are particularly relevant to the proposal	<ul style="list-style-type: none"> <li>• Under <i>3.1 Resource Conservation and Management</i>, the CP notes, “Fallbrook is a rural community characterized by hills, streams, rivers, forests, and high-quality natural habitat which contribute greatly to the health and enjoyment of area residents.”</li> </ul>	<p><b>LU-2.4 Additional Notes</b></p> <ul style="list-style-type: none"> <li>• The current character of the very low density residential combined with agricultural uses and natural habitats would be maintained in the analysis area as only 1 additional unit is possible over 579 acres.</li> </ul>
Community plan policies that are particularly relevant to the proposal		<ul style="list-style-type: none"> <li>• Policies LU 2.1.6 (minimum lot sizes in Semi-Rural) and LU 2.1.4 (country estates combining agricultural and residential uses) – see Policy LU-2.3 review</li> <li>• Policy COS 1.1.1 encourages development of combined agricultural and residential uses                             <ul style="list-style-type: none"> <li>➤ The proposed designation would allow for continued agricultural and residential uses (see Policy LU-7.1 review)</li> </ul> </li> <li>• Policy LU 2.4.7 calls for limiting the development of steep slopes to agriculture and very low density residential densities and allowing clustering in flatter areas only</li> <li>• Policy COS 1.2.1 encourages floodplains and natural stream courses to be preserved in permanent open space and uses limited to recreational or light agricultural uses</li> <li>• Policy COS 1.3.1 calls for preserving native vegetation along streams, in wetlands, and floodplains                             <ul style="list-style-type: none"> <li>➤ See Policies LU-1.9, S-9.2, S-9.4, and S-9.5 for additional information</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Potential development associated with the proposed SR-10 designation could demonstrate consistency with each of these policies because only 1 additional dwelling unit is possible by splitting a 38 acre parcel. Substantial area is available for an additional residential pad while avoiding the constraints and issues noted in these policies.</li> </ul>	
Unique issues and/or community-specific planning rationales noted in the General Plan Update/PSR Board reports that are particularly relevant to the proposal		<p>One of the ‘community-specific planning rationales’ for Fallbrook that is referenced in the General Plan Update Board Letters of May 19, 2004 and April 13, 2011 apply to the proposal It reads as follows:</p> <ul style="list-style-type: none"> <li>• “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.”</li> </ul>	<ul style="list-style-type: none"> <li>• The proposal would be in line with this planning rationale because the environmentally sensitive areas within the Analysis Area could be preserved and the SR-10 designation would only allow 1 additional dwelling unit</li> </ul>	

	Policy	Policy Review Criteria	Description	Notes
LU-2.5	<p><b>Greenbelts to Define Communities.</b> Identify and maintain greenbelts between communities to reinforce the identity of individual communities. See p. 31 for a General Plan definition of greenbelts.</p>	<p>'Greenbelt' criteria</p> <hr/> <p>Regional Category change</p>	<ul style="list-style-type: none"> <li>The Analysis Area currently has a Rural Lands designation (RL-20) and it is within the northern edge of the Fallbrook CPA.</li> <li>Surrounding uses include low density residential, agriculture, and open space</li> </ul> <hr/> <ul style="list-style-type: none"> <li>Requires changing the Regional Category to Semi-Rural</li> </ul>	<p><b>LU-2.5 Additional Notes</b></p> <ul style="list-style-type: none"> <li>Given that the Analysis Area is within an area that can be defined as a 'greenbelt,' a change from a Rural Lands designation to a Semi-Rural designation would technically not serve the purpose of maintaining the greenbelt. However, with only 1 additional unit possible, the change would not be anticipated to significantly affect the character of the area.</li> </ul>
LU-6.2	<p><b>Reducing Development Pressures.</b> Assign lowest-density or lowest-intensity land use designations to areas with sensitive natural resources.</p>	<p>Conservation Subdivision design requirement – not currently applicable or maintained/removed with the proposed designation change</p> <hr/> <p>Habitat/vegetation types that are found in the areas of additional density potential</p> <hr/> <p>Resource Conservation Areas</p> <hr/> <p>Community Plan policies that reference one or more of the vegetation communities found in the Analysis Area/PSR</p> <hr/> <p>North County MSCP - Draft Pre-Approved Mitigation Area (PAMA) overall in the Analysis Area and acreage within the areas of additional density See p. 31 for an explanation of MSCP and PAMA</p>	<ul style="list-style-type: none"> <li>The Conservation Subdivision requirement would be maintained with the proposed change from RL-20 to SR-10                             <ul style="list-style-type: none"> <li>➤ Percentage of required resource avoidance would be reduced from 80% to 75%</li> </ul> </li> </ul> <hr/> <p>The one parcel with additional density potential has the following vegetation types:</p> <ul style="list-style-type: none"> <li>Approximately 9 acres of coast live oak woodland</li> <li>Approximately 19 acres of coastal sage scrub</li> <li>Approximately 5 acres of riparian forest</li> <li>Approximately 5 acres are classified as disturbed/agriculture, due to agricultural clearing</li> </ul> <hr/> <ul style="list-style-type: none"> <li>The Analysis Area is located in the Stewart Canyon Resource Conservation Area of the Fallbrook Community Plan</li> <li>The purpose of this Resource Conservation Area is to protect the streambed and riparian and oak woodland vegetation</li> </ul> <hr/> <ul style="list-style-type: none"> <li>COS 1.3.1 - Preserve native vegetation along streams, in wetlands and floodplains.                             <ul style="list-style-type: none"> <li>➤ In the parcel with additional density potential, these areas will require avoidance during the development review stage</li> </ul> </li> </ul> <hr/> <ul style="list-style-type: none"> <li>Approximately 370 acres are in the draft PAMA, including all of the parcel with additional density potential</li> </ul>	<p><b>LU-6.2 Additional Notes</b></p>

Policy		Policy Review Criteria	Description	Notes
		Areas that could serve as potential wildlife corridors, due to connections between substantial undeveloped native vegetation onsite and undeveloped native vegetation offsite	<ul style="list-style-type: none"> <li>• Areas to the east and west include low density residential, agriculture, and open space uses, though the areas of native vegetation are more fragmented than what is found to the south and southeast</li> <li>• Adjacent to the Analysis Area on the south/southeast are undeveloped native habitat lands that connect to the 350-acre Monserate Mountain Preserve area, which connects to open space preserves and undeveloped native habitat lands further south                             <ul style="list-style-type: none"> <li>➤ Altogether, there is approximately 1,000 acres of undeveloped native habitat lands in this corridor to the south, with the majority of this acreage in preserves</li> </ul> </li> </ul>	
		Regional wildlife corridors	<ul style="list-style-type: none"> <li>• The Analysis Area is just outside the Santa Ana to Palomar regional wildlife corridor, which links the Santa Ana Mountains and nearby coastal lowlands to the Palomar Mountains and inland ranges of San Diego County</li> </ul>	
		Species covered in the Draft NCMSCP that have the potential to occur in the Analysis Area/PSR	<ul style="list-style-type: none"> <li>• Animal species covered in the draft NCMSCP with the potential to occur in the Analysis Area include arroyo toad, southwestern willow flycatcher, least Bell’s vireo, golden eagle, southwestern pond turtle, San Diego horned lizard, California gnatcatcher</li> </ul>	
		US Fish and Wildlife Service (USFWS) Critical Habitat Area designations for federally endangered species	<ul style="list-style-type: none"> <li>• The Analysis Area is approximately 2.5 miles away from a USFWS Critical Habitat designated area along the San Luis Rey River for the federally endangered arroyo toad, least Bell’s vireo, and southwestern willow flycatcher</li> </ul>	
LU-6.11	<b>Protection from Wildfires and Unmitigable Hazards.</b> Assign land uses and densities in a manner that minimizes development in extreme, very high and high hazard fire areas or other unmitigable hazardous areas.	Extreme, very high and high Fire Hazard Severity Zones present within Analysis Area	Based on available data, the Analysis Area contains the following approximate acreages of these FHSZ categories <ul style="list-style-type: none"> <li>• Very High – approximately 325 acres, in western half and southern portion of the Analysis Area</li> <li>• See Policy S-1.1 for information on existing fire protection infrastructure and services</li> </ul>	<b>LU-6.11 Additional Notes</b>
Proposed density consistency with emergency response travel times		<ul style="list-style-type: none"> <li>• Current GIS and NCFPD estimates indicate the fire response travel time can meet the General Plan standard of 20 minutes. See Policy S-6.4 review for further detail</li> </ul>		
Other hazards present		<ul style="list-style-type: none"> <li>• There are no fault rupture hazard zones, dam inundation zones, or floodplains/floodways within the Analysis Area</li> </ul>		
LU-7.1	<b>Agricultural Land Development.</b> Protect agricultural lands with lower-density land use designations that support continued agricultural operations.	SR-2 density threshold (maximum density determined to support continued agricultural operations) See p. 31 for an explanation of the SR-2 threshold for supporting continued agricultural operations	<ul style="list-style-type: none"> <li>• The Analysis Area proposes SR-10, which is a lower density designation than the SR-2 threshold for supporting continued agricultural operations</li> </ul>	<b>LU-7.1 Additional Notes</b>
		Agricultural operations present	<ul style="list-style-type: none"> <li>• Greenhouses</li> <li>• Field crops</li> <li>• Orchard crops</li> <li>• Nurseries</li> </ul>	
LU-8.1	<b>Density Relationship to Groundwater Sustainability.</b> Require land use densities in groundwater dependent areas to be	County Water Authority Boundary	<ul style="list-style-type: none"> <li>• The Analysis Area is within the County Water Authority boundary (Rainbow Municipal Water District for water service) and therefore, this policy is not applicable</li> </ul>	<b>LU-8.1 Additional Notes</b>
		Groundwater-dependent (per the Groundwater Ordinance criteria)	<ul style="list-style-type: none"> <li>• N/A - the Analysis Area is not groundwater-dependent</li> </ul>	

Policy		Policy Review Criteria	Description	Notes
	consistent with the long-term sustainability of groundwater supplies, except in the Borrego Valley.	Groundwater Ordinance minimum lot size (if groundwater-dependent)	<ul style="list-style-type: none"> <li>N/A</li> </ul>	
		Proposed land use designation consistency with Groundwater Ordinance minimum lot size	<ul style="list-style-type: none"> <li>N/A</li> </ul>	
LU-9.2	<b>Density Relationship to Environmental Setting.</b> Assign Village land use designations in a manner consistent with community character, and environmental constraints. In general, areas that contain more steep slopes or other environmental constraints should receive lower density designations. [See applicable community plan for possible relevant policies.]	Village land use designations proposed	<ul style="list-style-type: none"> <li>No Village land use designations are proposed</li> </ul>	<b>LU-9.2 Additional Notes</b>
		Potential community character issues	<ul style="list-style-type: none"> <li>N/A</li> </ul>	
		Consistency with the level of environmental constraints	<ul style="list-style-type: none"> <li>N/A</li> </ul>	
LU-9.5	<b>Village Uses.</b> Encourage development of distinct areas within communities offering residents places to live, work, and shop, and neighborhoods that integrate a mix of uses and housing types.	Village land use designations proposed	<ul style="list-style-type: none"> <li>No Village land use designations are proposed</li> </ul>	<b>LU-9.5 Additional Notes</b>
		Potential uses associated with Village proposal	<ul style="list-style-type: none"> <li>N/A</li> </ul>	
		Nearby uses	<ul style="list-style-type: none"> <li>N/A</li> </ul>	
LU-9.6	<b>Town Center Uses.</b> Locate commercial, office, civic, and higher-density residential land uses in the Town Centers of Villages or Rural Villages at transportation nodes. Exceptions to this pattern may be allowed for established industrial districts and secondary commercial districts or corridors. See p. 32 for a General Plan definition of a transportation node.	Commercial, office, civic, and higher density (Village) proposals	<ul style="list-style-type: none"> <li>N/A – the proposal does not include zoning use regulation changes, and therefore, would not involve new allowances for commercial, office, civic, or higher-density (Village Residential)</li> </ul>	<b>LU-9.6 Additional Notes</b>
		Town Center or Rural Village in a transportation node	<ul style="list-style-type: none"> <li>N/A</li> </ul>	
		Established industrial district, a secondary commercial district, or corridor	<ul style="list-style-type: none"> <li>N/A</li> </ul>	
LU-9.9	<b>Residential Development Pattern.</b> Plan and support an efficient residential development pattern that enhances established neighborhoods or creates new	Distinct Village/Community core	<ul style="list-style-type: none"> <li>The Analysis Area is not in a Village</li> </ul>	<b>LU-9.9 Additional Notes</b>
		Village densities	<ul style="list-style-type: none"> <li>The Analysis Area does not include proposals for Village designations</li> </ul>	
		Land uses surrounding the Analysis Area /PSR	<ul style="list-style-type: none"> <li>N/A</li> </ul>	

Policy		Policy Review Criteria	Description	Notes
	neighborhoods in identified growth areas. (Goal LU-9 refers to distinct villages and community cores)	Identified growth area	<ul style="list-style-type: none"> <li>N/A</li> </ul>	
LU-10.3	<b>Village Boundaries.</b> Use Semi-Rural and Rural Land Use designations to define the boundaries of Villages and Rural Land Use designations to serve as buffers between communities.	Regional Category changes	<ul style="list-style-type: none"> <li>Requires changing the Regional Category to Semi-Rural</li> </ul>	<b>LU-10.3 Additional Notes</b> <ul style="list-style-type: none"> <li>Given that the Analysis Area is within an area that can be defined as a 'greenbelt,' a change from a Rural Lands designation to a Semi-Rural designation would technically not serve the purpose of maintaining the greenbelt. However, with only 1 additional unit possible, the change would not be anticipated to significantly affect the character of the area.</li> </ul>
		Proximity to the Village Boundary	<ul style="list-style-type: none"> <li>Approximately 3.5 miles to the Fallbrook Village Boundary via Stewart Canyon Road, Old Highway 395 and Reche Road</li> </ul>	
		Proximity to the CPA boundary	<ul style="list-style-type: none"> <li>Northern border of Analysis Area: approximately 1/10 mile from CPA boundary</li> <li>Eastern border of Analysis Area: within 1/2 mile from CPA boundary</li> </ul>	
		'Greenbelt' Criteria	<ul style="list-style-type: none"> <li>The Analysis Area is within a 'greenbelt' per the General Plan definition. See the mapping patterns information above and Policy LU-2.5</li> </ul>	
LU-10.4	<b>Commercial and Industrial Development.</b> Limit the establishment of commercial and industrial uses in Semi-Rural and Rural areas that are outside of Villages (including Rural Villages) to minimize vehicle trips and environmental impacts.	Commercial or industrial land use designations outside of Villages	<ul style="list-style-type: none"> <li>N/A – no changes to zoning use regulations are proposed. As such, no additional allowances for commercial, office, or civic uses would occur as a result of the proposed change</li> </ul>	<b>LU-10.4 Additional Notes</b>
		Distance between the proposed commercial or industrial designation and the Village	<ul style="list-style-type: none"> <li>N/A</li> </ul>	
LU-11.1	<b>Location and Connectivity.</b> Locate commercial, office, and industrial development in Village areas with high connectivity and accessibility from surrounding residential neighborhoods, whenever feasible.	Commercial or industrial land use designations outside of Villages	<ul style="list-style-type: none"> <li>N/A – no changes to zoning use regulations are proposed. As such, no additional allowances for commercial, office, or civic uses would occur as a result of the proposed change</li> </ul>	<b>LU-11.1 Additional Notes</b>
		Accessibility from surrounding areas	<ul style="list-style-type: none"> <li>N/A</li> </ul>	
LU-11.10	<b>Integrity of Medium and High Impact Industrial Uses.</b> Protect designated Medium and High Impact Industrial areas from encroachment of incompatible land uses, such as residences, schools, or other uses that are sensitive to industrial impacts. The intent of this policy is to retain the ability to	Within a ¼ mile of existing designated medium or high-impact industrial areas	<ul style="list-style-type: none"> <li>The Analysis Area is not within a ¼ mile of existing designated Medium or High Impact Industrial areas</li> </ul>	<b>LU-11.10 Additional Notes</b>
		Clustering and/or buffering opportunities if within ¼ mile	<ul style="list-style-type: none"> <li>N/A</li> </ul>	

	Policy	Policy Review Criteria	Description	Notes
	utilize industrially designated locations by reducing future development conflicts.			
COS-10.2	<b>Protection of State-Classified or Designated Lands.</b> Discourage development or the establishment of other incompatible land uses on or adjacent to areas classified or designated by the State of California as having important mineral resources (MRZ-2), as well as potential mineral lands identified by other government agencies. The potential for the extraction of substantial mineral resources from lands classified by the State of California as areas that contain mineral resources (MRZ-3) shall be considered by the County in making land use decisions.	On or adjacent to areas classified as having important mineral resources (MRZ-2) or as having mineral resources that may be significant (MRZ-3)	<ul style="list-style-type: none"> <li>Approximately 25 acres are designated as MRZ-3, along southwestern boundary of Analysis Area</li> </ul>	<b>COS-10.2 Additional Notes</b>
		Threshold of SR-10 or lower density (maximum density determined to not preclude mining operations per State Mining & Geology Board)	<ul style="list-style-type: none"> <li>The Analysis Area proposes a change to an SR-10 designation, which would be consistent with a density low enough to allow potential future mining operations</li> </ul>	
COS-12.1	<b>Hillside and Ridgeline Development Density.</b> Protect undeveloped ridgelines and steep hillsides by maintaining semi-rural or rural designations on these areas.	Semi-Rural or Rural Lands designations on areas of undeveloped ridgelines and steep hillsides	<ul style="list-style-type: none"> <li>The Analysis Area contains steep hillsides and proposes an SR-10 designation</li> </ul>	<b>COS-12.1 Additional Notes</b>
COS-14.1	<b>Land Use Development Form.</b> Require that development be located and designed to reduce vehicular trips (and associated air pollution) by utilizing compact regional and community-level development patterns while maintaining community character.	Regional Category changes	<ul style="list-style-type: none"> <li>Requires changing the Regional Category to Semi-Rural</li> </ul>	<b>COS-14.1 Additional Notes</b>
		Alternative transportation networks available in the vicinity	<ul style="list-style-type: none"> <li>Approximately 3 miles to Commuter Link Express RTA 202 Bus Transfer Stop and NCTD Bus Route 389 Stop at 1-15/SR-76 interchange                             <ul style="list-style-type: none"> <li>➤ RTA route provides service between SR-76 and destinations in Riverside County</li> <li>➤ NCTD route provides service to Valley Center, Escondido, and stops along SR-76</li> </ul> </li> <li>Approximately 3 miles to the nearest park-and-ride facility at I-15/SR-76 interchange</li> <li>No Class I or Class II bike lanes within the vicinity</li> </ul>	
		Proximity to Villages, other commercial centers, and job centers	<ul style="list-style-type: none"> <li>Approximately 3.5 miles to the Fallbrook Village Boundary</li> <li>Approximately 5 miles from the Fallbrook town center within the Village</li> <li>Approximately 20-30 miles from major job centers in Escondido, San Marcos, and along the SR-78 corridor</li> </ul>	
		Land Use mapping pattern consistent with community character	<ul style="list-style-type: none"> <li>For more information on Community Character, see LU-2.3, LU-2.4</li> </ul>	

	Policy	Policy Review Criteria	Description	Notes
H-1.3	<p><b>Housing near Public Services.</b> Maximize housing in areas served by transportation networks, within close proximity to job centers, and where public services and infrastructure are available.</p>	<p>Extensive transportation networks</p>	<ul style="list-style-type: none"> <li>The closest I-15 interchange is approximately 1/3 mile away from western part of the Analysis Area via Sterling View Drive.</li> <li>Please refer to additional information in Policy COS-14.1 review</li> </ul>	<p><b>H-1.3 Additional Notes</b></p>
<p>Proximity to job centers</p>	<ul style="list-style-type: none"> <li>Approximately 5 miles from the town center of Fallbrook within the village</li> <li>Approximately 20-30 miles from major job centers in Escondido, San Marcos, and along the SR-78 corridor</li> </ul>			
<p>Extensive public services</p>	<ul style="list-style-type: none"> <li>Common public services not present                             <ul style="list-style-type: none"> <li>Sewer</li> <li>Public road access</li> </ul> </li> <li>For more information on public services and infrastructure, see LU-1.1</li> </ul>			
S-1.1	<p><b>Minimize Exposure to Hazards.</b> Minimize the population exposed to hazards by assigning land use designations and density allowances that reflect site-specific constraints and hazards.</p>	<p>Hazards present</p>	<ul style="list-style-type: none"> <li>The Analysis Area is mostly within the Very High Fire and Moderate Fire Hazard Severity Zones. See Policy LU-6.11 for additional information.</li> <li>No Fault Rupture Hazard Zones</li> <li>No Dam Inundation Zone</li> <li>No FEMA or County designated floodways/floodplains</li> </ul>	<p><b>S-1.1 Additional Notes</b></p>
<p>Extent of existing road infrastructure that is built to fire access standards</p>	<ul style="list-style-type: none"> <li>Based on available information, it is estimated that most of the segments of the private roads within the Analysis Area are not built to the fire access standard of 24 feet wide</li> <li>See Policy LU-1.9 for information on potential private road widening</li> </ul>			
<p>Maximum allowed Dead End Road Length (DERL), based on the proposed zoning minimum lot size</p>	<ul style="list-style-type: none"> <li>No changes to zoning minimum lot sizes are proposed (none necessary for consistency with the proposed designation)</li> <li>The western portion of the Analysis Area has a 2-acre minimum lot size (including the parcel with estimated additional density potential under SR-10)</li> <li>The eastern portion of the Analysis Area has a combination of 4, 8, and 10 acre minimum lot sizes</li> <li>Based on the minimum lot size of 2 acres for the parcel with additional density potential, the maximum DERL would be 1,320 feet</li> <li>Discretion of the Fire Marshal is allowed for consideration of the applicable densities. In their preliminary review, the NCFPD noted a maximum DERL of 2,640 feet, based on the proposed SR-10 density.</li> </ul>			
<p>Portions of the Analysis Area that would require extensive access improvements in order to meet fire access standards</p>	<ul style="list-style-type: none"> <li>The private road (Stewart Canyon Road) providing access to the parcel with additional density potential would require widening in order to meet fire code standards                             <ul style="list-style-type: none"> <li>If Stewart Canyon Road widening is limited due to adjacent constraints, an alternative access to fire code standards would be required</li> </ul> </li> </ul>			
<p>Existing site constraints that could limit the feasibility of fire clearing to the proposed density or could limit access improvements where necessary</p>	<ul style="list-style-type: none"> <li>In the parcel with additional density potential, Stewart Canyon Road is bordered by riparian/wetland habitats, which could limit potential widening</li> <li>Even with sensitive habitats on site, fire clearing around structures is not anticipated to limit the feasibility of one additional house</li> </ul>			

Policy		Policy Review Criteria	Description	Notes
S-6.4	<b>Fire Protection Services for Development.</b> Require that development demonstrate that fire services can be provided that meets the minimum travel times identified in Table S-1 (Travel Time Standards).	Estimated fire response travel time consistency with the proposed designation in accordance with Table S-1	<ul style="list-style-type: none"> <li>• Current GIS and NCFPD estimates indicate the fire response travel time can meet the General Plan standard of 20 minutes.</li> <li>• The parcel with additional density potential is closest to the fire station, with an estimated travel time of less than 10 minutes</li> </ul>	<b>S-6.4 Additional Notes</b>
S-9.2	<b>Development in Floodplains.</b> Limit development in designated floodplains to decrease the potential for property damage and loss of life from flooding and to avoid the need for engineered channels, channel improvements, and other flood control facilities. Require development to conform to federal flood proofing standards and siting criteria to prevent flow obstruction.	Floodplains present	<ul style="list-style-type: none"> <li>• N/A - no floodplains within the Analysis Area</li> </ul>	<b>S-9.2 Additional Notes</b>
		Density feasibility with avoidance of floodplain	<ul style="list-style-type: none"> <li>• N/A</li> </ul>	
S-9.4	<b>Development in Villages within the Floodplain Fringe.</b> Allow new uses and development within the floodplain fringe (land within the floodplain outside of the floodway) only when environmental impacts and hazards are mitigated. This policy does not apply to floodplains with unmapped floodways. Require land available outside the floodplain to be fully utilized before locating development within a floodplain. Development within a floodplain may be denied if it will cause significant adverse environmental impacts or is prohibited in the community plan. Channelization of floodplains is allowed within villages only when specifically addressed in community plans.	Village designation proposed	<ul style="list-style-type: none"> <li>• N/A – no Village land use designations are proposed and no floodplains present</li> </ul>	<b>S-9.4 Additional Notes</b>
		Mapped floodplains within an area proposed for a Village designation	<ul style="list-style-type: none"> <li>• N/A</li> </ul>	
S-9.5	<b>Development in Semi-Rural and Rural Lands within the Floodplain Fringe.</b> Prohibit development in the floodplain fringe when located on	Semi-Rural or Rural land use designations in the floodplain fringe	<ul style="list-style-type: none"> <li>• N/A</li> </ul>	<b>S-9.5 Additional Notes</b>
		Community Plan explicit	<ul style="list-style-type: none"> <li>• N/A</li> </ul>	

Policy		Policy Review Criteria	Description	Notes
	Semi-Rural and Rural Lands to maintain the capacity of the floodplain, unless specifically allowed in a community plan. For parcels located entirely within a floodplain or without sufficient space for a building pad outside the floodplain, development is limited to a single family home on an existing lot or those uses that do not compromise the environmental attributes of the floodplain or require further channelization.	references		
		Parcels located entirely within a floodplain that would have additional density potential	<ul style="list-style-type: none"> <li>• N/A</li> </ul>	
S-9.6	<b>Development in Dam Inundation Areas.</b> Prohibit development in dam inundation areas that may interfere with the County’s emergency response and evacuation plans.	Dam Inundation Area	<ul style="list-style-type: none"> <li>• N/A – no dam inundation zones within the Analysis Area</li> </ul>	<b>S-9.6 Additional Notes</b>
		Density feasibility with avoidance of dam inundation area	<ul style="list-style-type: none"> <li>• N/A</li> </ul>	
S-10.1	<b>Land Uses within Floodways.</b> Limit new or expanded uses in floodways to agricultural, recreational, and other such low-intensity uses and those that do not result in any increase in flood levels during the occurrence of the base flood discharge, do not include habitable structures, and do not substantially harm, and fully offset, the environmental values of the floodway area. This policy does not apply to minor renovation projects, improvements required to remedy an existing flooding problem, legal sand or gravel mining activities, or public infrastructure.	Floodways	<ul style="list-style-type: none"> <li>• N/A – no floodways within the Analysis Area</li> </ul>	<b>S-10.1 Additional Notes</b>
		Density feasibility with avoidance of the floodway	<ul style="list-style-type: none"> <li>• N/A</li> </ul>	

## Glossary of County Planning Terms and Regulations Referenced

*The following list provides definitions of terms used in the policy analysis, in addition to brief explanations of the how certain regulations referenced can impact development potential.*

**Conservation Subdivision** – The intent of the Conservation Subdivision Program (CSP) is to encourage residential subdivision design that improves the preservation of sensitive environmental resources and community character. Design and preservation requirements have been added to the Subdivision Ordinance to encourage conservation oriented design, while additional flexibility in lot size and lot design is possible when processing a Conservation Subdivision. This program is mandatory when subdividing property with General Plan land use designations of Semi-Rural 10, Rural Lands 20, Rural Lands 40, and Rural Lands 80, with a minimum percentage of avoided resources of 75% to 90%, depending on the designation.

**Greenbelt (General Plan definition)** – A largely undeveloped area surrounding more urbanized areas, consisting of either agricultural lands, open space, conservation areas, passive parks, or very low density rural residential lands.

**Local Agricultural Resource Assessment (LARA) Model** – The LARA model is used to assess the relative of agricultural resources in San Diego County. The LARA model takes into account certain factors in determining the importance of an agricultural resource. The required factors are water, climate, and soil quality. The complementary factors are surrounding land uses, land use consistency, and topography. More specific documentation of the LARA model can be found the County's Guidelines for Determining Significance for Agricultural Resources at <http://www.sandiegocounty.gov/content/dam/sdc/pds/ProjectPlanning/docs/AG-Guidelines.pdf>

**Multiple Species Conservation Program (MSCP)** – The MSCP is a regional conservation planning program that develops and implements conservation plans intended to ensure the long-term survival of plant and animal species and protect native vegetation communities found throughout San Diego County. The County is currently in the planning process for the MSCP North County Plan.

**MSCP Pre-Approved Mitigation Area (PAMA) Designation** – A PAMA is an area with high biological value in which conservation will be encouraged. This will be done by providing mitigation ratios that favor developing outside of the PAMA and mitigating inside of the PAMA. These areas may also be targets for acquisition by various entities from willing sellers when funding is available. Most of the PSRs are in the area that will be covered by the North County MSCP (NCMSCP), which is currently in the planning phase. As noted in the policy reviews, PAMA designations are considered draft at this point, in the areas that will be covered by the draft NCMSCP. If the NCMSCP is adopted with the current draft PAMA delineations, the preservation of effective wildlife corridors in these areas will be sought during the development review stage.

**Potential Development Area (referenced in graphics)** – The potential development area on p. 11 shows the area available after factoring out steep slopes, floodplains, estimated wetlands, and estimated wetland buffers. These are not the only constraints that impact potential development areas and there are limited circumstances under which these areas can be developed (small RPO slope encroachment percentage noted below, an access road can cross in certain restrictive circumstances, etc.). This graphic is included to help inform the process of looking at available acreages in relation to density potential associated with the proposal, while recognizing there are limitations to this graphic exercise.

**Resource Protection Ordinance (RPO)** – The RPO includes provisions to protect wetlands, floodplains, steep slopes, sensitive biological habitats, and prehistoric and historic sites. The policy reviews in this document specifically addresses the implications of anticipated requirements associated with wetlands, floodplains, and steep slopes, utilizing available information. Site specific studies at the development review stage will be used to determine RPO requirements for other sensitive biological habitats and prehistoric and historic sites. At this stand-alone GPA/Rezone stage, FEMA and County floodplain/floodway maps are available, a GIS slope model is available to estimate acreage of steep slopes ( $\geq 25\%$ ), and estimates of the extent of wetland areas are available. The RPO limits development footprint encroachment into steep slopes to a small percentage, based on the percentage of the lot in steep slopes (almost all of the PSR areas will fall somewhere in the range of 10-16% encroachment allowed). Development in wetlands and associated buffers (typically 50'-200' buffers) would be limited to road crossings under certain limited circumstances (restrictive). Uses permitted in floodways are limited to agricultural, recreational, and other such low-intensity uses.

### **Semi-Rural 2 (SR-2) Threshold for Policy LU-7.1 Review –**

Based on research found in County documents, including the Agricultural Resources section of the General Plan EIR and the County's CEQA Guidelines for Determining Significance for Agricultural Resources, an SR-2 density (1 unit per 2 acres, slope-dependent) could be considered a threshold for a lower-density land use designation that supports continued agricultural operations.

An SR-2 threshold is based on research on available analysis of lot sizes in relation to successful agricultural operations in the county. The County Agricultural Commissioner provided input on this issue in a 1997 letter to the Department of Planning and Land Use that affirmed the commercial viability of small farms and specifically, two-acre parcels for agricultural use in June 1997. The high cost of land and difficulties farmers face in starting operations on large parcels led to the establishment of San Diego County's unique small-farm economy. The Guidelines for Determining Significance for Agricultural Resources contains language that supports an SR-2 threshold and states lands compatible with agricultural uses include 'rural residential lands,' which is defined in these Guidelines as parcel sizes of two acres or greater.

Analysis included in the General Plan Update Final EIR provides additional justification for the use of an SR-2 threshold for supporting the continuation of agricultural operations. In the *Agricultural Resources – Conversion of Agricultural Resources to Non-Agricultural Land Uses* section, the analysis assumes that areas allowing one dwelling unit per acre (SR-1) would not support continued agricultural operations. This assumption considers the typical zoning minimum lot sizes and overall residential density associated with SR-1, with many homes in close proximity to each other.

**Transportation Node (General Plan definition)** – As referenced in Policy LU-9.6, a transportation node is intended to be the intersection of two high volume Mobility Element roadways, along with a transit stop.