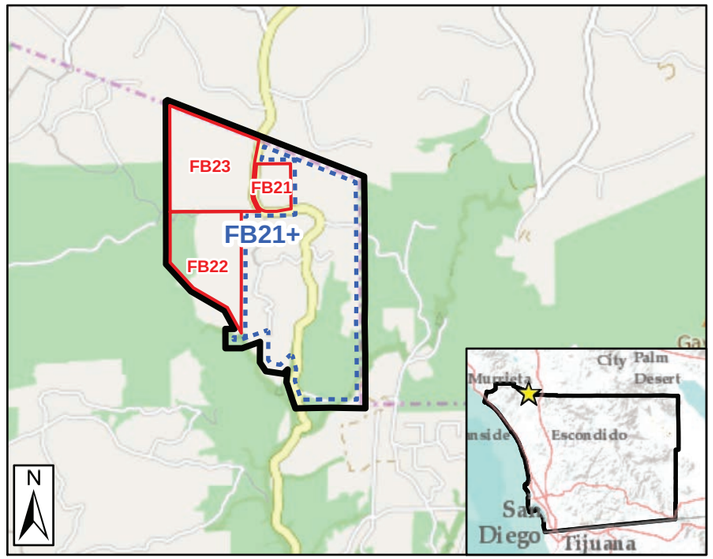
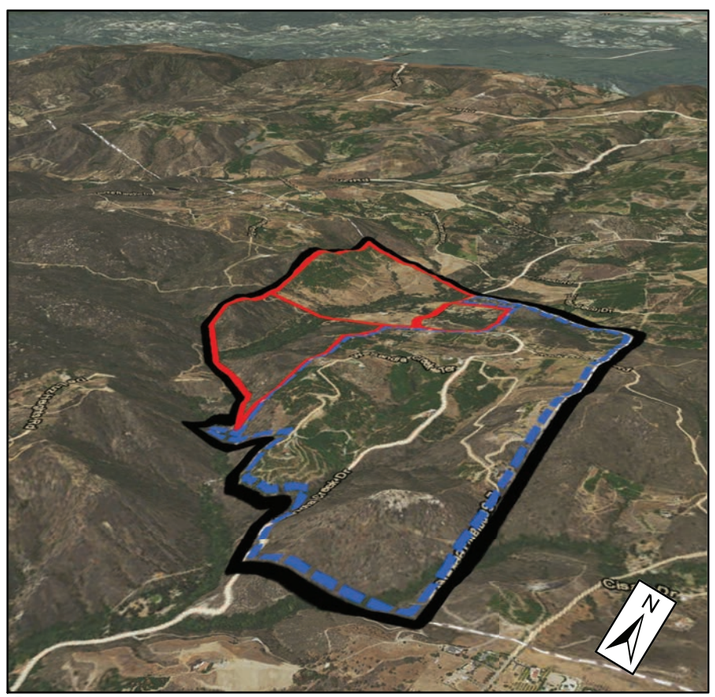
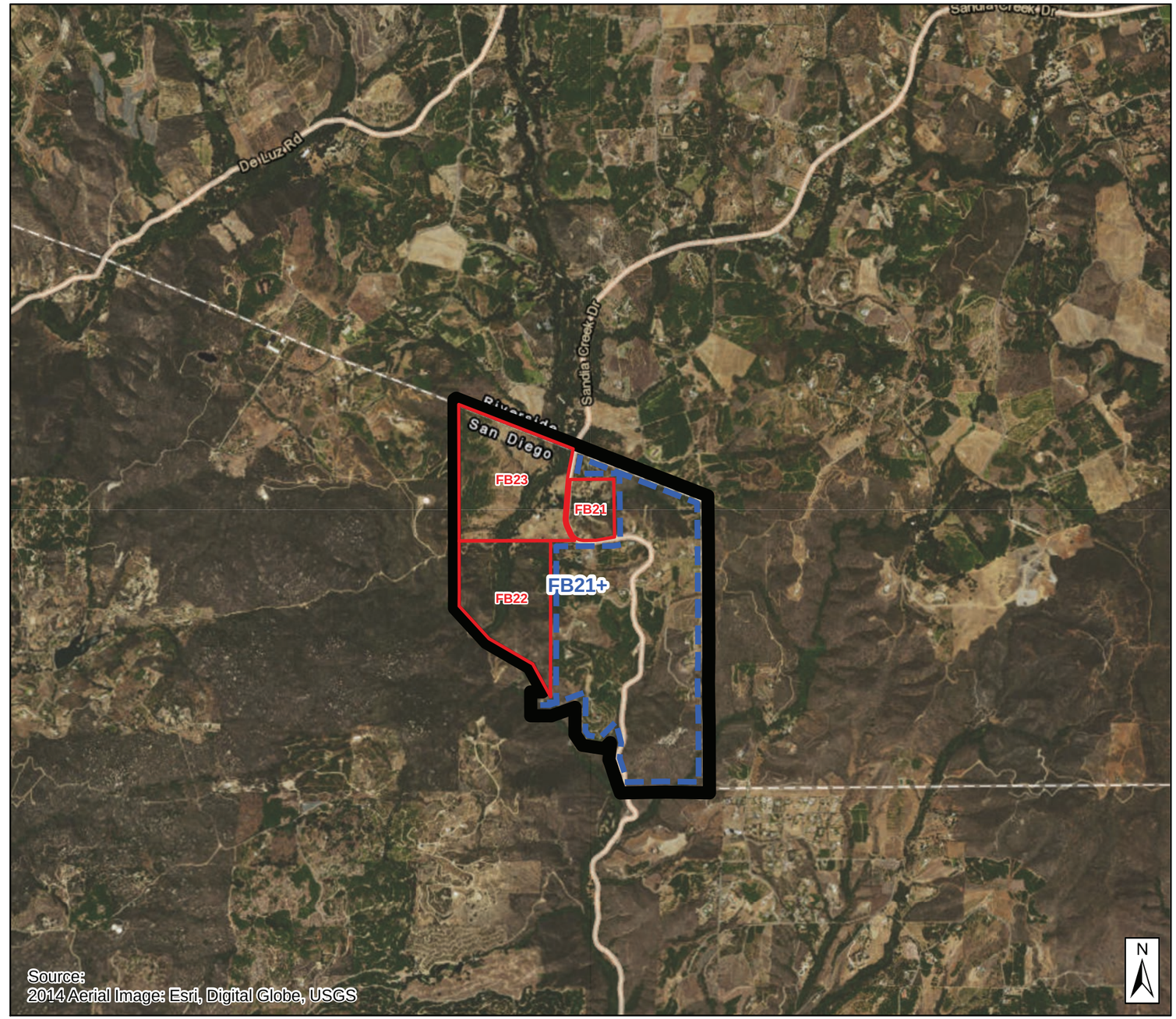


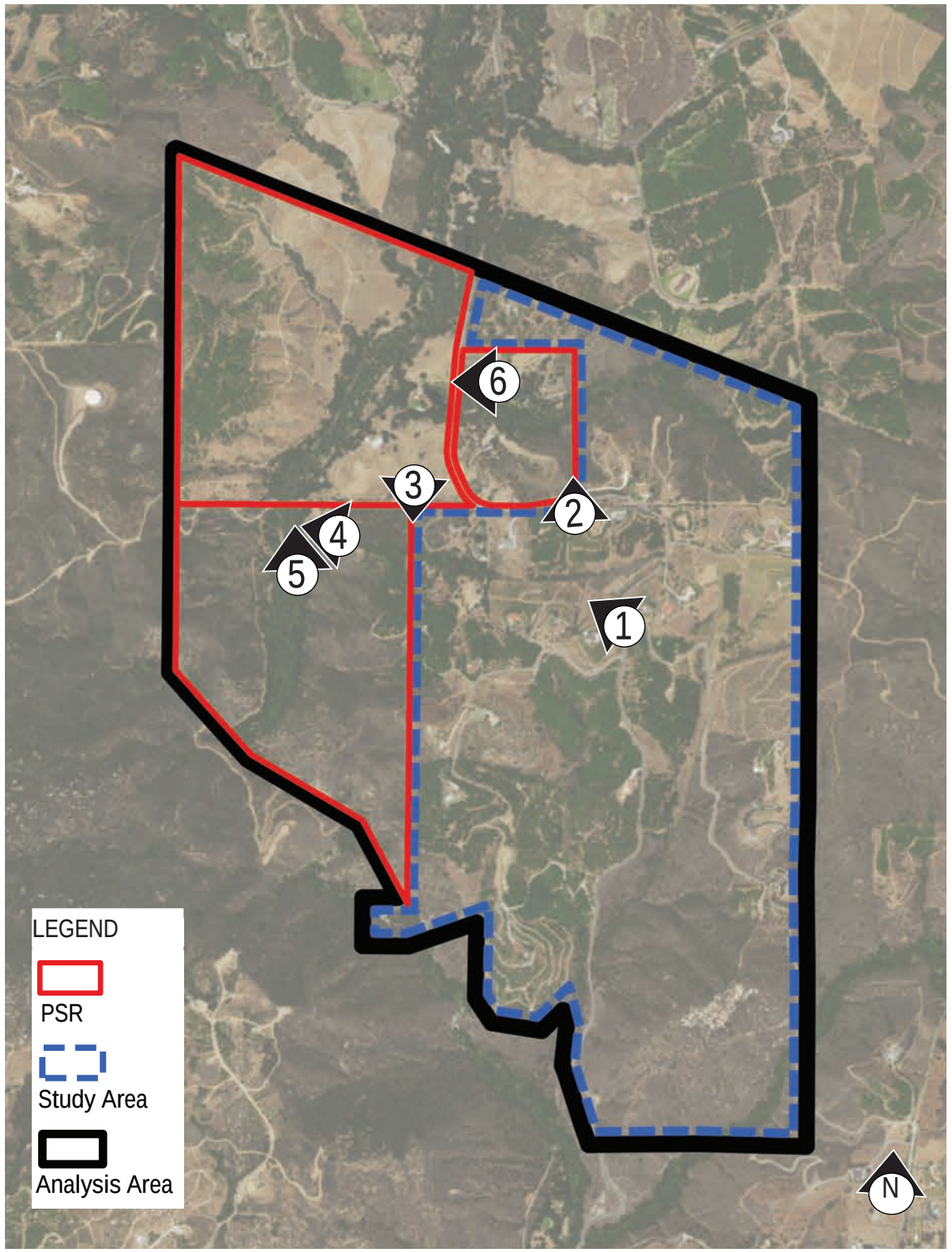

VICINITY MAP




3D VIEW




AERIAL VIEW




SITE PHOTO KEY MAP

1 From curve of Sandia Creek Drive in northern Study Area facing northwest; coastal sage scrub in foreground; riparian corridors of PSR parcels seen in upper left

2 From Sandia Creek Drive facing north at FB21 PSR property

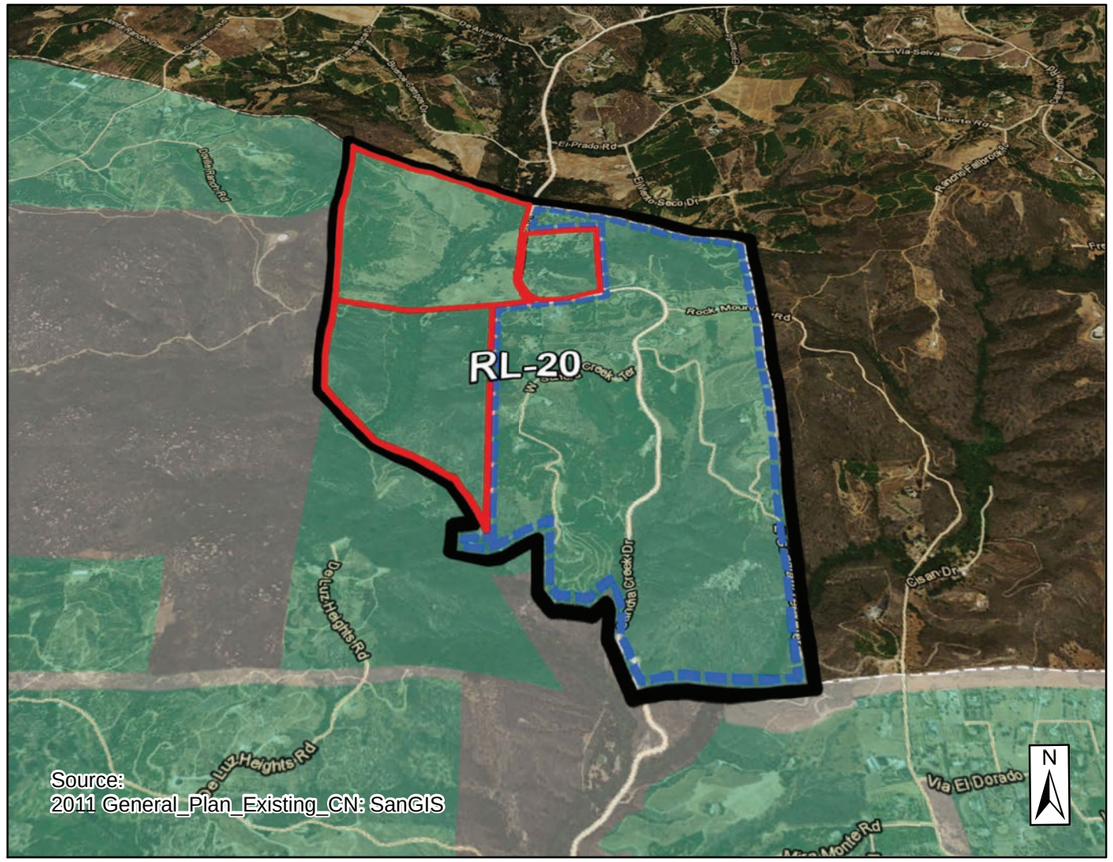
3 Riparian forest at the northeast corner of FB22 property, facing south (eastern tributary of Sandia Creek)

4 From Lynda Lane (private dirt road near the border between FB22 and FB23) facing west at Sandia Creek crossing

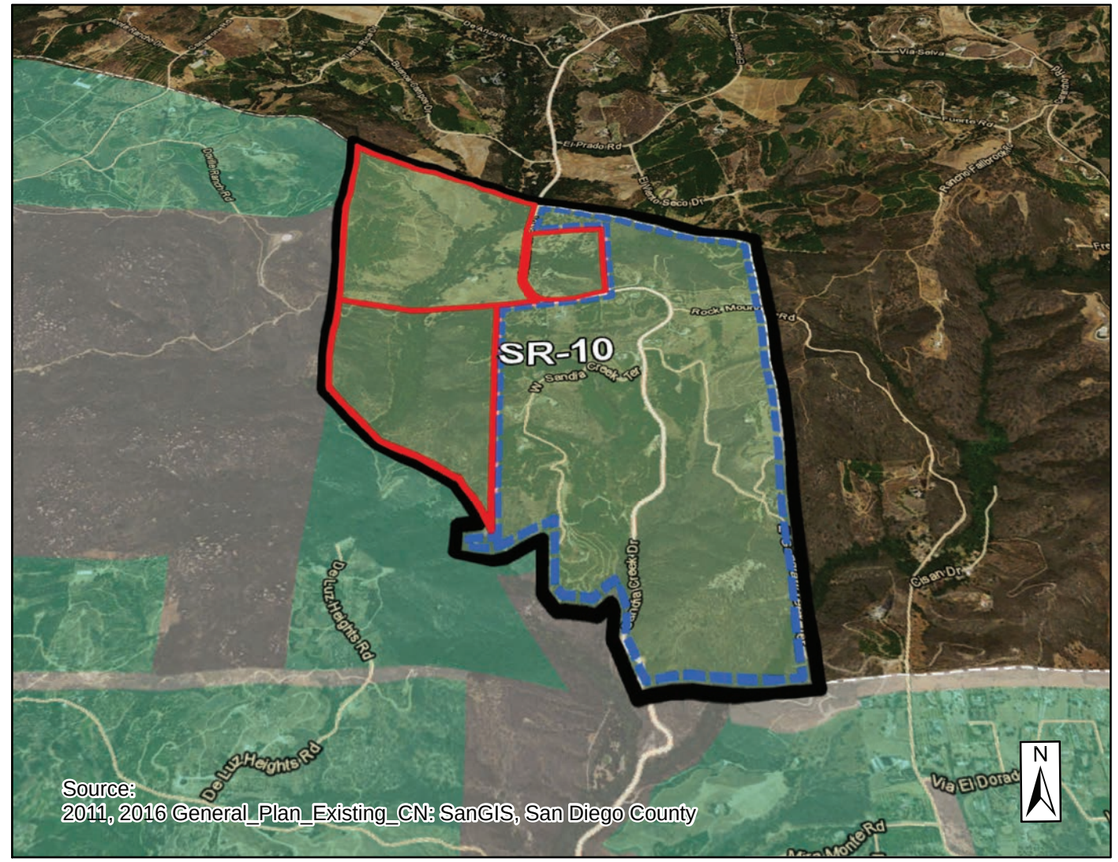
5 Sandia Creek facing north from Lynda Lane (private dirt road near the border between FB22 and FB23)

6 From Sandia Creek Drive facing west at FB23 property (Sandia Creek corridor in the middle; agriculture on slopes in the background)

## GENERAL PLAN - CURRENT LAND USE DESIGNATIONS




## GENERAL PLAN - PROPOSED LAND USE DESIGNATIONS




Legend

PSR

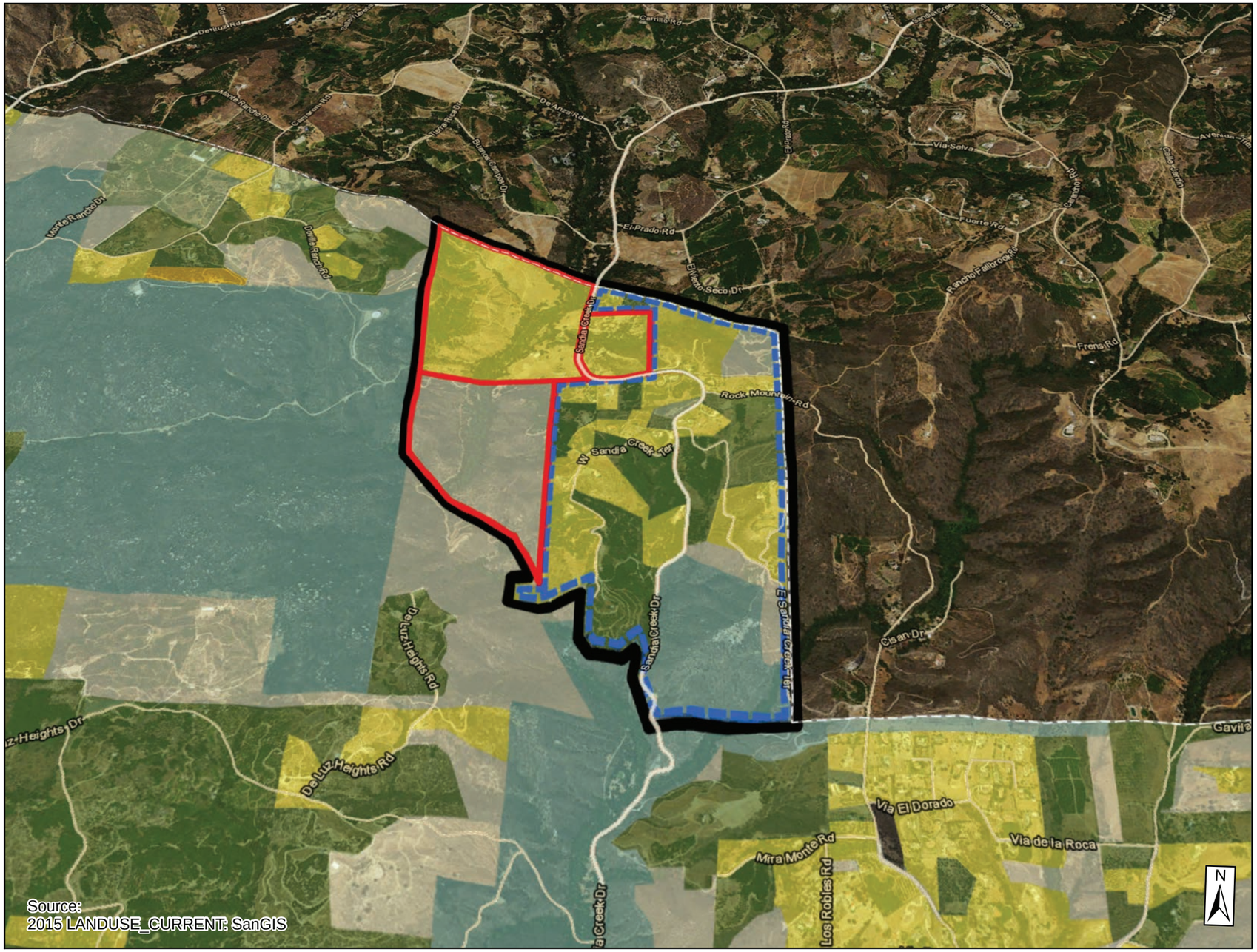
Study Area

Analysis Area

## LEGEND

- Village Residential (VR-30), 30 du/ac
- Village Residential (VR-24), 24 du/ac
- Village Residential (VR-20), 20 du/ac
- Village Residential (VR-15), 15 du/ac
- Village Residential (VR-10.9), 10.9 du/ac
- Village Residential (VR-7.3), 7.3 du/ac
- Village Residential (VR-4.3), 4.3 du/ac
- Village Residential (VR-2.9), 2.9 du/ac
- Village Residential (VR-2), 2 du/ac
- Semi-Rural Residential (SR-0.5), 1 du/0.5,1,2 ac
- Semi-Rural Residential (SR-1), 1 du/1,2,4 ac
- Semi-Rural Residential (SR-2), 1 du/2,4,8 ac
- Semi-Rural Residential (SR-4), 1 du/4,8,16 ac
- Semi-Rural Residential (SR-10), 1 du/10,20 ac
- Rural Lands (RL-20), 1 du/20 ac
- Rural Lands (RL-40), 1 du/40 ac
- Rural Lands (RL-80), 1 du/80 ac
- Specific Plan Area (residential densities in italics)
- Office Professional
- Neighborhood Commercial
- General Commercial
- Rural Commercial
- Limited Impact Industrial
- Medium Impact Industrial
- High Impact Industrial
- Village Core Mixed Use
- Public/Semi-Public Facilities
- Public/Semi-Public Lands - Solid Waste Facility
- Public Agency Lands
- Tribal Lands
- Open Space (Recreation)
- Open Space (Conservation)

## SURROUNDING AREA ANALYSIS - LAND USE




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

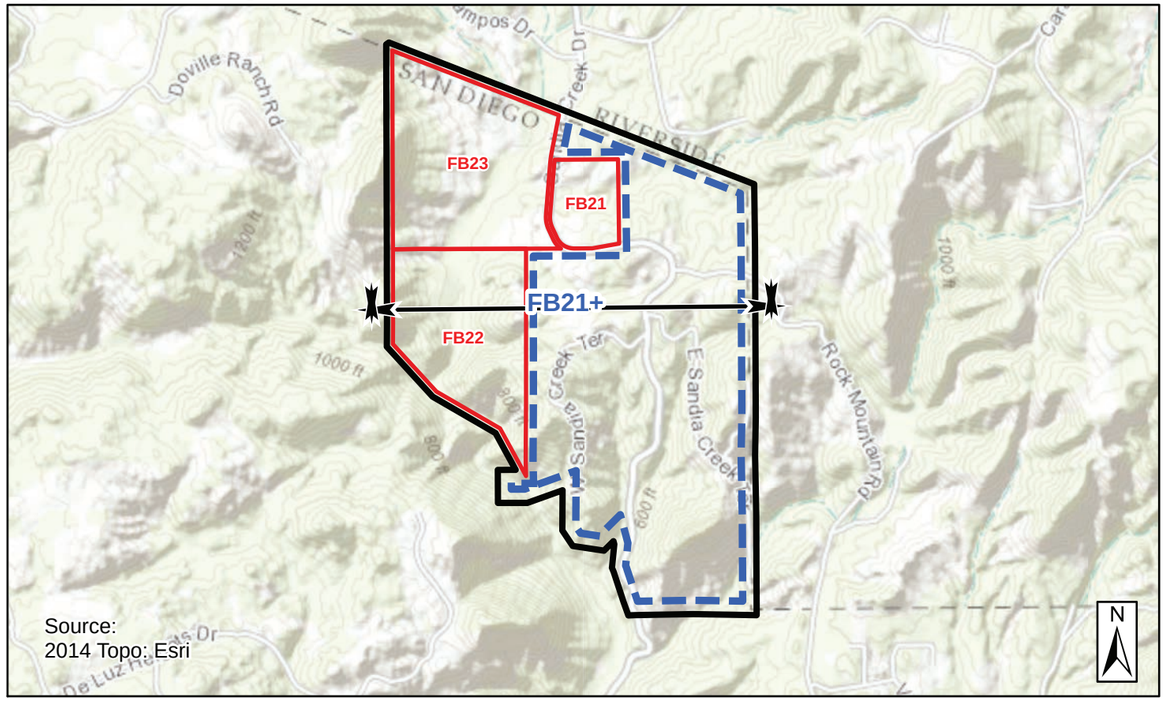
**PARKS AND RECREATION**
- Recreation
- Open Space Parks

**AGRICULTURE**
- Intensive Agriculture
- Extensive Agriculture

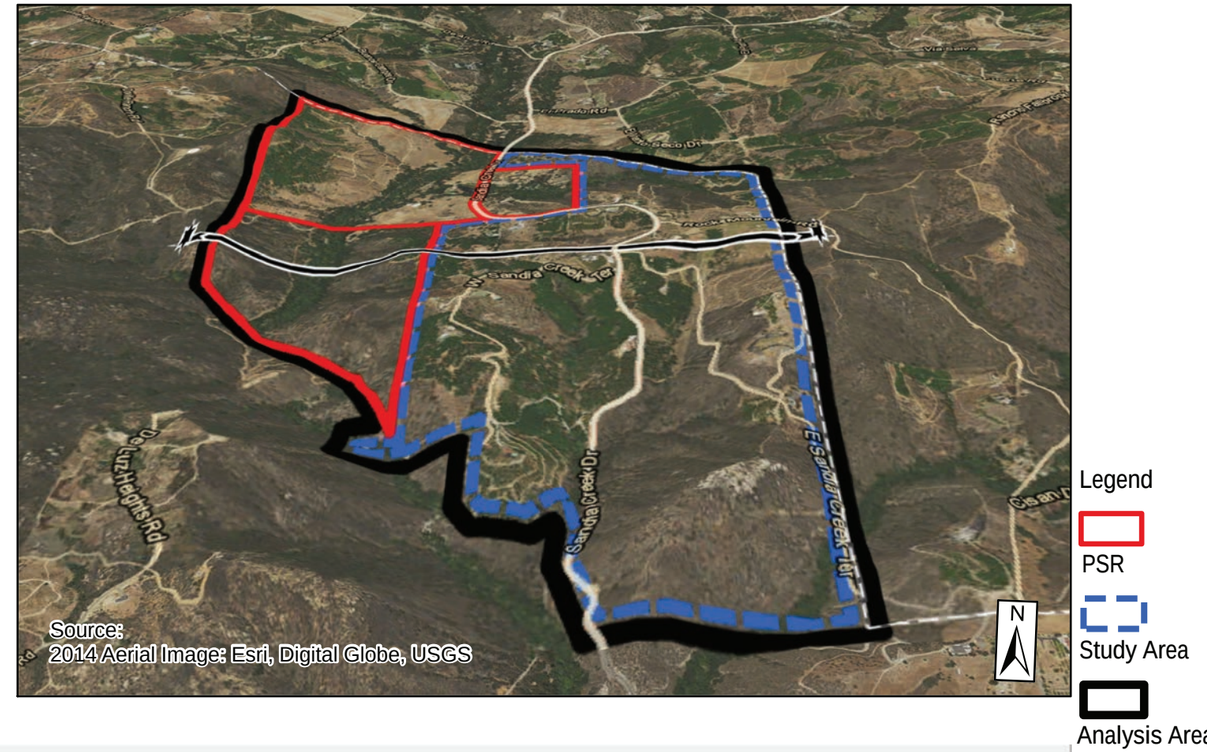
**UNDEVELOPED**
- Undeveloped; Undevelopable Natural Area
- Water
- Road Rights of Way
- Railroad Rights of Way

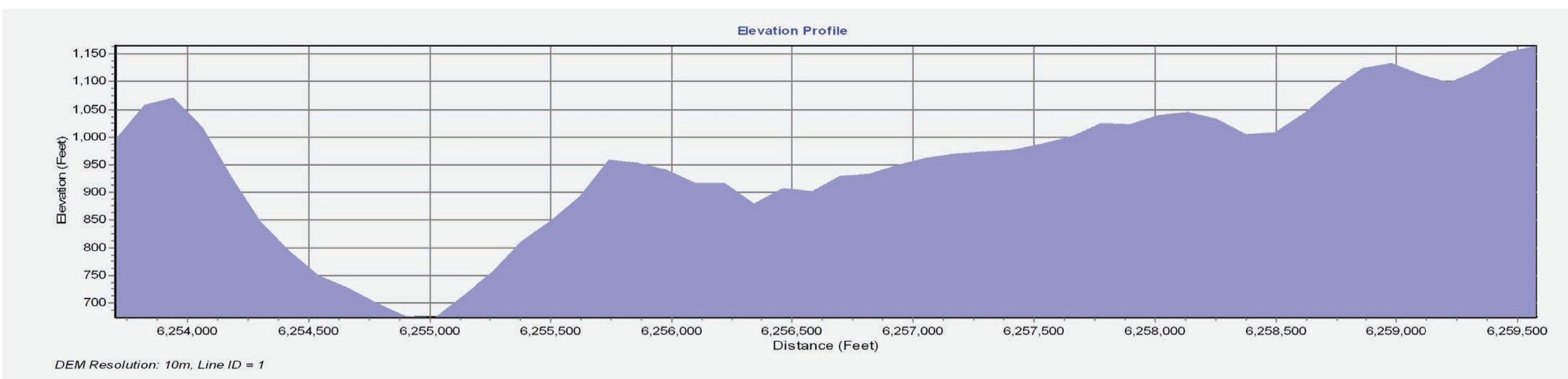
Legend
- PSR
- Study Area
- Analysis Area

## TOPOGRAPHIC VIEW



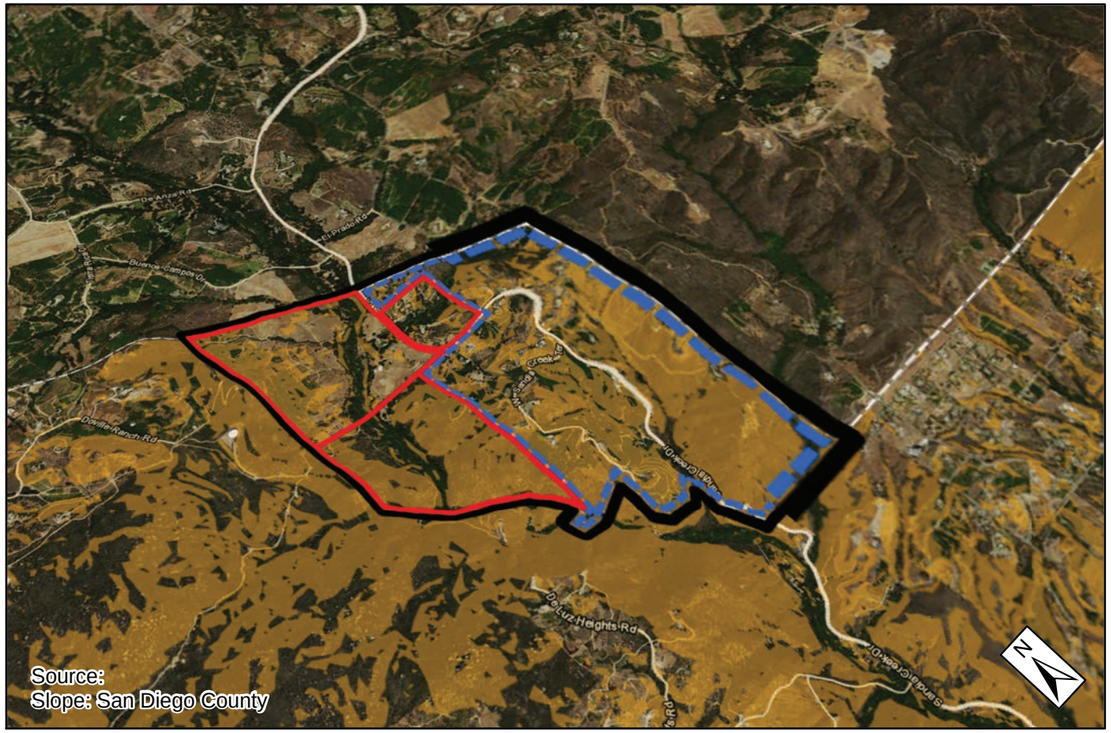

## 3D VIEW



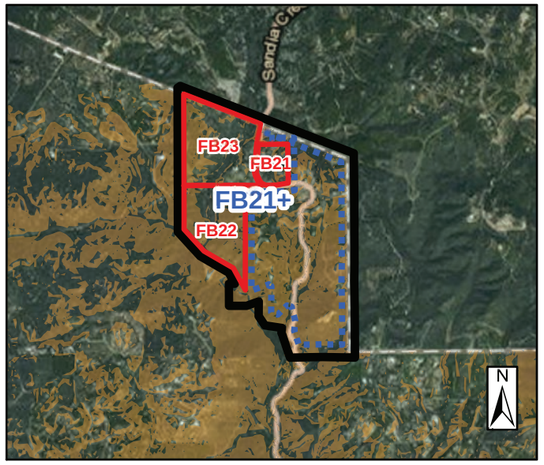




## ILLUSTRATIVE SECTION ELEVATION LOOKING NORTH

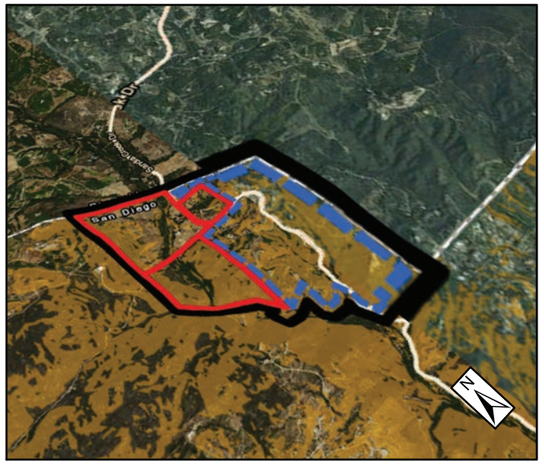
## STEEP SLOPES




3D VIEW



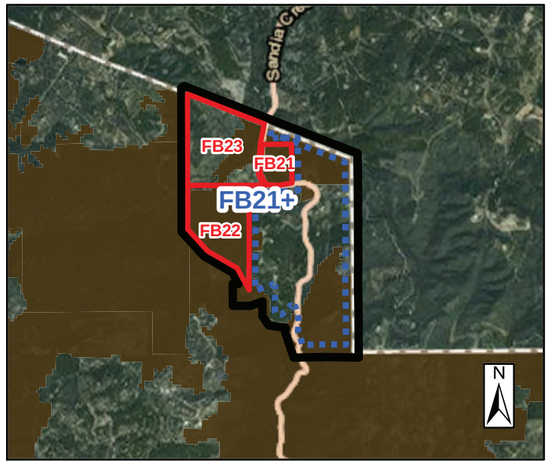

PLAN VIEW



3D VIEW # 2

## VERY HIGH FIRE HAZARD SEVERITY ZONE

3D VIEW




PLAN VIEW

3D VIEW # 2

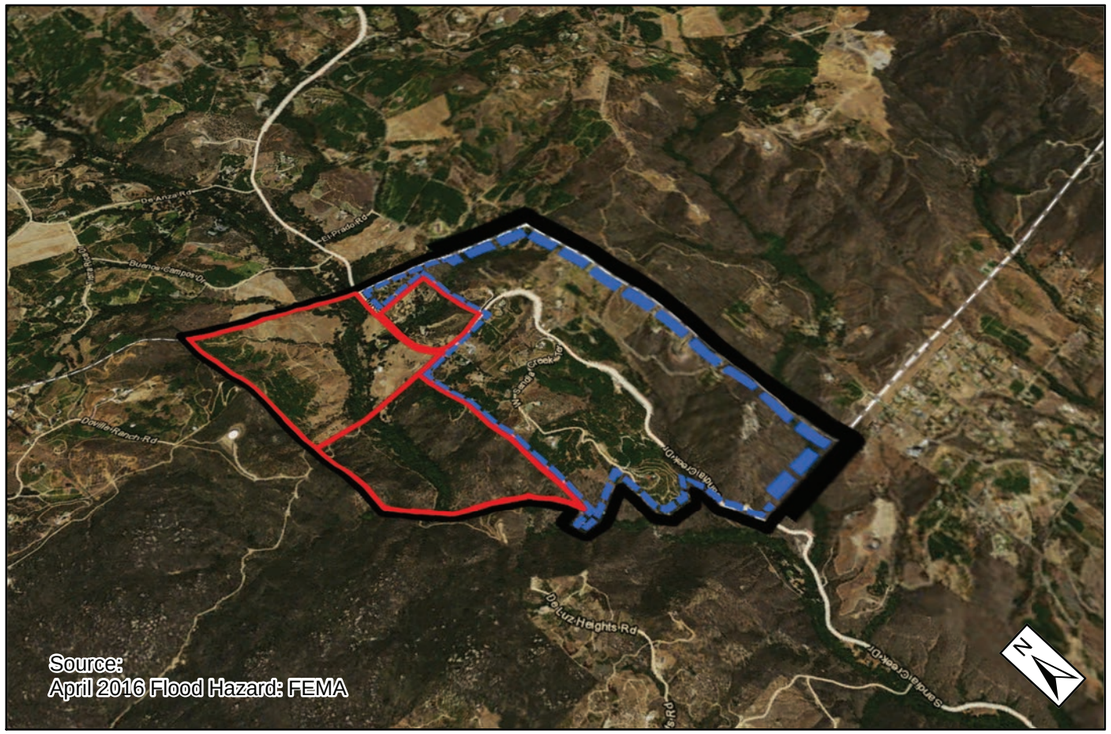
Legend

PSR

Study Area

Analysis Area

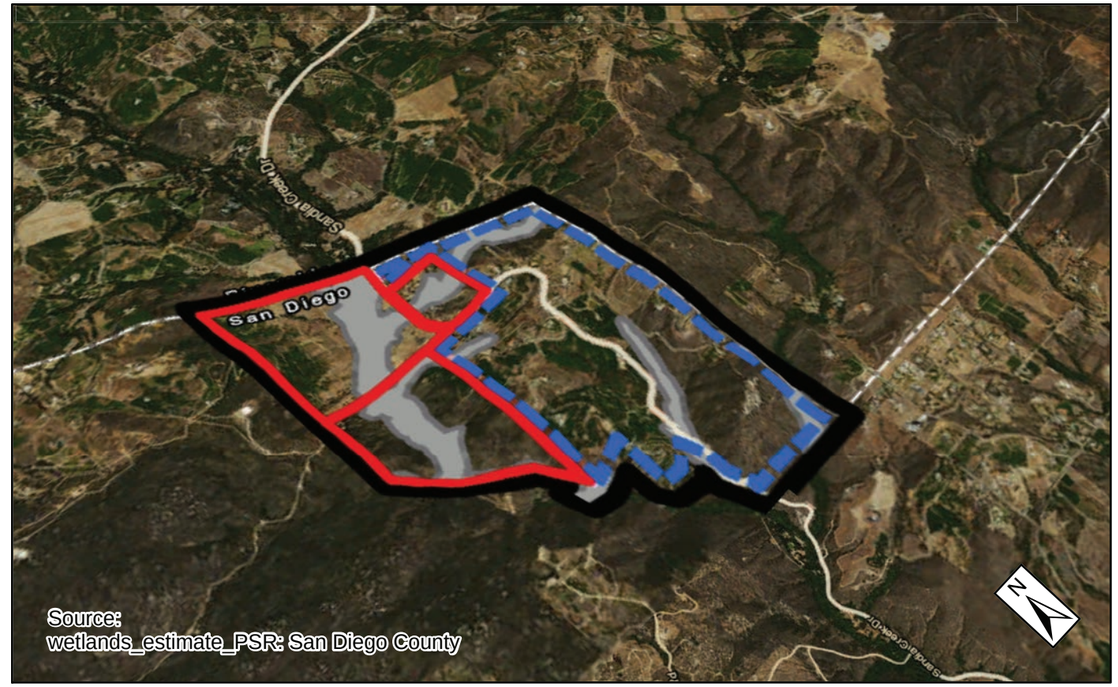
100-YR Floodway 100-YR Floodplain 500-YR Floodplain




3D VIEW

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.




Legend

PSR

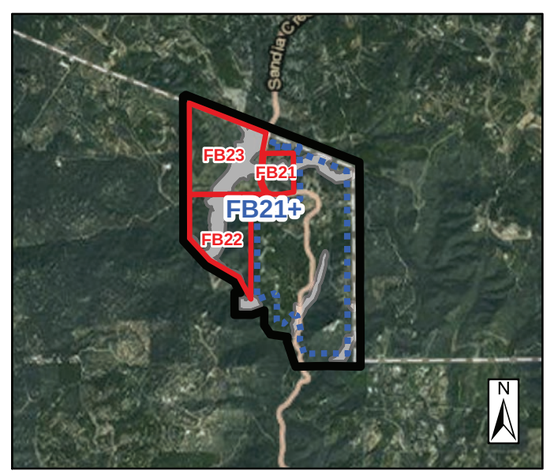
Study Area

Analysis Area

3D VIEW

PLAN VIEW

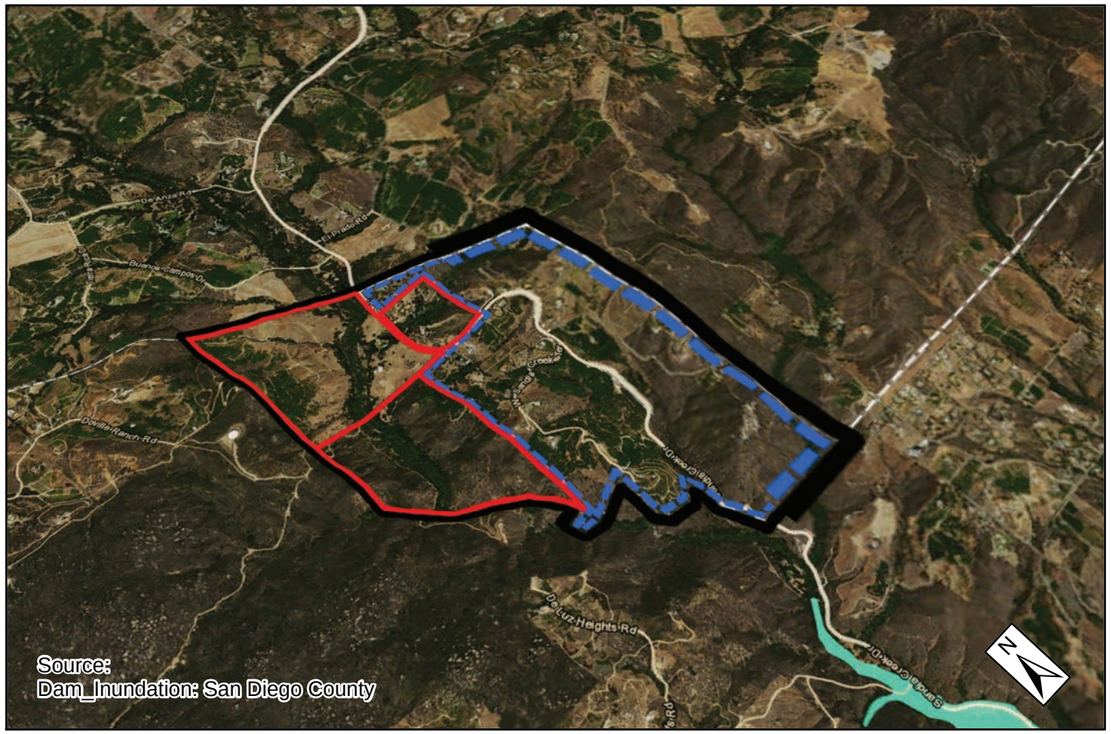
3D VIEW # 2



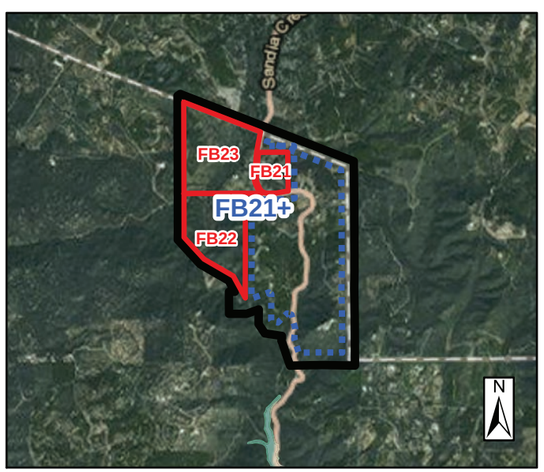

PLAN VIEW

3D VIEW # 2

## DAM INUNDATION ZONES



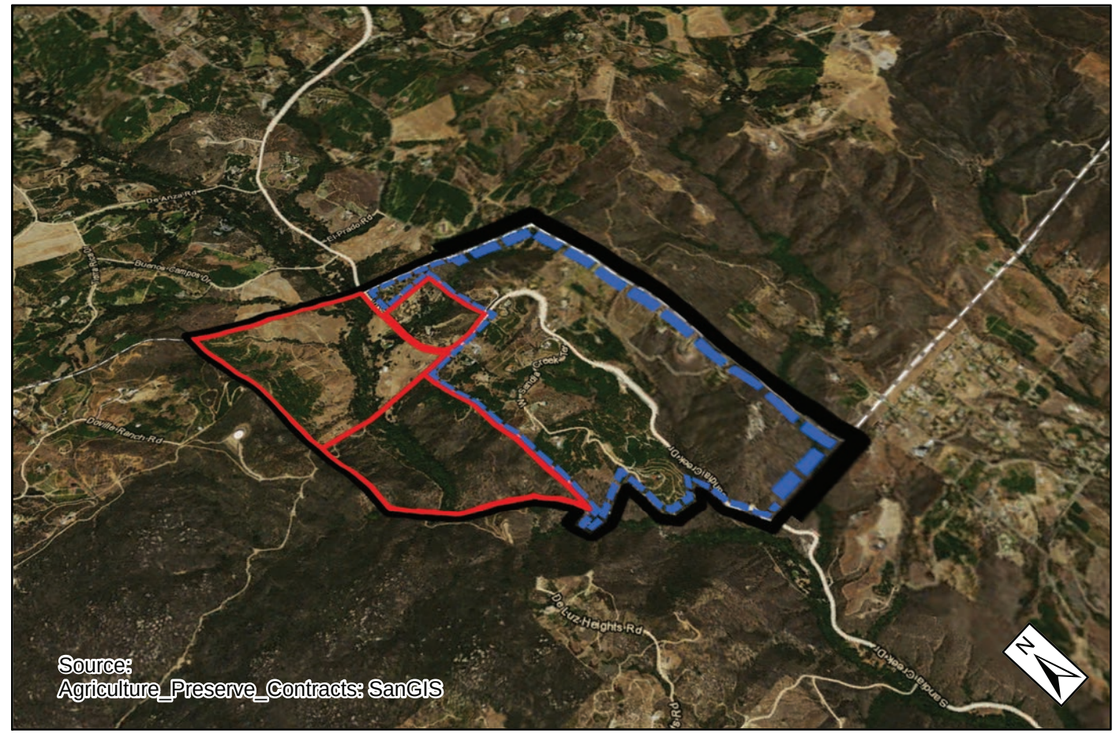

3D VIEW



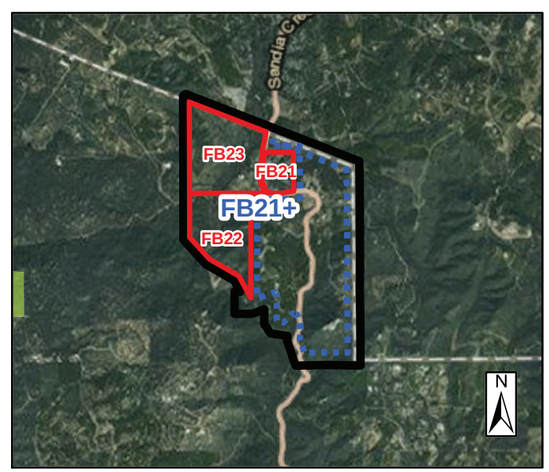

PLAN VIEW

3D VIEW # 2

## WILLIAMSON ACT CONTRACTS




3D VIEW




PLAN VIEW

3D VIEW # 2

Legend

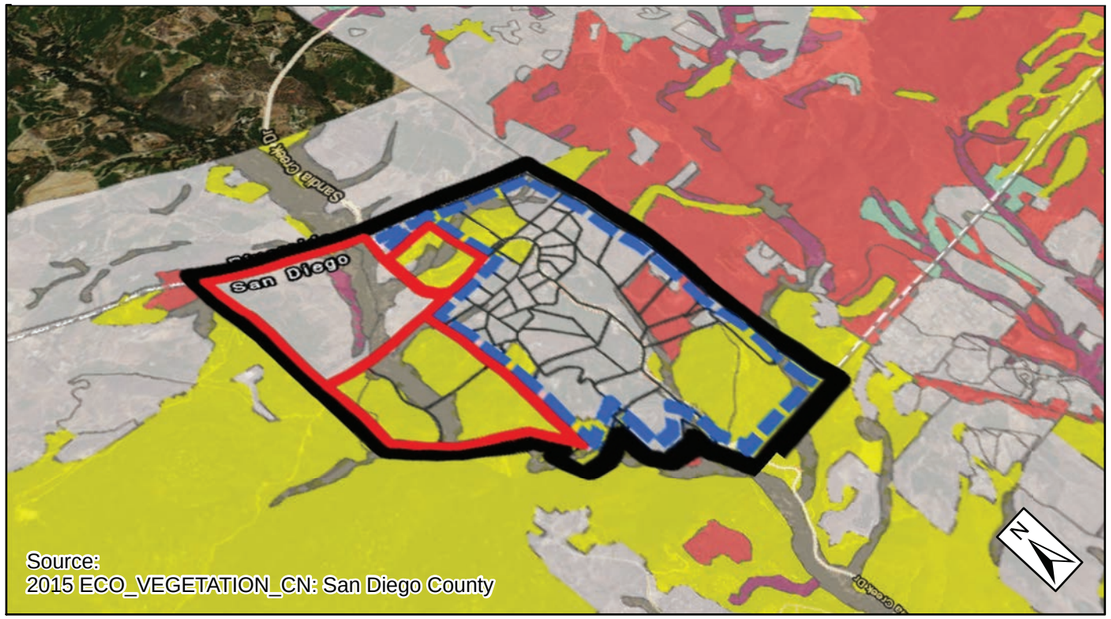
PSR

Study Area

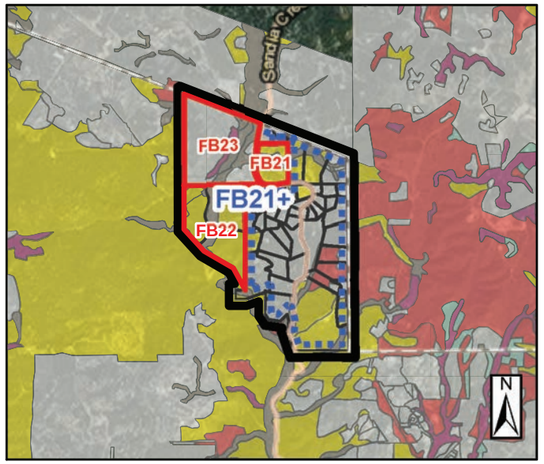
Analysis Area

## VEGETATION

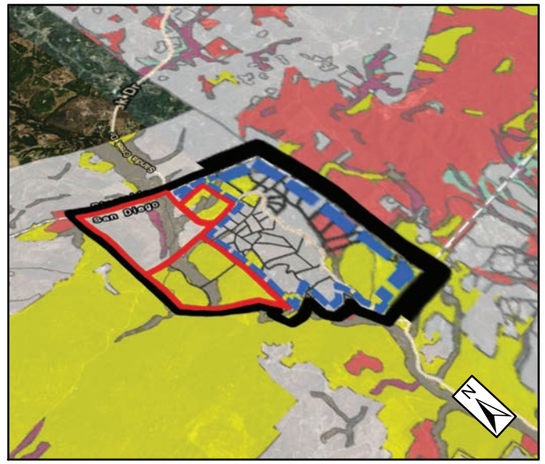
- PSR Parcels
- Coastal Sage Scrub
- Chaparral
- Grasslands
- Riparian Forest
- Other Woodland
- Marsh
- Disturbed or Developed Areas




3D VIEW



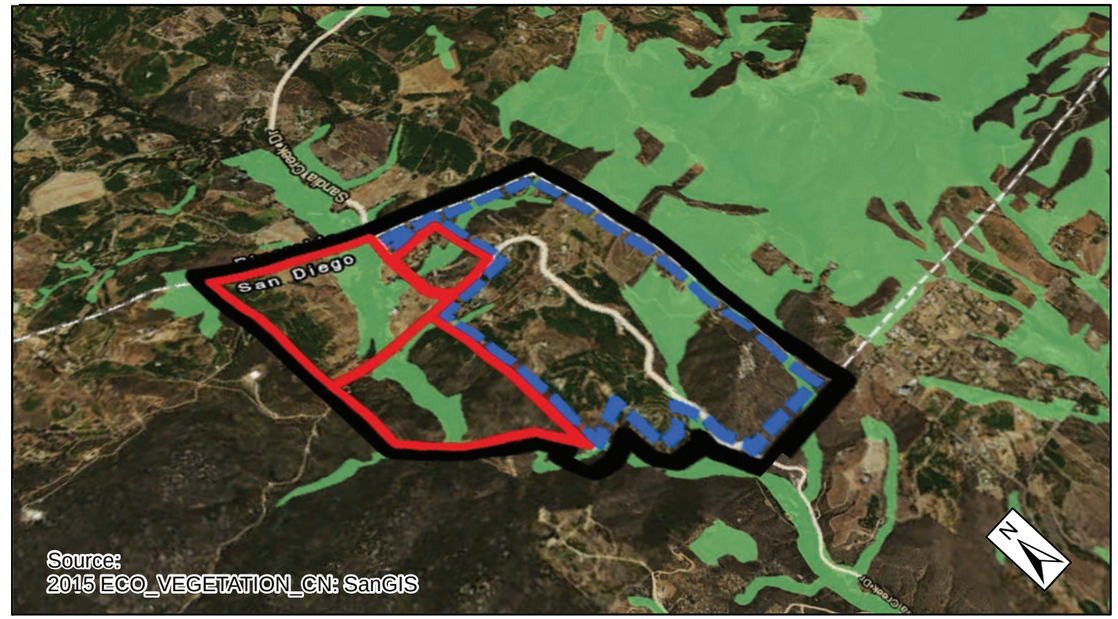

PLAN VIEW



3D VIEW # 2

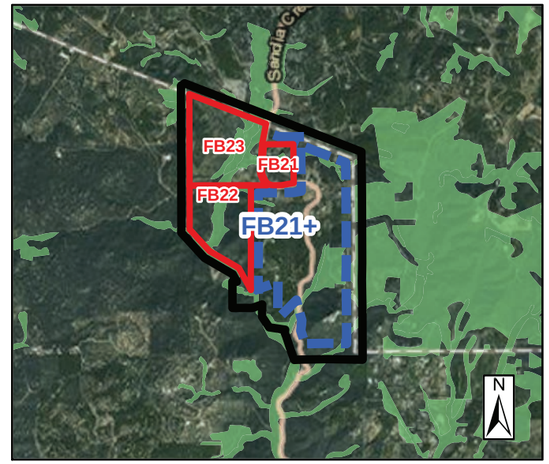
## UPPER TIER VEGETATION

**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.**

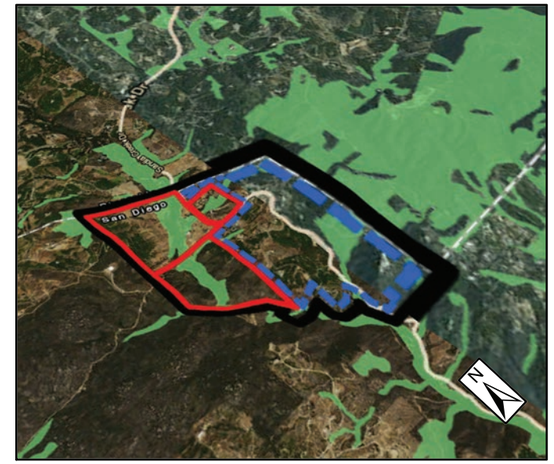



Legend
- PSR
- Study Area
- Analysis Area

3D VIEW



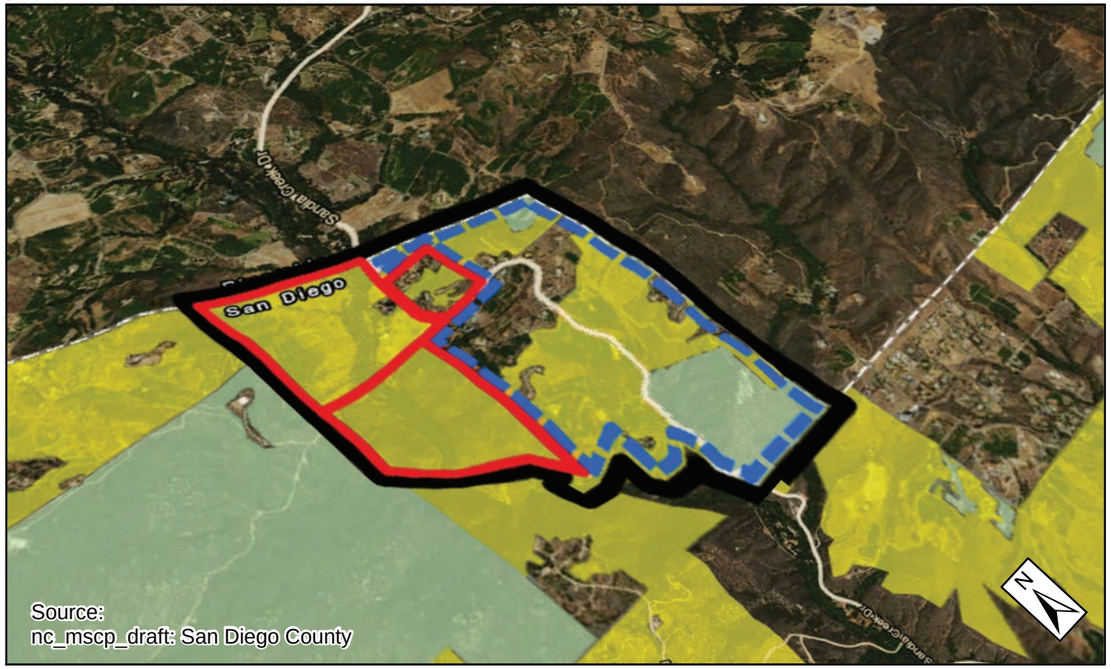

PLAN VIEW



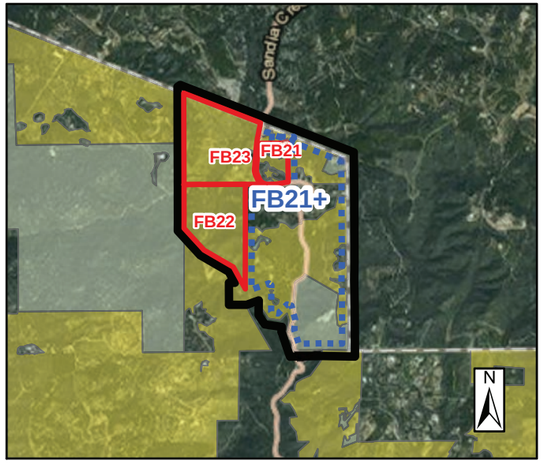
3D VIEW # 2

## DRAFT NCMSCP PAMA DRAFT NCMSCP PRESERVE LANDS

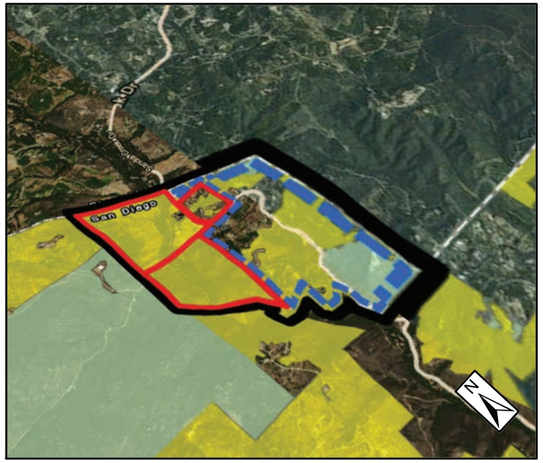
**Draft NCMSCP PAMA – For an explanation of MSCP and PAMA, see p. 33 While PAMA areas are not undevelopable, higher habitat preservation ratios are typically required, particularly in areas that serve as potential wildlife corridors.**




**3D VIEW**

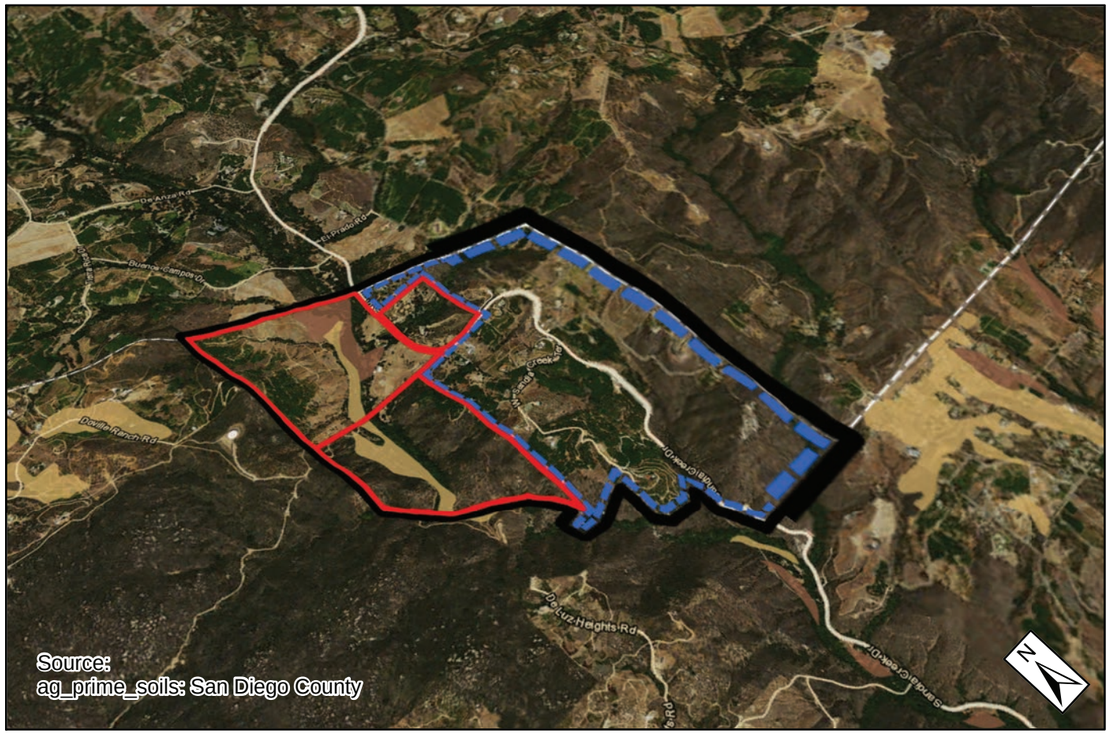



**PLAN VIEW**



**3D VIEW # 2**

## PRIME AGRICULTURAL SOILS STATEWIDE SIGNIFICANT SOILS




Legend

PSR

Study Area

Analysis Area

**3D VIEW**

**PLAN VIEW**

**3D VIEW # 2**

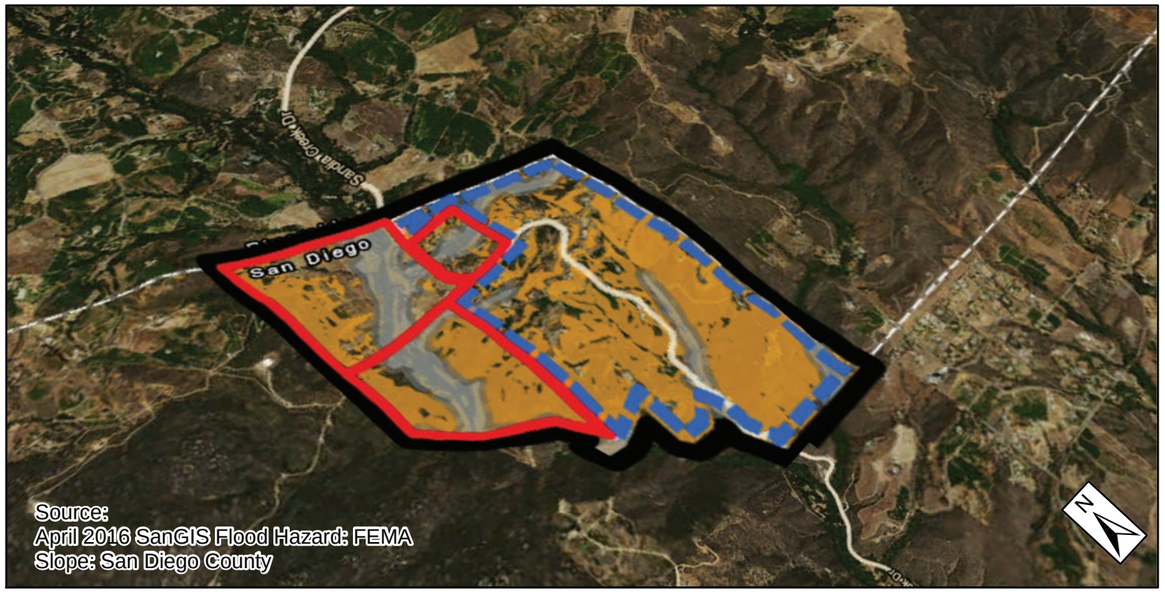
- Wetland Area
- Wetland Buffer
- Flood Hazard Constraint
- Slope Constraint

## COMPOSITE CONSTRAINTS

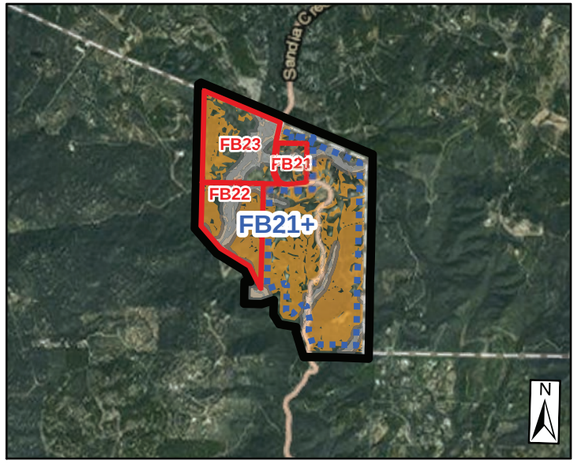
| | Approximate Acreage Within the Analysis Area | Approximate % of the Analysis Area |
|---|---|---|
| Constraint Area | 559 ac | 82 % |
| Potential Development Area | 120 ac | 18 % |

See p. 33 for an explanation of the potential development area and limitations of this graphic analysis.

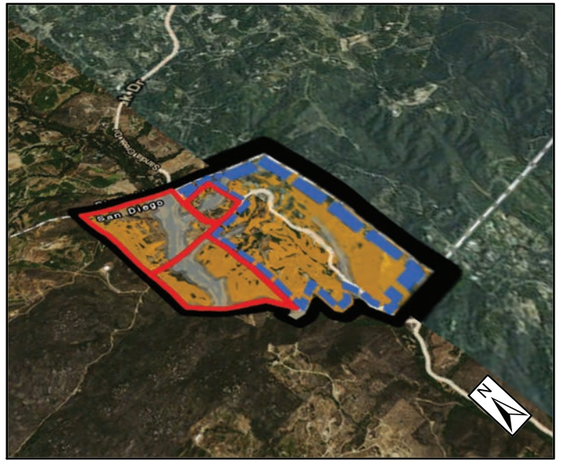
Potential Development Area



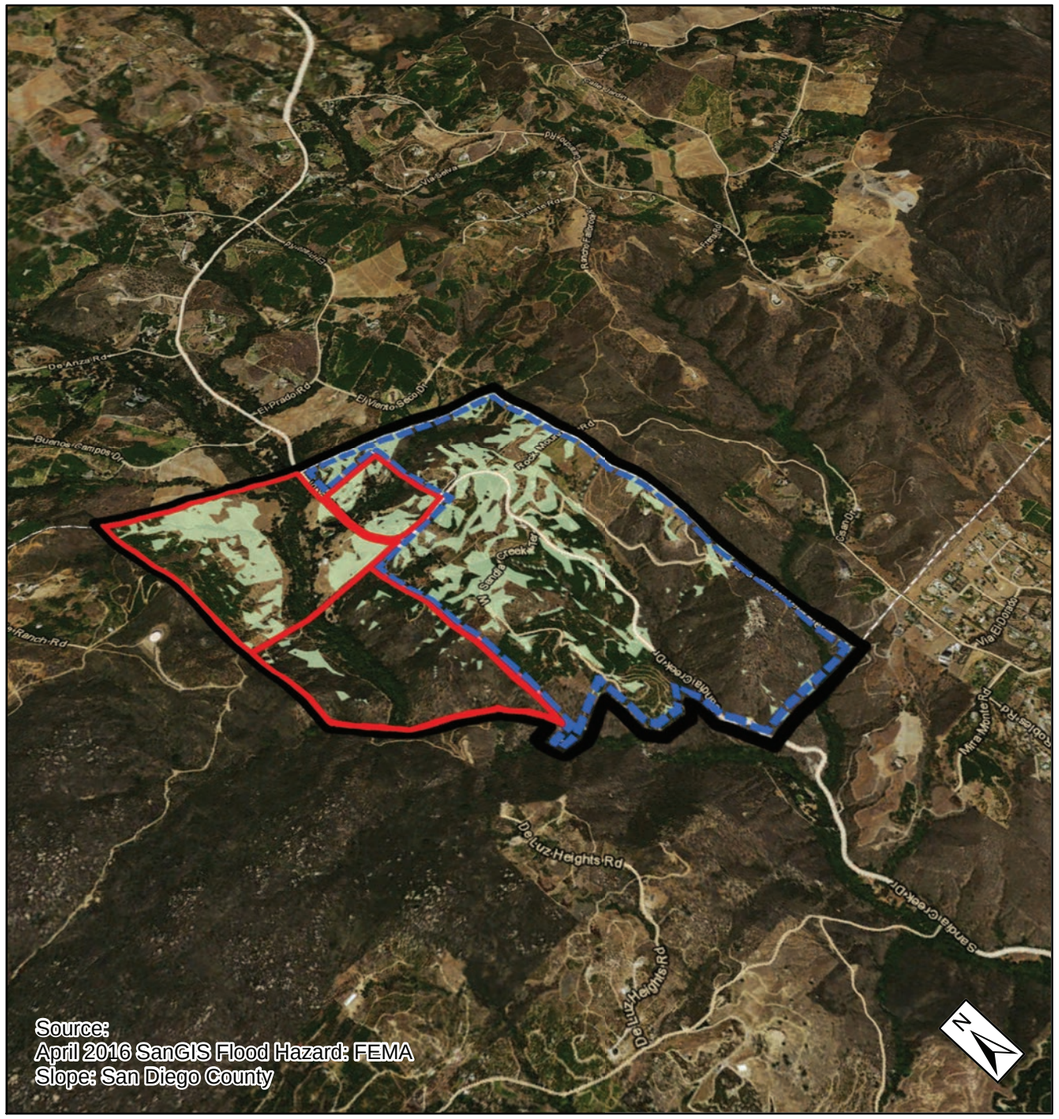

3D VIEW




PLAN VIEW




3D VIEW # 2

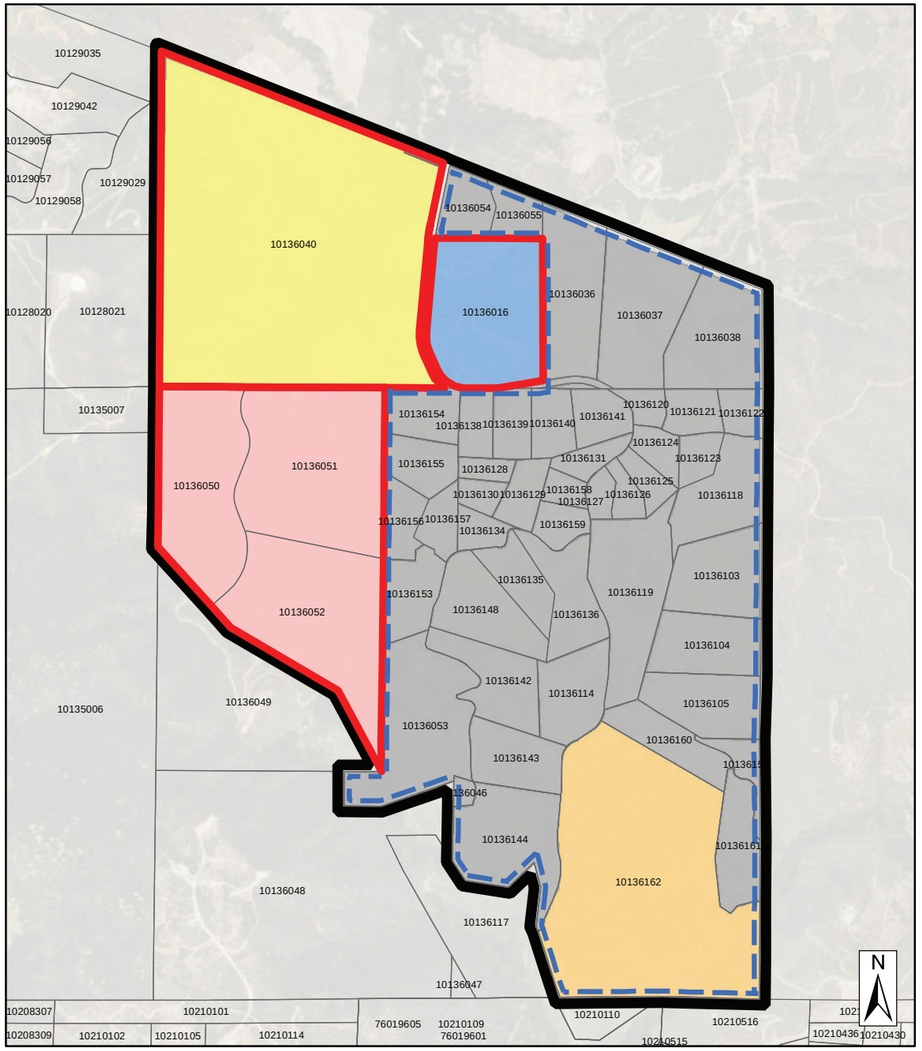



3D VIEW

Legend

- PSR
- Study Area
- Analysis Area

## DENSITY POTENTIAL FOR COMMON OWNERSHIPS

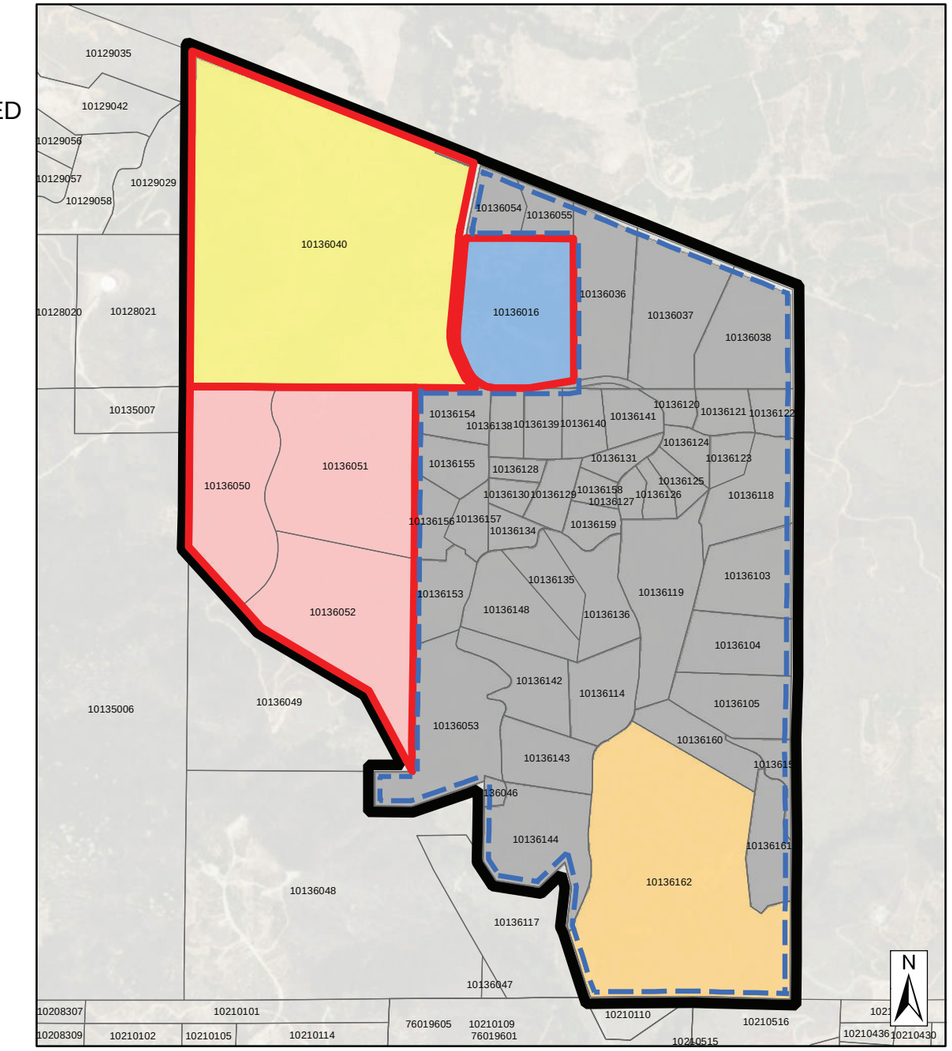



## EXISTING DENSITY POTENTIAL

## LEGEND

| EXISTING | PROPOSED |
|---|---|
| 6 | 10 |
| 5 | 6 |
| 3 | 4 |
| 1 | 2 |

NO ADDITIONAL DENSITY POTENTIAL




LEGEND

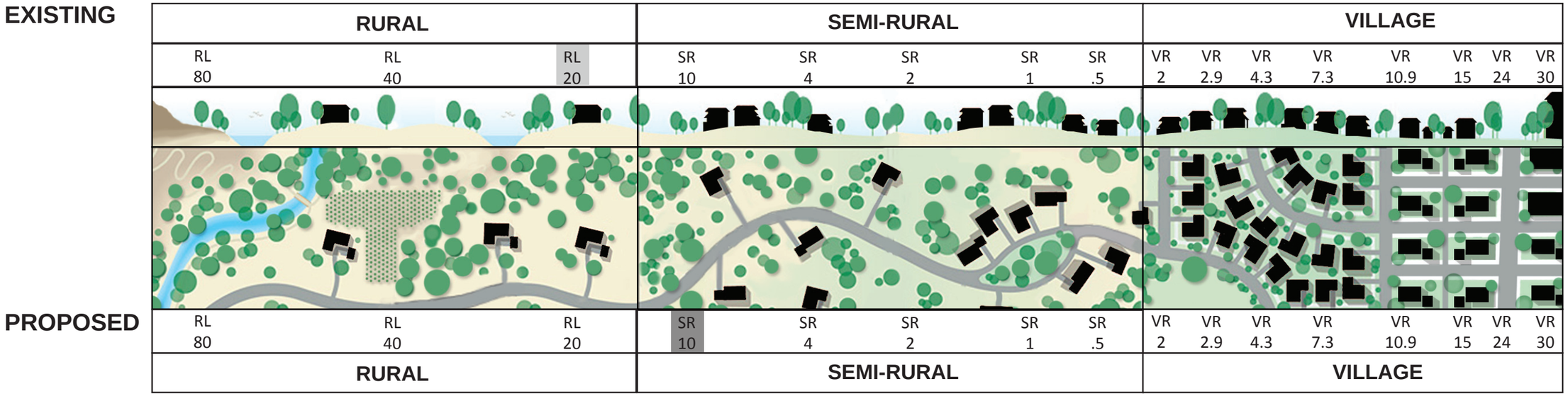
PSR

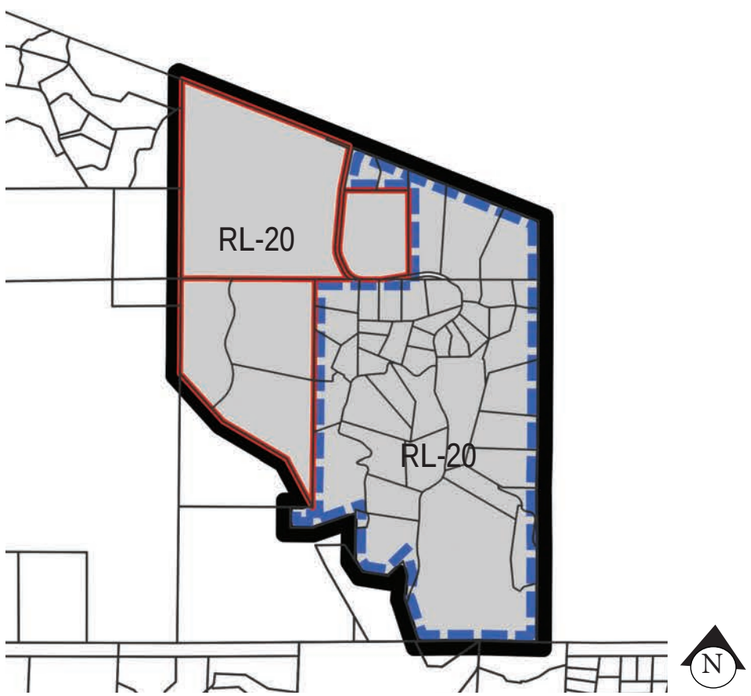
Study Area

Analysis Area

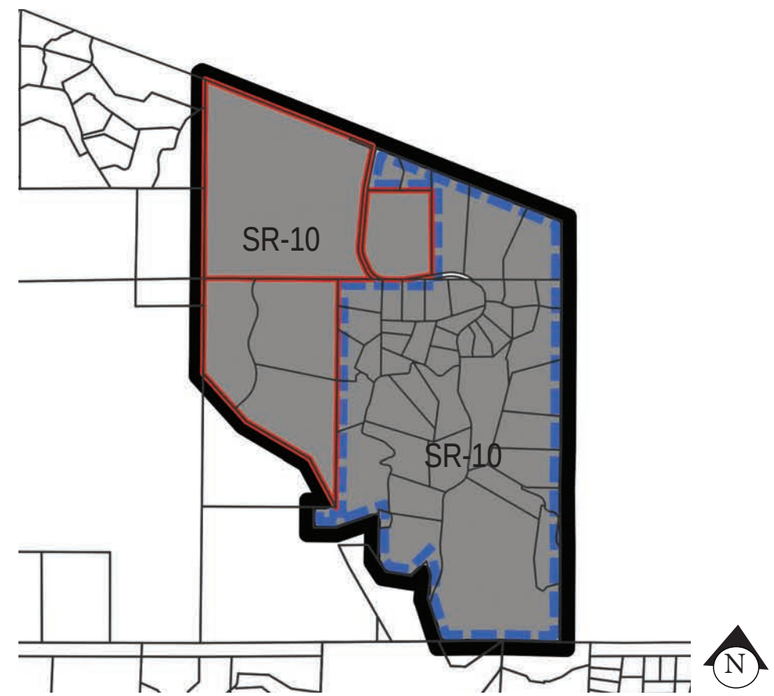
## PROPOSED DENSITY POTENTIAL

Note: For the southern study area parcel with the tan shade, existing and proposed density potential is based on the existing and proposed designations; however, this parcel is in conservation (Fallbrook Land Conservancy).




EXISTING GENERAL PLAN




PROPOSED GENERAL PLAN

LEGEND

PSR

Study Area

Analysis Area

# Project Overview

**STAFF RECOMMENDATION: NOT DETERMINED**

## Analysis Area/PSR Description

Proposed Land Use designation:
RL-20 to SR-10

Property Owners:
PSRs- Wylie (FB21), Saunders (FB22), and Serafina Holdings (FB23 – ownership change since 2012)

Size:
PSR – 261 Acres; 5 Parcels
Study Area – 418 Acres; 47 Parcels

Location/Description:
Adjacent to the Riverside County line; accessed via Sandia Creek Drive; approximately 4 miles north of E. Mission Rd and 6.5 miles west of I-15(9 road miles to on-ramp); inside the County Water Authority boundary

Estimated Potential Dwelling Unit Increase: 7

Fire Service Travel Time:
Most of the Analysis Area is within the 10-20 minute range; however, most of FB23, part of FB22 and northern edge of Study Area are estimated at more than 20 minutes

Prevalence of Constraints: – high; ◒ – partial; ○ - none

- ● Steep Slope (Greater than 25%)
- ○ Floodplain
- ◒ Wetlands
- ● Sensitive Habitat
- ◒ Agricultural Lands
- ◒ Fire Hazard Severity Zones

## Staff Recommendation and Summary Rationale

NOT DETERMINED

# Project Context

Parcels
- The FB21+ Analysis Area includes five PSR parcels totaling approximately 261 acres (3 parcels that make up FB22 and one each for FB21 and FB23) and 47 Study Area parcels totaling approximately 418 acres
- The parcel sizes range from approximately 1 acre to 130 acres

General Plan
- 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)
- The Analysis Area is located on the northern edge of the Fallbrook Community Planning Area (CPA), adjacent to Riverside County

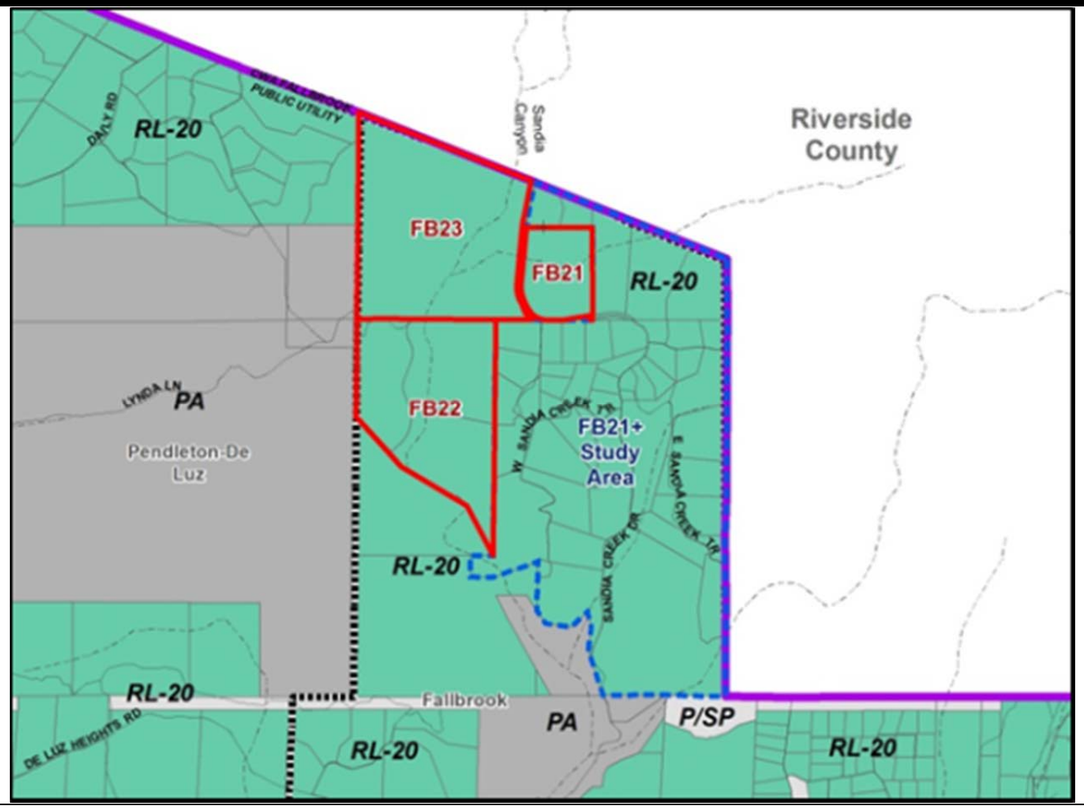
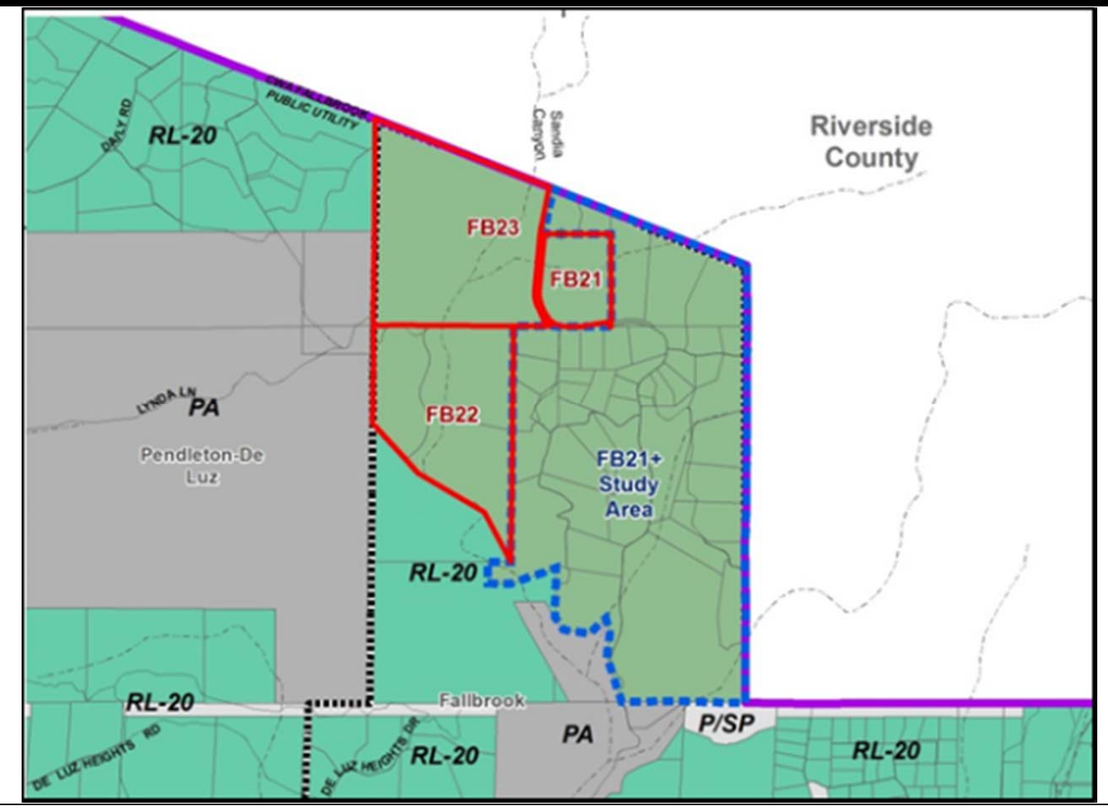
Location/Access
- The southern portion is approximately 4 miles north of E. Mission Road and the eastern portion is approximately 6.5 miles west of I-15 (9 road miles to nearest on-ramp)
- The Analysis Area is approximately 1.5 miles north of the Santa Margarita River
- The main access route into the Analysis Area is Sandia Creek Drive, which is a County Mobility Element road, classified as a 2-lane Minor Collector; however, the portion within the Analysis Area is still a private road
- There are no public roads, and other access roads in the Analysis Area are either dirt roads or paved private roads traversing steep slopes

Public Utilities
- The majority of the Analysis Area parcels have existing water meter service from the Fallbrook Public Utilities District (FPUD)
- Of the parcels that don't have current water service, six have access to water lines on or adjacent to the property and 11 do not have current access to water lines
- Sewer service is not currently available in the Analysis Area (outside of the sewer service area)

Uses
- Existing uses include single family residential and some agricultural operations of varying sizes
- The northern, southeastern, and western portions of the Analysis Area are mostly undeveloped, with development footprints covering only a small portion of the parcels in these areas that have some development

Environmental Characteristics
- Most of the Analysis area is covered with steep slopes, which reduces additional dwelling unit potential in the proposed slope-dependent SR-10, and also limits the potential development footprint on newly created parcels
- Sandia Creek runs near the southern perimeter of the Analysis Area and then curves north to bisect the PSR request parcels in the northern and western portions of the Analysis Area
- Some of the vegetation communities within and adjacent to these riparian areas include riparian scrub, Coast live oak woodland/riparian forest, and Sycamore-Alder riparian woodland
- Outside of the riparian corridors, undeveloped areas contain southern mixed chaparral, coastal sage scrub, and coastal sage-chaparral transition vegetation communities
- Most of the Analysis Area is within a Pre-Approved Mitigation Area in the draft plan for the North County Multiple Species Conservation Program (NCMSCP), signifying an important wildlife corridor

# Comparison of Land Use Maps

| Existing General Plan | Proposed General Plan |
|---|---|
|  |  |
| **Potential Dwelling Unit Estimate in PSR(s) – 12 units**<br>**Potential Dwelling Unit Estimate in Study Area – 49 units** | **Potential Dwelling Unit Estimate PSR(s) – 18 units**<br>**Potential Dwelling Unit Estimate in Study Area – 50 units** |

| **ZONING** | Existing Zoning | Proposed Zoning |
|---|---|---|
| Zoning Use Regulation | A70 | A70 |
| Zoning Minimum Lot Size (acres) | 4 Acres | 4 Acres |
| **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/Rezones without an associated development project**

| Policy | | Policy Review Criteria | Description | Notes |
|---|---|---|---|---|
| LU-1.1 | **Assigning Land Use Designations**. 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. | Regional Categories Map | • Requires changing the Regional Category to Semi-Rural | ***LU-1.1 Additional Notes***<br><br>• The Semi-Rural Regional Category is not found in this northern portion of the Fallbrook CPA. All lands north of the Santa Margarita River in Fallbrook (and east of- where it turns northeast, upstream) are in the Rural Lands or No Jurisdiction Regional Categories. This is consistent with the community-specific mapping practices during the General Plan Update. The closest Semi-Rural area within the CPA is approximately two miles away. |
| | | Extent of existing infrastructure and services | • Roads/transportation<br>➢ There are no public roads within the Analysis Area<br>➢ The closest public road is about 1/3 mile to the south, where the public portion of Sandia Creek Drive ends.<br>➢ The Analysis Area is approximately 9 miles from the closest freeway on ramp (I-15) via Sandia Creek Drive, De Luz Road, and E. Mission Road<br>➢ Approximately 6 miles to the nearest transit, which is a bus stop on Mission Road for North County Transit District (NCTD) Route 306. This route provides service to the Vista Transit Center, where additional transit options are available, including the Sprinter<br>• Water Service & Infrastructure<br>➢ Fallbrook Public Utilities District (FPUD) for water service<br>➢ 35 of 52 parcels with existing water service; 2 of 3 of the PSR areas with additional density potential have existing water service<br>➢ 6 parcels have access to a water line in the adjacent private road but no service; 2 of these are within a PSR area of additional density potential (FB22)<br>➢ 11 parcels have no existing adjacent water line access; 1 of which has additional density potential<br>• Sewer Service & Infrastructure<br>➢ No existing or planned sewer service within the Analysis Area (outside sewer service boundaries)<br>• Fire protection service<br>➢ North County Fire Protection District (NCFPD)<br>➢ Approximately 4.5 miles from the closest NCFPD Fire Station at 315 E. Ivy Street.<br>➢ Current estimates show portions may be beyond the 20-minute travel time standard (see S-6.4)<br>➢ For more information on fire protection service and fire hazard issues, see LU-6.11, S-1.1, and S-6.4 | |
| | | Comparison to existing land uses and existing designations in the vicinity | • Existing land uses within a ½ mile: very low density residential, agriculture, open space preserves, undeveloped FPUD lands<br>• Land use designations within ½ mile: RL-20, Public Agency Lands, Public/Semi-Public Facilities | |
| | | Proximity to the village boundary, secondary commercial areas, and major job centers | • Approximately 3.5 miles to the Village Boundary<br>• Approximately 4 miles to the nearest commercial area<br>• Approximately 20-30 miles from major job centers in Escondido, San Marcos, and along the SR-78 corridor | |
| LU-1.2 | **Leapfrog Development.** 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 | Proposing Village designation(s) | • N/A | ***LU-1.2 Additional Notes*** |
| | | Project review of development design | • N/A | |

| | Policy | Policy Review Criteria | Description | Notes |
|---|---|---|---|---|
| | Community Development Model, that provide necessary services and 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 | **Development Patterns**. 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 | Approximately:<br>• 1,500 acres in the RL-20 designation<br>• 1,000 acres in Public Agency Lands<br>• 60 acres in Public/Semi-Public Facilities | ***LU-1.3 Additional Notes***<br><br>• 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 notes, "The environmentally sensitive lands surrounding the Santa Margarita River in the north and San Luis Rey River floodplain in the south have been designated at Rural Lands densities." |
| | | Evident mapping patterns in the vicinity | • A 'greenbelt' (see Policy LU-2.5) buffer of very low density residential (Rural Lands), open space, and agriculture exists in this northern portion of the CPA and in the eastern portion<br>• Over 4,000 acres of Rural Lands in this portion of the CPA, with the remaining areas in the vicinity consisting of Public Agency Lands or Public/Semi-Public Facilities designated lands which are primarily in open space (either in preserves or just undeveloped)<br>• All privately owned lands north of the Santa Margarita River in the CPA (and east of the river where it turns northeast, upstream) are designated Rural Lands<br>• The closest area of Semi-Rural designated lands within the CPA is approximately two miles away. | |
| | | Regional Categories Map | • Requires changing the Regional Category to Semi-Rural | |
| | | Greenbelts on the edges of communities | • The Analysis Area is within a 'greenbelt' per the General Plan definition. See the mapping patterns information above and Policy LU-2.5 | |
| LU-1.4 | **Village Expansion**. 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:<br>▪ Potential Village development would be compatible with environmental conditions and constraints, such as topography and flooding<br>▪ Potential Village development | Proposing Village Regional Category land use designation(s) | • N/A | ***LU-1.4 Additional Notes*** |

| | Policy | Policy Review Criteria | Description | Notes |
|---|---|---|---|---|
| | would be accommodated by the General Plan road network<br>▪ Public facilities and services can support the expansion without a reduction of services to other County residents<br>▪ The expansion is consistent with community character, the scale, and the orderly and contiguous growth of a Village area | | | |
| LU-1.5 | **Relationship of County Land Use Designations with Adjoining Jurisdictions**. 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. | Proximity to other jurisdictions | • Approximately 10 miles from the City of Oceanside<br>• Adjacent to the County of Riverside<br>• Approximately 6 miles from the Pechanga Reservation | ***LU-1.5 Additional Notes*** |
| | | Land use patterns in nearby or adjacent jurisdictions used as primary precedent or justification. | • Land use patterns in nearby jurisdictions are not primary justifications in density considerations for the site. | |
| LU-1.9 | **Achievement of Planned Densities**. Recognizing that the General Plan was created with the concept that subdivisions will be able to achieve densities shown on the Land Use Map, planned densities are intended to be achieved through the subdivision process except in cases where regulations or site specific characteristics render such densities infeasible. | Overall acreage area of Analysis Area/PSR(s) | • The entire Analysis Area (including PSRs and Study Area parcels) is approximately 679 acres<br>• The three PSRs total approximately 261 acres | ***LU-1.9 Additional Notes*** |
| | | Overall additional density potential | • Based on the designations, it is estimated that the proposal would result in seven additional potential dwelling units; however one of these is on a parcel in conservation. | |
| | | Portions of the Analysis Area/PSR that would have additional density potential | • One of these additional potential DUs is within a Study Area parcel in conservation (Fallbrook Land Conservancy) - no practical affect there<br>• The remainder of the additional density potential is within the three PSR areas in the western portion of the Analysis Area | |
| | | Conservation Subdivision design requirement – not currently applicable or maintained/removed with the proposed designation change See p. 33 for an explanation of the Conservation Subdivision Program. | • The Conservation Subdivision requirement would be maintained with the proposed change from RL-20 to SR-10<br>➢ Percentage of required resource avoidance would be reduced.<br>• The Conservation Subdivision Program requires 75 percent resource avoidance in the proposed SR-10 designation (80 percent under the existing RL-20 designation) | |

| Policy | | Policy Review Criteria | Description | Notes |
|---|---|---|---|---|
| | | Steep slopes (≥25%) within the areas of additional density potential | • Just over half of the PSR parcels with additional density potential are in steep slopes (approximately 134 acres out of 261 total acres). | • With riparian wetlands (associated with Sandia Creek and tributaries) running through much of the non-steep slope lands for each PSR parcel, the steep slope encroachment limitations present feasibility issues for meeting the proposed density potential. |
| | | Allowed slope encroachment per the Resource Protection Ordinance (RPO)<br>See p. 33 for an explanation of RPO steep slope implications. | • The PSR parcels with additional density potential would be subject to the 10% steep slope encroachment allowed (encroachment percentage based on 75% or less of the area of the properties being in steep slopes) | |
| | | FEMA or County mapped floodplains and floodways within the areas with additional density potential | • There are no FEMA or County-designated floodplains within the Analysis Area | |
| | | Wetlands within the areas of additional density potential<br>See p. 33 for an explanation of RPO wetland implications. | <u>Estimated wetland areas</u><br>• FB21 – approximately 8 acres<br>• FB22 – approximately 27 acres<br>➢ Only approximately 6 acres available outside estimated wetland and steep slope areas within FB22; a good portion of that would be in the wetland buffer (typically 50-200') that would be off limits to development<br>➢ A total of 6 units would be possible in this area of a 4-acre minimum lot size (existing and proposed)<br>• FB23 – approximately 34 acres (note: there is another approximately 5-acre drainage area in northern FB23 that could qualify as a wetland, which would make a total of 39 acres of estimated wetlands in the FB23 area) | • With approximately 80% of the PSR areas in areas of steep slopes or wetlands, the extent of wetlands presents feasibility issues for meeting the proposed density potential<br>• The required wetland buffers (typically 50'-200') would further reduce the area available for development<br>• Septic will be required within the Analysis Area, which will further limit the area available for development, as septic systems and leach fields cannot be placed in wetlands or wetland buffers and placement within steep slope areas can be very challenging, particularly with the presence of rock outcroppings |

| | Policy | Policy Review Criteria | Description | Notes |
|---|---|---|---|---|
| | | Upper tier habitats/vegetation communities within the areas with additional density potential | • Within the 261 acres of the PSR parcels (additional density potential parcels) it is estimated that almost half of the acreage is in upper tier vegetation communities<br>• The upper tier vegetation communities found in this area include coast live oak riparian forest, sycamore-alder riparian woodland, southern riparian scrub, coast live oak woodland, coastal sage scrub, and coastal sage-chaparral transition | • These habitat issues and draft PAMA designation could limit the feasibility of developing the number of dwelling units possible under the SR-10 designation<br>• The undeveloped portions are part of wildlife corridors, both within the County and at a regional level<br>• Approximately 70% of the area outside of steep slopes contains upper tier vegetation types |
| | | North County MSCP - Draft Pre-Approved Mitigation Area (PAMA) overall in the Analysis Area and acreage within the areas of additional density. See p. 33 for an explanation of MSCP and PAMA. | • Approximately 236 acres of the 261 acres associated with PSR parcels of additional density potential are in the draft PAMA area of the draft MSCP-North County Plan<br>• In addition, most of the Study Area (without additional density potential associated with the proposal) is in draft PAMA | |
| | | Adjacent open space preserves or large blocks of undeveloped native habitat (if in draft PAMA) | • The Analysis Area is adjacent to a BLM preserve area of approximately 1,600 acres to the west (next to the PSR parcels area with additional density potential)<br>• Adjacent to the south are undeveloped FPUD properties with riparian habitats, connecting to the Santa Margarita River corridor, less than a mile away<br>• Adjacent to the north is an area of Riverside County that is within a 'criteria area' of Riverside's Multiple Species Habitat Conservation Plan (MSHCP), which is similar to MSCP and criteria areas are similar to PAMA<br>• Just over one mile from the Santa Margarita Preserve to the south and from the 4,300-acre Santa Margarita Ecological Reserve to the east (mostly in Riverside County) | |
| | | Regional wildlife corridors | • Within 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 | |
| | | Maximum dead end road length (DERL) based on the proposed minimum lot size | • The existing and proposed zoning minimum lot size of 4 acres = maximum DERL of 1,320 feet<br>• Discretion of the Fire Marshal is allowed for consideration of the applicable densities<br>• The NCFPD noted a DERL of 2,640, with consideration of the proposed density of SR-10 | |
| | | Number of parcels within the Analysis Area/PSR with additional density potential that have existing access via dead end roads | • The FB22 parcels currently only have access via a dirt road (approximately 10-12' - Lynda Lane), which leads from Sandia Creek Drive to BLM preserve lands to the west. | |
| | | Existing public road access for areas with additional density potential | • There are no public roads within the Analysis Area<br>• The closest public road is about 1/3 mile to the south, where the public portion of Sandia Creek Drive ends | |
| | | Existing private road access with paved widths of 24 feet (fire access standard) for areas of additional density potential | • Sandia Creek Drive is a private road with a varying paved width of approximately 20-26 feet that runs through the middle of the Analysis Area<br>• The FB23 and FB21 PSR areas take access from Sandia Creek Drive | |

| | Policy | Policy Review Criteria | Description | Notes |
|---|---|---|---|---|
| | | Existing environmental constraints that could limit the potential for widening substandard roads | • Additional fire access roads would require BLM approval within the BLM preserve area, adjacent to FB22 and FB23 on the west<br>• Providing the necessary access roads to the 10 total potential units in the FB23 area would require avoidance of riparian/wetland areas to the maximum extent practicable<br>➢ See RPO section 86.604(a)5 here - http://www.sandiegocounty.gov/pds/docs/res_prot_ord.pdf<br>• There are riparian/wetland areas along the northern end of the FB22 PSR area (6 total potential units) and through the middle, thus requiring multiple wetland crossings to reach the western and eastern sides<br>➢ Approximately 90% of the area outside of wetlands is within steep slopes (estimated only 6 acres in FB22 that is outside wetlands and steep slopes; most or all of that would be taken by the required wetland buffers)<br>• Providing the necessary access in the FB21 PSR area (2 total potential units) would be possible, while avoiding the riparian/wetland corridor through the middle. | |
| | | 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 | • Sandia Creek Drive is in the Mobility Element, but is currently a privately-maintained road<br>➢ IODs could be required during the discretionary review process, and extensive widening could be required.<br>➢ Existing slopes, adjacent habitat, and curves (in relation to meeting public road standards) would be evaluated in determining whether the road would be accepted into the County-maintained road system<br>➢ The typical right-of-way width for the Mobility Element road classification is 68-80 feet | |
| LU-2.3 | **Development Densities and Lot Sizes**. Assign densities and minimum lot sizes in a manner that is compatible with the character of each unincorporated community. | Overall additional density potential | • Based on the proposed designation, it is estimated that the proposal would result in seven additional potential dwelling units (though one of these is within a preserved area owned by the Fallbrook Land Conservancy) | ***LU-2.3 Additional Notes*** |
| | | Portions of the Analysis Area/PSR that would have additional density potential | • One of these additional potential DUs is within a Study Area parcel in conservation (Fallbrook Land Conservancy)<br>• The remainder of the additional density potential is within the three PSR areas in the western portion | |
| | | Prevalent land use designations surrounding the Analysis Area/PSR | • All of the areas of the CPA north of the Santa Margarita River are designated Rural Lands (RL-20 and RL-40), Public Agency Lands and Public/Semi-Public Facilities.<br>• The closest Semi-Rural area in the CPA is approximately two miles away | |
| | | Changes in zoning minimum lot size | • No changes to the existing 4-acre zoning minimum lot size are necessary or proposed for consistency with the proposed SR-10 designation | |
| | | The range of lot sizes and most common (mode) lot size in the area | • Parcel sizes within a one mile radius range from approximately 2 acres to over 500 acres, and the lot sizes vary widely. | |

| | Policy | Policy Review Criteria | Description | Notes |
|---|---|---|---|---|
| | | Community Plan policies (applicable to the proposal) that specifically reference the application of densities and minimum lot sizes | • 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.<br>➢ Lot sizes of 0.5 acres or less are not proposed<br>• Policy LU 2.1.4 encourages country estates which combine residential and light agricultural uses, especially groves<br>➢ Minimum lot sizes would allow for combined agricultural and residential uses<br>➢ See Policy LU-7.1 for additional information | |
| LU-2.4 | **Relationship of Land Uses to Community Character**. Ensure that the land uses and densities within any Regional Category or land use designation depicted on the Land Use Map reflect the unique issues, character, and development objectives for a community plan area, in addition to the General Plan Guiding Principles. | Community issues/objectives noted in the community plan that are particularly relevant to the proposal | • Under *3.1 Resource Conservation and Management*, 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." | ***LU-2.4 Additional Notes*** |
| | | Community plan policies that are relevant to the proposal | • 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<br>• Policy COS 1.1.1 encourages development of combined agricultural and residential uses<br>➢ The proposed designations would allow for continued agricultural and residential uses (see Policy LU-7.1 review)<br>• 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<br>➢ The additional density potential is within the 3 PSR areas, which have limited area outside of riparian/wetlands and steep slopes (see Policy LU-1.9 review)<br>• 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<br>• Policy COS 1.3.1 calls for preserving native vegetation along streams, in wetlands, and floodplains<br>➢ Approximately 30% of the PSR areas consist of wetlands (including natural stream courses)<br>➢ These areas and required buffers (typically 50' to 200') would require avoidance for the housing pads/clearing (see Policy LU-1.9 review) | |
| | | Unique issues and/or community-specific planning rationales noted in the General Plan Update/PSR Board reports that are particularly relevant to the proposal | Two of the 'community-specific planning rationales' for Fallbrook that are referenced in the General Plan Update Board Letters of May 19, 2004 and April 13, 2011 apply to the proposal<br>They read as follows:<br>• "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."<br>• "The environmentally sensitive lands surrounding the Santa Margarita River in the north and San Luis Rey River floodplain in the south have been designated at Rural Lands densities." | |
| LU-2.5 | **Greenbelts to Define Communities**. Identify and maintain greenbelts between communities to reinforce the identity of individual communities.<br>See p.33 for a General Plan | 'Greenbelt' criteria | • The Analysis Area currently has a Rural Lands designation (RL-20) and it is within the northern edge of the Fallbrook CPA.<br>• Surrounding uses include low density residential, agriculture, and open space | ***LU-2.5 Additional Notes*** |
| | | Regional Category change | • Requires changing the Regional Category to Semi-Rural | |

| | Policy | Policy Review Criteria | Description | Notes |
|---|---|---|---|---|
| | definition of greenbelts. | | | |
| LU-6.2 | **Reducing Development Pressures**. Assign lowest-density or lowest-intensity land use designations to areas with sensitive natural resources. | Conservation Subdivision design requirement – not currently applicable or maintained/removed with the proposed designation change See p. __ for an explanation of the Conservation Subdivision Program. | • The Conservation Subdivision requirement would be maintained with the proposed change from RL-20 to SR-10<br>➢ Percentage of required resource avoidance would be reduced from 80% to 75% | ***LU-6.2 Additional Notes*** |
| | | Habitat/vegetation types that are found in the areas of additional density potential | • The three PSR areas with additional density potential contain southern coast live oak riparian forest, southern riparian scrub, sycamore-alder riparian woodland, open coast live oak woodland, coastal sage scrub, coastal sage-chaparral transition, and southern mixed chaparral. | |
| | | Resource Conservation Areas | • Within the Santa Margarita River Resource Conservation Area of the Fallbrook Community Plan, which includes areas around the river and its major creek tributaries, like Sandia Creek, in this northern portion of Fallbrook | |
| | | Community Plan policies that reference one or more of the vegetation communities found in the Analysis Area/PSR | • 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<br>• Policy COS 1.3.1 calls for preserving native vegetation along streams, in wetlands, and floodplains<br>➢ There are large areas of natural stream courses/wetlands within the PSR parcels<br>➢ These areas and required buffers (typically 50' to 200') would require avoidance (see Policy LU-1.9 review) | |
| | | North County MSCP - Draft Pre-Approved Mitigation Area (PAMA) overall in the Analysis Area and acreage within the areas of additional density<br>See p. 33 for an explanation of MSCP and PAMA. | • Approximately 236 acres of the 261 acres associated with PSR parcels of additional density potential are in the draft PAMA area of the draft MSCP-North County Plan.<br>• Approximately 70% of the Study Area (without additional density potential associated with the proposal) is in draft PAMA | |
| | | Areas that could serve as potential wildlife corridors, due to connections between substantial undeveloped native vegetation onsite and undeveloped native vegetation offsite | • The entire area of the PSRs serves as a wildlife corridor, particularly for riparian species<br>➢ Undeveloped riparian connection (Sandia Creek) to the nearby Santa Margarita River<br>• The PSR areas are also adjacent to a 1,600-acre BLM preserve to the west, which contains southern mixed chaparral vegetation, but also includes riparian and oak woodland areas | |

| Policy | | Policy Review Criteria | Description | Notes |
|---|---|---|---|---|
| | | Regional wildlife corridors | • The entire Analysis Area is within the Santa Ana to Palomar regional wildlife corridor<br>➢ Links the Santa Ana Mountains and nearby coastal lowlands to the Palomar Mountains and inland ranges of San Diego County<br>➢ The corridor also connects natural areas of the Cleveland National Forest to Camp Pendleton, which contains undisturbed coastal habitat<br>• Adjacent to the north is an area of Riverside County that is within a 'criteria area' of Riverside's Multiple Species Habitat Conservation Plan (MSHCP)<br>➢ Similar to MSCP and criteria areas are similar to PAMA. | |
| | | Species covered in the Draft NCMSCP that have the potential to occur in the Analysis Area/PSR | • The following animal species covered in the draft NCMSCP have the potential to occur in the Analysis Area: pallid bat, golden eagle, southwestern willow flycatcher, least Bell's vireo, arroyo toad, western spadefoot toad, southwestern pond turtle, and San Diego horned lizard. | |
| | | US Fish and Wildlife Service (USFWS) Critical Habitat Area designations for federally endangered species | • Portions of the Santa Margarita River corridor that are less than a mile away are within a Critical Habitat designated area for the federally endangered arroyo toad, least Bell's vireo, and southwestern willow flycatcher.<br>➢ This area is connected to the Analysis Area via Sandia Creek, which contains areas of habitat for these species (both within the Analysis Area and within the connection area) | |
| LU-6.11 | **Protection from Wildfires and Unmitigable Hazards**. 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. | Very high and high Fire Hazard Severity Zones present within Analysis Area/PSR | Based on available data, the Analysis Area contains the following approximate acreages of these FHSZ categories:<br>• Approximately 350 acres are in the Very High FHSZ<br>• See Policy S-1.1 for information on existing fire protection infrastructure and services | |
| | | Proposed density consistency with emergency response travel times | • GIS estimates show that most of the PSR areas of additional density potential would not currently meet the 20-minute fire response travel time General Plan standard<br>• The preliminary review by NCFPD (applicable district) noted a 20-minute travel time to the furthest portions of the Analysis Area may be possible, but review of access routes during the subdivision process will be required | |
| | | Other hazards present | • There are no fault rupture hazard zones, dam inundation zones, floodplains, or floodways within the Analysis Area. | |
| LU-7.1 | **Agricultural Land Development**. Protect agricultural lands with lower-density land use designations that support continued agricultural operations. | SR-2 density threshold (minimum density determined to support continued agricultural operations)<br>See p. 33 for an explanation of the SR-2 threshold for supporting continued agricultural operations. | • The Analysis Area proposes SR-10, which is a lower density designation than the SR-2 threshold for supporting continued agricultural operations | ***LU-7.1 Additional Notes*** |
| | | Agricultural operations present | • nurseries<br>• field crops<br>• orchard crops<br>• vineyards | |
| LU-8.1 | **Density Relationship to Groundwater Sustainability**. | County Water Authority Boundary | • Within the County Water Authority boundary (Fallbrook Public Utility District for water service) and | |

| Policy | | Policy Review Criteria | Description | Notes |
|---|---|---|---|---|
| | Require land use densities in groundwater dependent areas to be consistent with the long-term sustainability of groundwater supplies, except in the Borrego Valley. | | therefore, this policy is not applicable. | |
| | | Groundwater-dependent (per the Groundwater Ordinance criteria) | • The Analysis Area is not groundwater-dependent | |
| | | Groundwater Ordinance minimum lot size (if groundwater-dependent) | • N/A | |
| | | Proposed land use designation consistency with Groundwater Ordinance minimum lot size | • N/A | |
| LU-9.2 | **Density Relationship to Environmental Setting**. 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 | • N/A | |
| | | Potential community character issues | • N/A | |
| | | Consistency with the level of environmental constraint | • N/A | |
| LU-9.5 | **Village Uses**. 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 | • N/A | |
| | | Potential uses associated with Village proposal | • N/A | |
| | | Nearby uses | • N/A | |
| LU-9.6 | **Town Center Uses**. 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.<br>See p. 34 for a General Plan | Commercial, office, civic, and higher density (Village) proposals | • 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) uses | |
| | | Town Center or Rural Village in a transportation node | • N/A | |
| | | Established industrial district, a secondary commercial district, or corridor | • N/A | |

| | Policy | Policy Review Criteria | Description | Notes |
|---|---|---|---|---|
| | definition of transportation node. | | | |
| LU-9.9 | **Residential Development Pattern**. Plan and support an efficient residential development pattern that enhances established neighborhoods or creates new neighborhoods in identified growth areas. (Goal LU-9 refers to distinct villages and community cores) | Distinct Village/community core | • The Analysis Area is not in a Village | |
| | | Village densities | • The Analysis Area does not include proposals for Village designations | |
| | | Land uses surrounding the Analysis Area /PSR | • N/A | |
| | | Identified growth area | • N/A | |
| LU-10.3 | **Village Boundaries**. 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 | • Proposal requires changing the Regional Category to Semi-Rural | |
| | | Proximity to the Village Boundary | • Approximately 3.5 miles from the Fallbrook village boundary | |
| | | Proximity to the CPA boundary | • Adjacent to the Fallbrook CPA boundary | |
| | | 'Greenbelt' criteria | • The Analysis Area is within a greenbelt per the General Plan definition (see Policy LU-2.5 review) | |
| LU-10.4 | **Commercial and Industrial Development**. 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 | • 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. | ***LU-10.3 Additional Notes*** |
| | | Distance between the proposed commercial or industrial designation and the Village | • N/A | |
| LU-11.1 | **Location and Connectivity**. 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 | • N/A | ***LU-11.1 Additional Notes*** |
| | | Accessibility from surrounding areas | • N/A | |
| LU-11.10 | **Integrity of Medium and High Impact Industrial Uses**. 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 utilize industrially | Within a ¼ mile of existing designated medium or high-impact industrial areas | • The Analysis Area is not within a ¼ mile of existing designated Medium or High Impact Industrial areas | ***LU-11.10 Additional Notes*** |
| | | Clustering and/or buffering opportunities if within ¼ mile | • N/A | |

| Policy | | Policy Review Criteria | Description | Notes |
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| | designated locations by reducing future development conflicts. | | | |
| COS-10.2 | **Protection of State-Classified or Designated Lands**. 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). | • No MRZ-2 or MRZ-3 or 1,300' buffer zones within the Analysis Area | ***COS-10.2 Additional Notes*** |
| | | Threshold of SR-10 or lower density (maximum density determined to not preclude mining operations per State Mining & Geology Board) | • N/A | |
| | | If higher density than SR-10 & contains these mineral resource designations – existing uses that would preclude mining | • N/A | |
| COS-12.1 | **Hillside and Ridgeline Development Density**. 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 | • The Analysis Area contains steep hillsides and proposes an SR-10 designation | ***COS-12.1 Additional Notes*** |
| COS-14.1 | **Land Use Development Form**. 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 | • Proposal requires changing the Regional Category to Semi-Rural | ***COS-14.1 Additional Notes*** |
| | | Alternative transportation networks available in the vicinity | • Approximately 6 miles to the nearest transit, which is a bus stop on Mission Road for North County Transit District (NCTD) Route 306.<br>➢ This route provides service to the Vista Transit Center, where additional transit options are available, including the Sprinter<br>• No Class I or Class II bike lanes within the vicinity | |
| | | Proximity to job centers | • Approximately 20-30 miles from major job centers in Escondido, San Marcos, and along the SR-78 corridor | |
| | | Land Use mapping pattern consistent with community character | • There are potential community character issues with the SR-10 proposal (see review of Policies LU-2.3 and LU-2.4) | |

| Policy | | Policy Review Criteria | Description | Notes |
|---|---|---|---|---|
| H-1.3 | **Housing near Public Services.** Maximize housing in areas served by transportation networks, within close proximity to job centers, and where public services and infrastructure are available. | Extensive transportation networks | • The closest I-15 interchange is approximately 9 miles away from the central part of the Analysis Area via Sandia Creek Drive, De Luz Road, and East Mission Road<br>• There are no public roads within the Analysis Area<br>• Refer to additional information in Policy COS-14.1 review | ***H-1.3 Additional Notes*** |
| | | Proximity to job centers | • Approximately 20-30 miles from major job centers in Escondido, San Marcos, and along the SR-78 corridor | |
| | | Extensive public services | • Common public services *not* present:<br>➢ Sewer<br>➢ Public road access<br>➢ Current estimates show most of the additional density portions of the Analysis Area would not meet emergency response travel time standards (See Policy S-6.4 review)<br>• For more information on public services and infrastructure, see LU-1.1 | |
| S-1.1 | **Minimize Exposure to Hazards**. Minimize the population exposed to hazards by assigning land use designations and density allowances that reflect site-specific constraints and hazards. | Hazards present | • Approximately 70% of the area of the PSR areas with additional density potential is within the Very High Fire Hazard Severity Zone<br>• Areas of the FB23 PSR parcel with existing or historic agricultural uses are within the Moderate Fire Hazard Severity Zone (see Policy LU-6.11 review)<br>• There are no fault rupture hazard zones, dam inundation zones, floodplains, or floodways within the Analysis Area | ***S-1.1 Additional Notes*** |
| | | Extent of existing road infrastructure that is built to fire access standards | • There are no public roads within the Analysis Area<br>• The main access road is Sandia Creek Drive (private through the Analysis Area), with a varying paved width of approximately 20 feet to 26 feet (24 feet is the fire access standard).<br>• Based on available information, it is estimated that most of the other segments of the private roads within the Analysis Area (E. Sandia Creek Terrace, W. Sandia Creek Terrace, and Rock Mountain Road), are not built to the 24-foot standard<br>• See Policy LU-1.9 for information on the feasibility of meeting access standards associated with the additional density potential | |
| | | Maximum allowed Dead End Road Length (DERL), based on the proposed zoning minimum lot size | • The existing and proposed zoning minimum lot size of 4 acres = maximum DERL of 1,320 feet<br>• Discretion of the Fire Marshal is allowed for consideration of the applicable densities<br>• The NCFPD noted a DERL of 2,640, with consideration of the proposed density of SR-10 | |
| | | Portions of the Analysis Area that would require extensive access improvements in order to meet fire access standards | • The additional density potential is within the PSR parcels in the western portion of the Analysis Area.<br>➢ Extensive access improvements are necessary to serve 10 total potential lots within the FB23 area and 6 total potential lots within the FB22 area | |
| | | Existing site constraints that could limit the feasibility of fire clearing to the proposed density or could limit access improvements where necessary | • Additional fire access roads would require BLM approval within the BLM preserve area, adjacent to FB22 and FB23 on the west<br>• Providing the necessary access roads to the 10 total potential units in the FB23 area would require avoidance of riparian/wetland areas to the maximum extent practicable<br>➢ See RPO section 86.604(a)5 here - http://www.sandiegocounty.gov/pds/docs/res_prot_ord.pdf<br>• There are riparian/wetland areas along the northern end of the FB22 PSR area (6 total potential units) | |

| | Policy | Policy Review Criteria | Description | Notes |
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| | | | and through the middle, thus requiring multiple wetland crossings to reach the western and eastern sides<br>➢ Approximately 90% of the area outside of wetlands is within steep slopes (estimated only 6 acres outside wetlands and steep slopes; some of that would be taken by the required wetland buffers)<br>• Providing the necessary access in the FB21 area (2 total potential units) would be possible, while avoiding the riparian/wetland corridor through the middle.<br>• The issues noted above will also affect the placement of structures with consideration of fire clearing requirements<br>• In order to meet fire clearing requirements, structures will not be allowed within 100 feet of the border with the BLM preserve lands (on the west side of the FB22 and FB23 areas) | |
| S-6.4 | **Fire Protection Services for Development**. 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 | • GIS estimates show that most of the PSR areas of additional density potential would not currently meet the 20-minute fire response travel time General Plan standard<br>• The preliminary review by NCFPD (applicable district) noted a 20-minute travel time to the furthest portions of the Analysis Area may be possible, but review of access routes during the subdivision process will be required | ***S-6.4 Additional Notes*** |
| S-9.2 | **Development in Floodplains**. 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 | • N/A – no floodplains within the Analysis Area | ***S-9.2 Additional Notes*** |
| | | Density feasibility with avoidance of floodplain | • N/A | |
| S-9.4 | **Development in Villages within the Floodplain Fringe**. Allow new uses | Village designation proposed | • N/A – no Village land use designations are proposed and no floodplains present | ***S-9.4 Additional Notes*** |

| | Policy | Policy Review Criteria | Description | Notes |
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| | 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. | Mapped floodplains within an area proposed for a Village designation | • N/A | |
| S-9.5 | **Development in Semi-Rural and Rural Lands within the Floodplain Fringe**. Prohibit development in the floodplain fringe when located on 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. | Semi-Rural or Rural land use designations in the floodplain fringe | • N/A – no floodplains within the PSR area | ***S-9.5 Additional Notes*** |
| | | Community Plan explicit references | • N/A | |
| | | Parcels located entirely within a floodplain that would have additional density potential? | • N/A | |
| S-9.6 | **Development in Dam Inundation** | Dam Inundation Area | • N/A - no dam inundation zones within the Analysis Area | ***S-9.6 Additional Notes*** |

| | Policy | Policy Review Criteria | Description | Notes |
|---|---|---|---|---|
| | **Areas**. Prohibit development in dam inundation areas that may interfere with the County's emergency response and evacuation plans. | Density feasibility with avoidance of dam inundation area | • N/A | |
| S-10.1 | **Land Uses within Floodways**. 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 | • N/A - no floodways within the Analysis Area | ***S-10.1 Additional Notes*** |
| | | Density feasibility with avoidance of the floodway | • N/A | |

# 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.