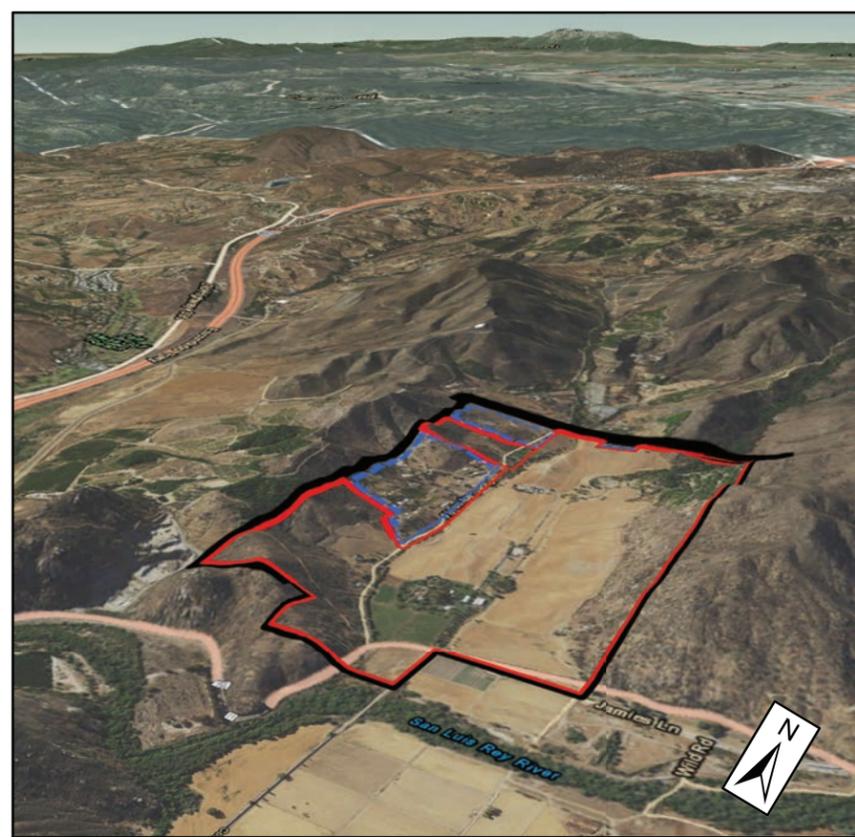
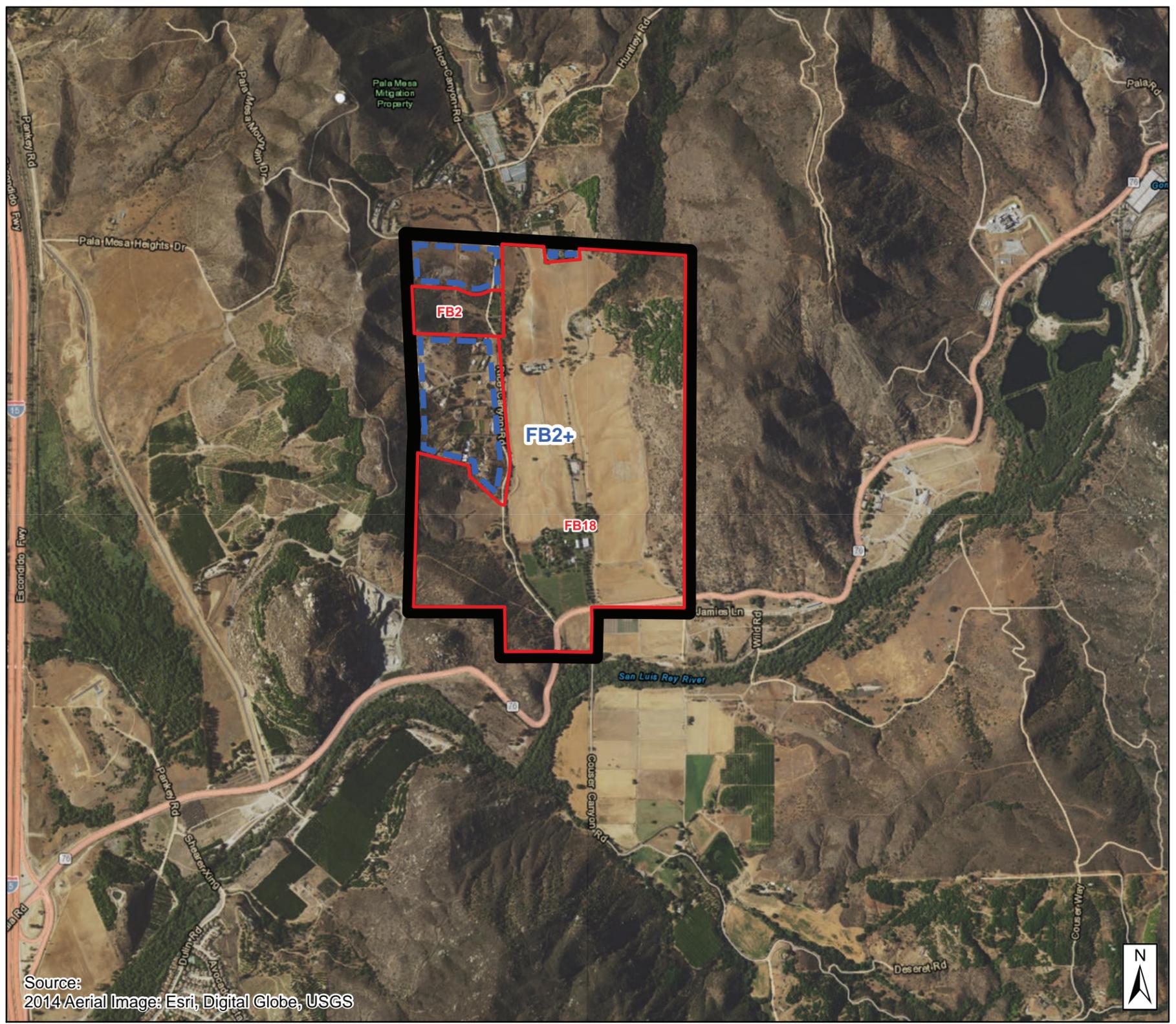


VICINITY MAP

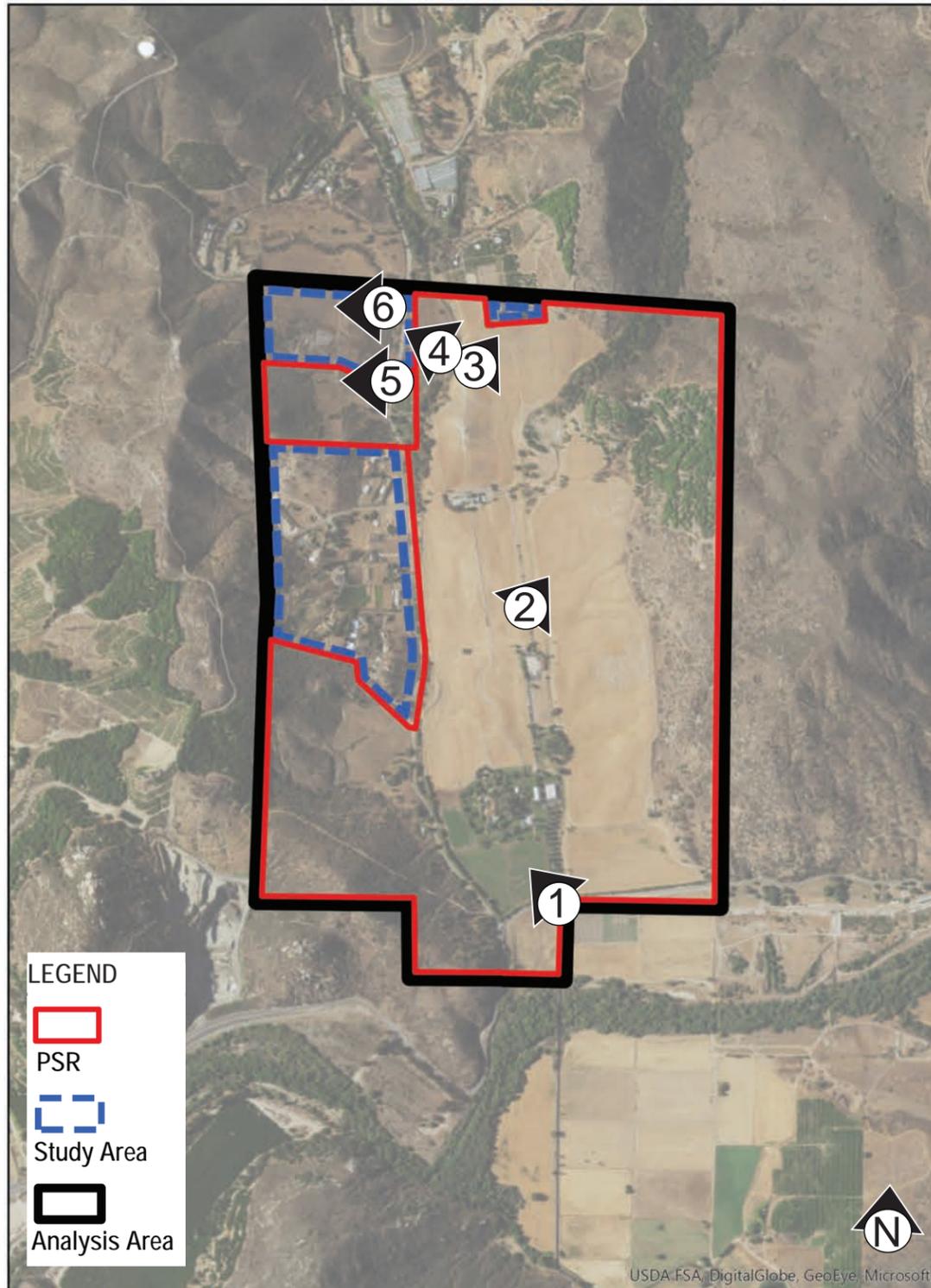


3D VIEW



AERIAL VIEW

- Legend
- PSR
 - Study Area
 - Analysis Area



SITE PHOTO KEY MAP



① FB18, facing northwest near entrance of Fritz residence driveway (immediately north of SR-76)



② FB18 on Fritz property private road (central area), facing northeast



③ FB18 north of Fritz property private road (northern area), facing northeast



④ FB18 near Fritz property private road (northern portion), facing west toward FB2

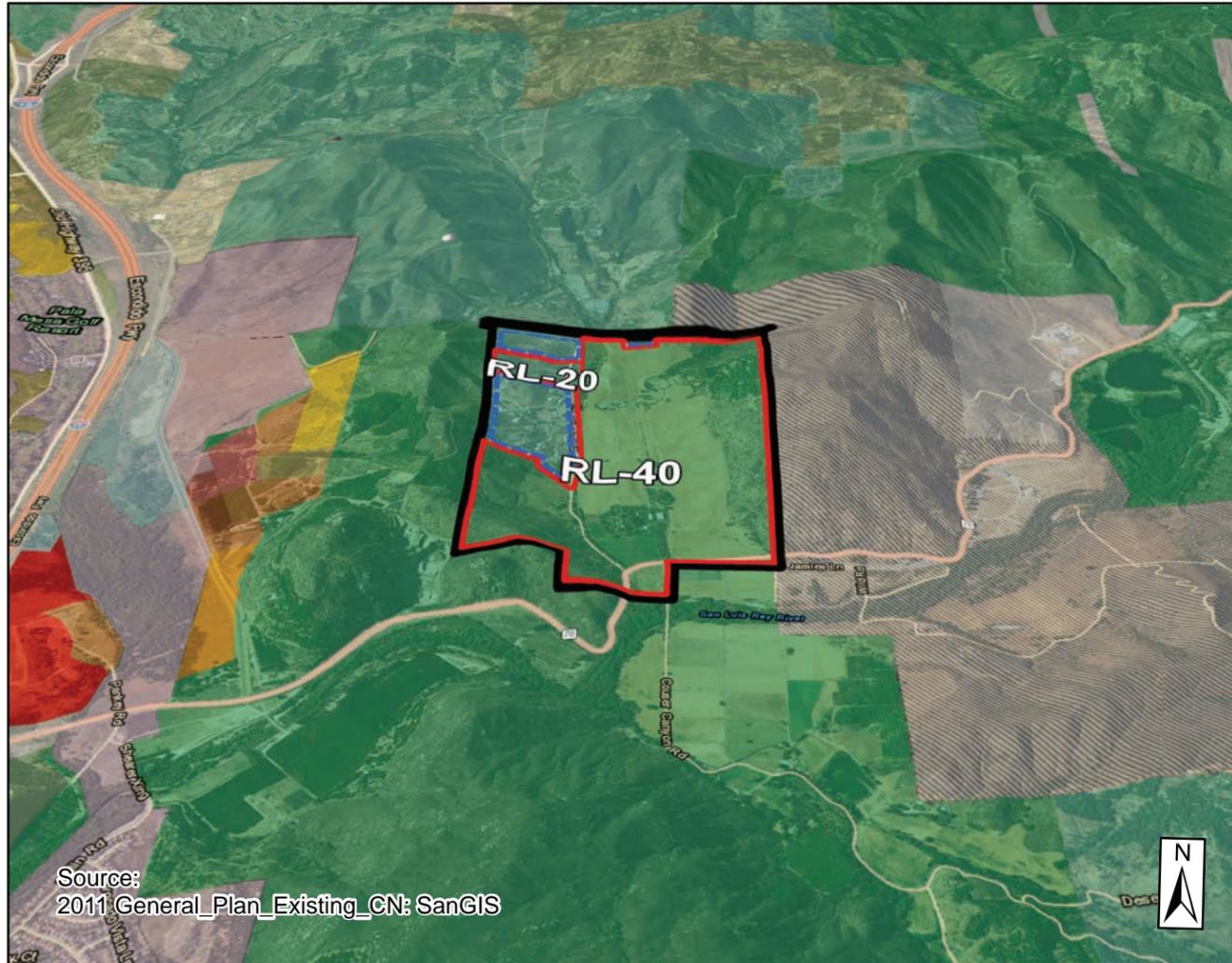


⑤ FB2 on Rice Canyon Rd (central area of FB2), facing west

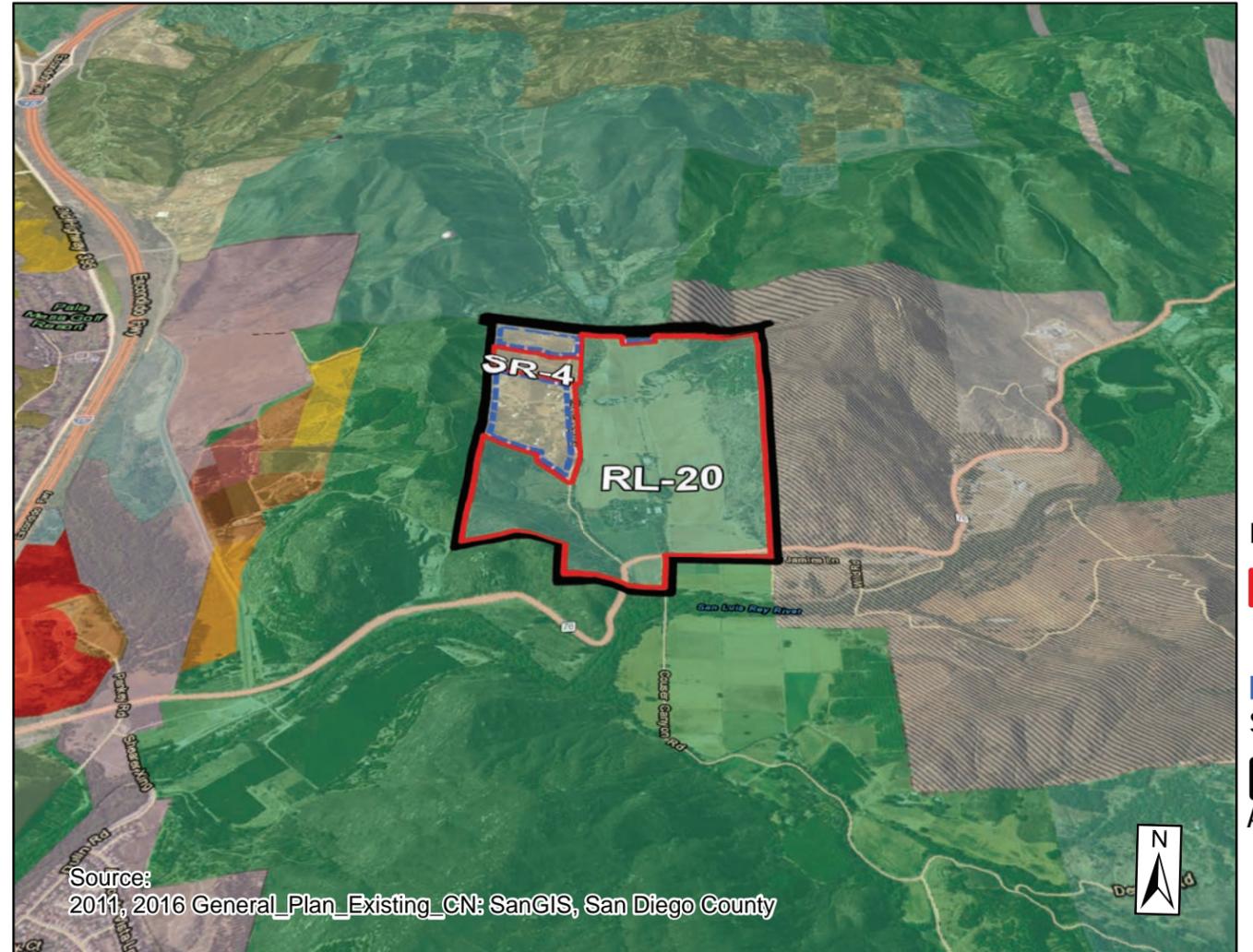


⑥ Driveway near the border between FB2 eastern parcel and Study Area parcel to the north, from approximate mid-point of driveway, facing west

GENERAL PLAN - CURRENT LAND USE DESIGNATIONS



GENERAL PLAN - PROPOSED LAND USE DESIGNATIONS



Legend

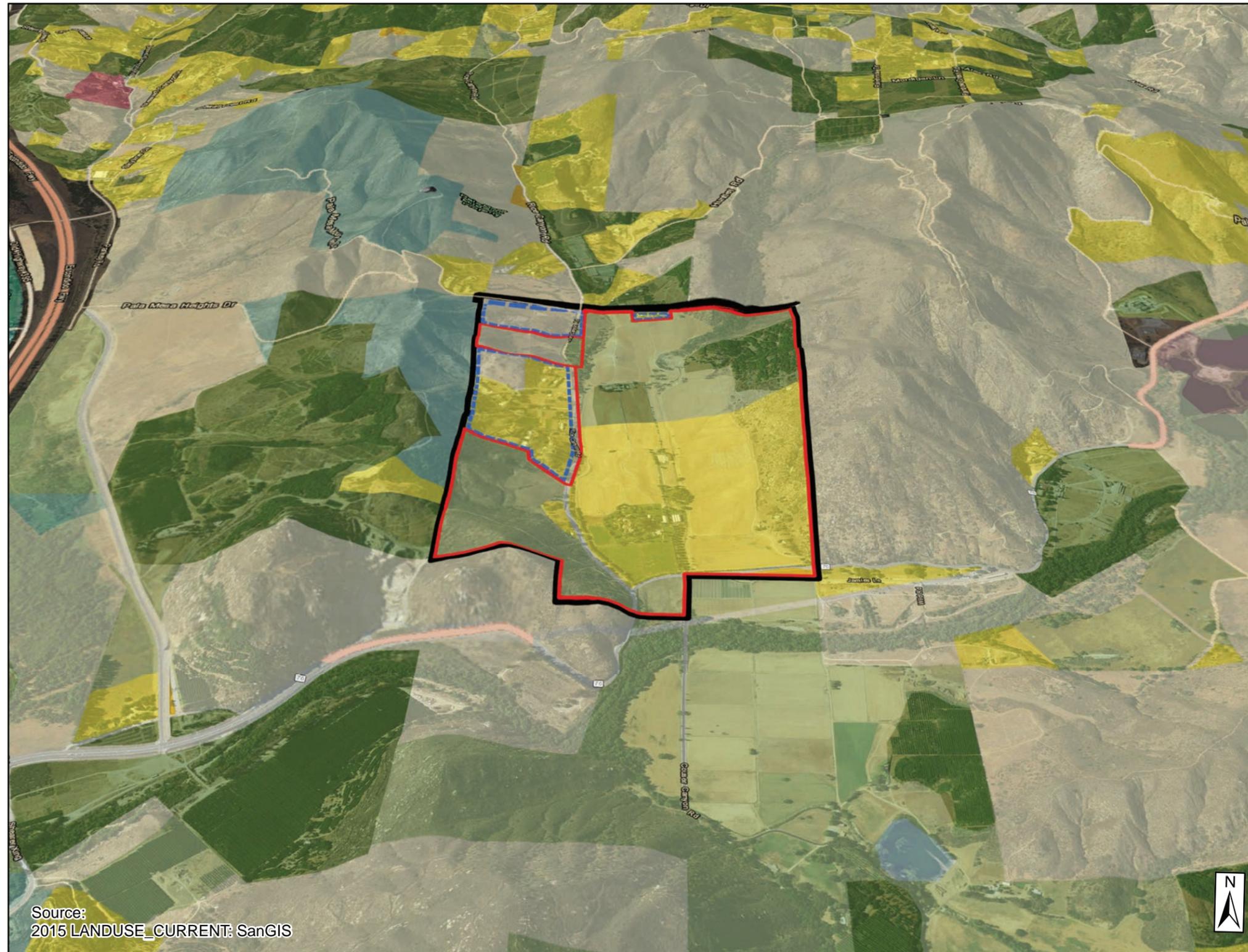
- PSR
- Study Area
- Analysis Area

LEGEND

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



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

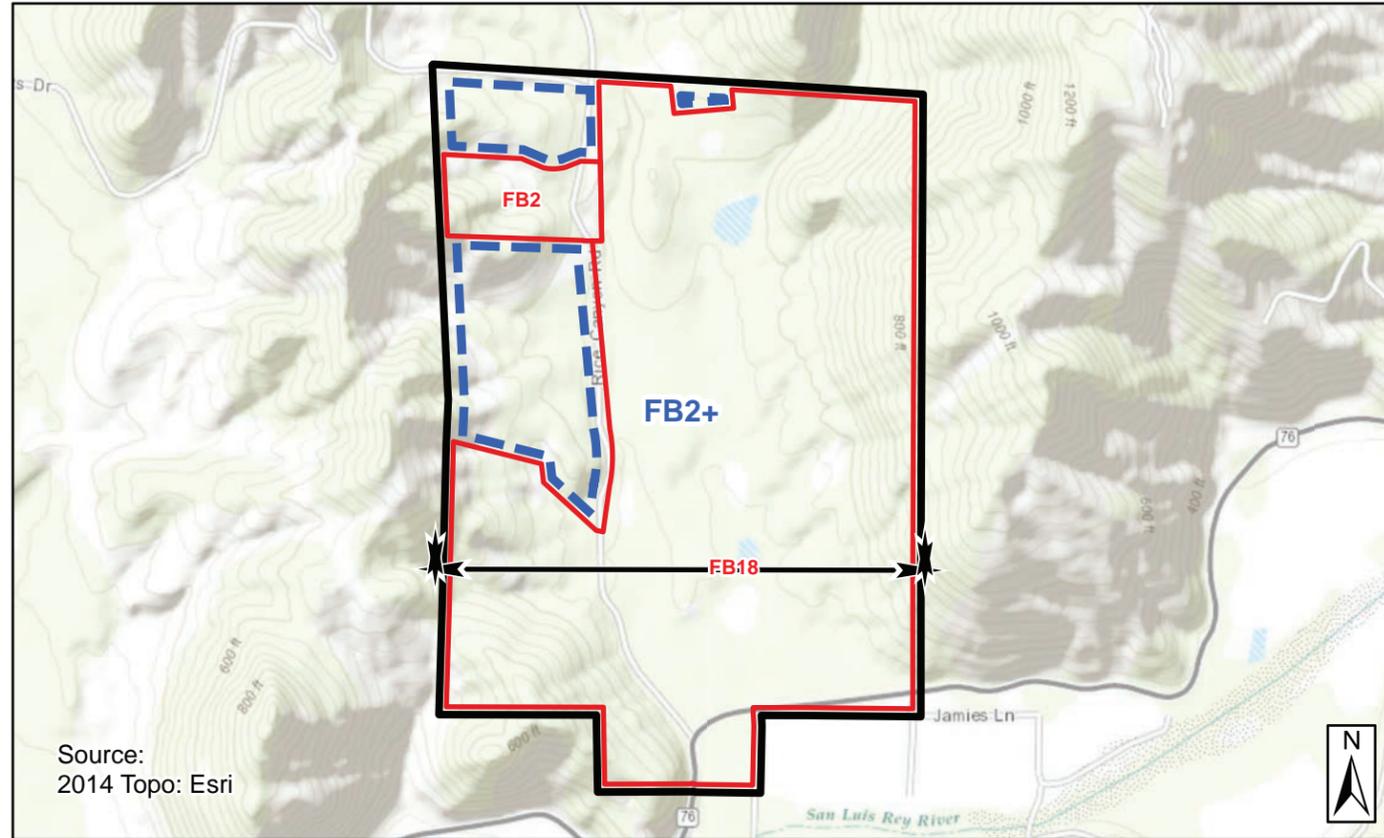
- Undeveloped; Undevelopable Natural Area
- Water
- Road Rights of Way
- Railroad Rights of Way

Legend

- PSR
- Study Area
- Analysis Area



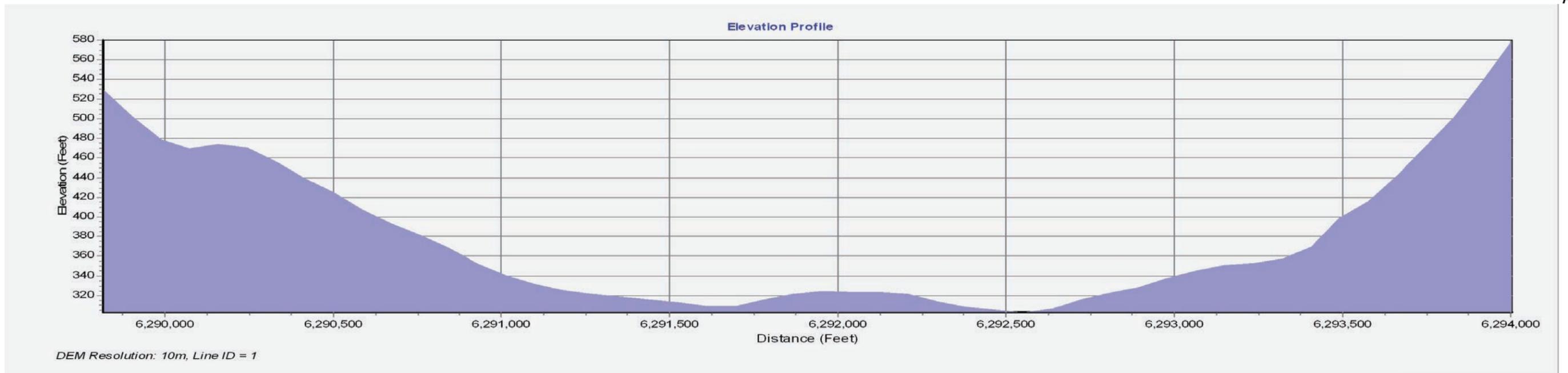
TOPOGRAPHIC VIEW



3D VIEW



- Legend
- PSR
 - Study Area
 - Analysis Area

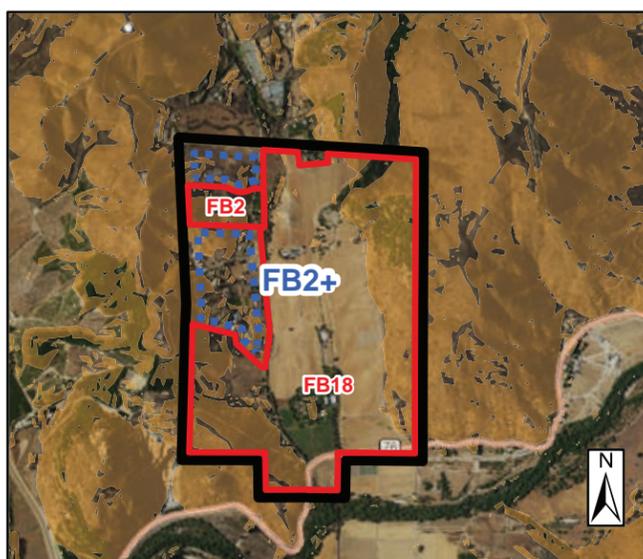


ILLUSTRATIVE SECTION ELEVATION LOOKING NORTH

STEEP SLOPES



3D VIEW

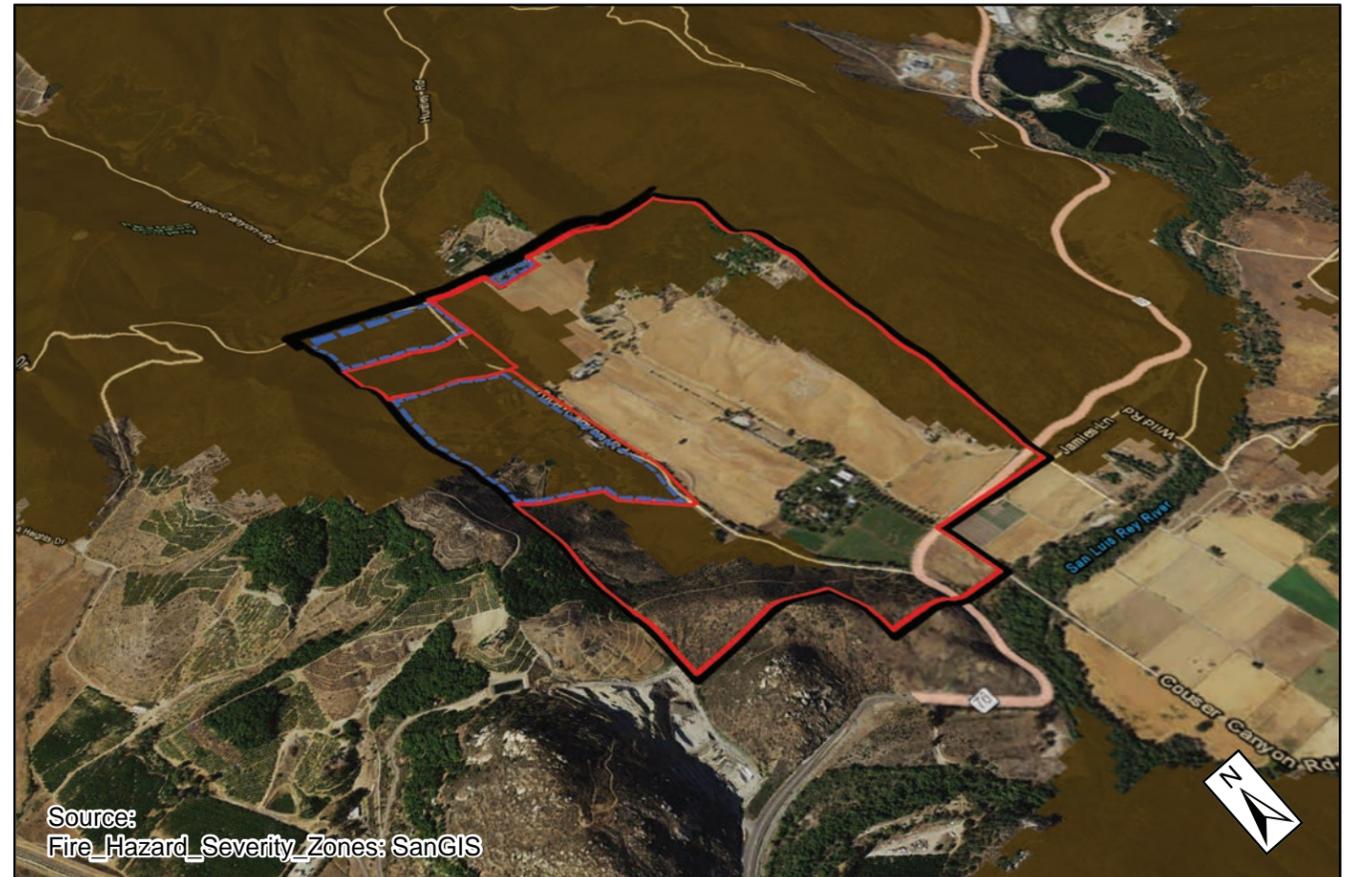


PLAN VIEW



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



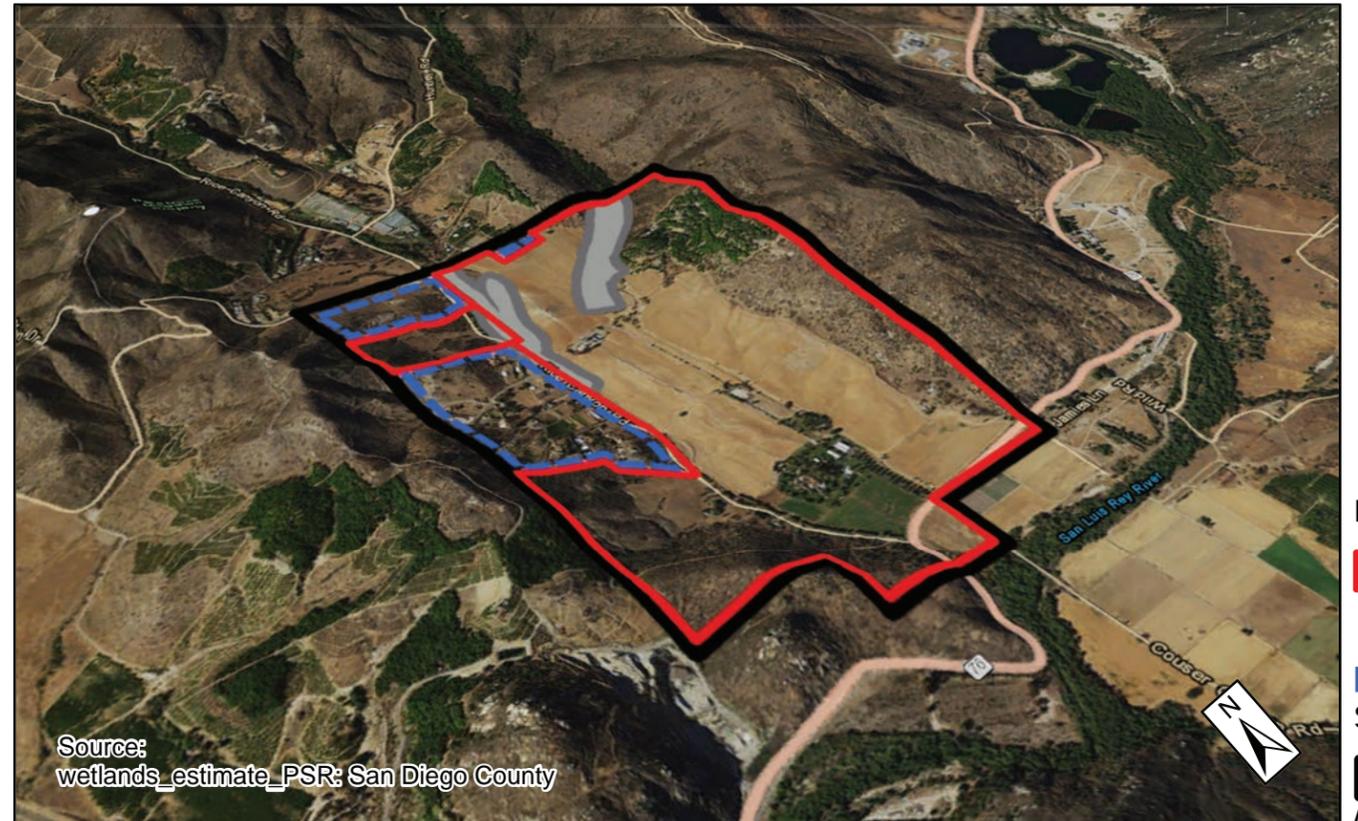
PLAN VIEW



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



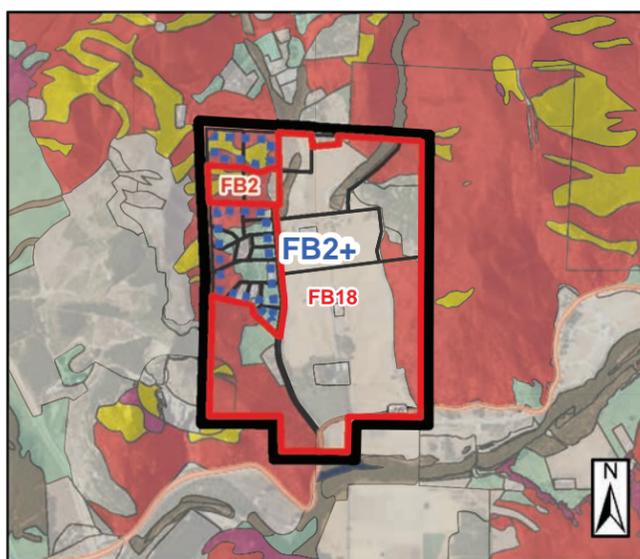
Analysis Area

VEGETATION

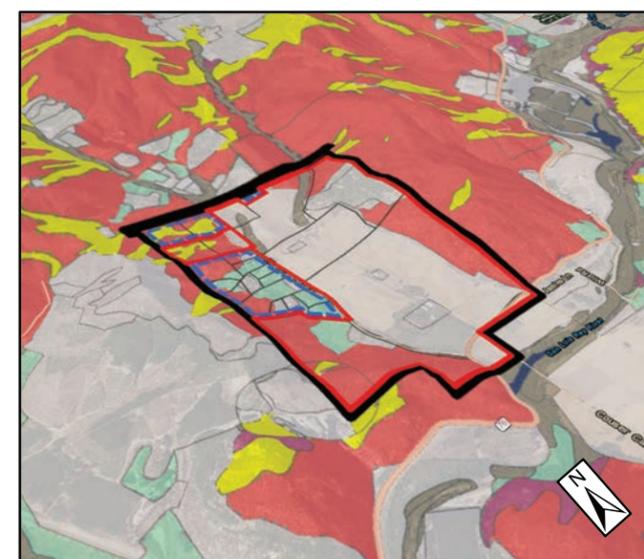
- | | |
|--------------------|------------------------------|
| PSR Parcels | Riparian Forest |
| Coastal Sage Scrub | Other Woodland |
| Chaparral | Marsh |
| Grasslands | Disturbed or Developed Areas |



3D VIEW



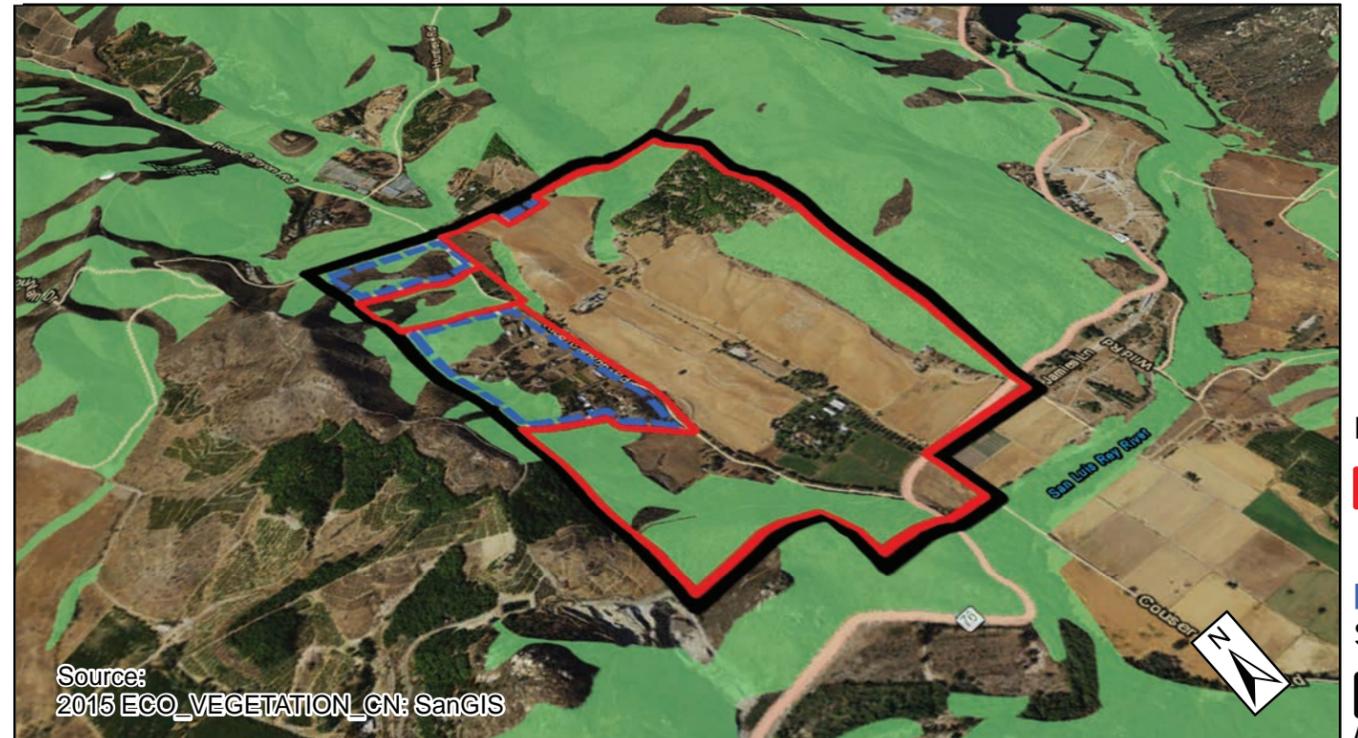
PLAN VIEW



3D VIEW # 2

UPPER TIER VEGETATION

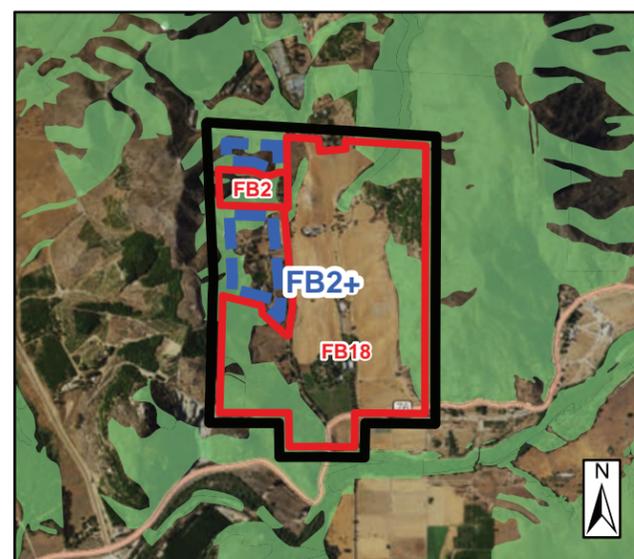
These areas contain upper tier vegetation communities, per the GIS vegetation layer. Upper tier vegetation communities found in the PSR areas include oak woodlands, coastal sage scrub, riparian forest types, riparian scrub types, and other wetland vegetation types like marshes. While these areas are 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



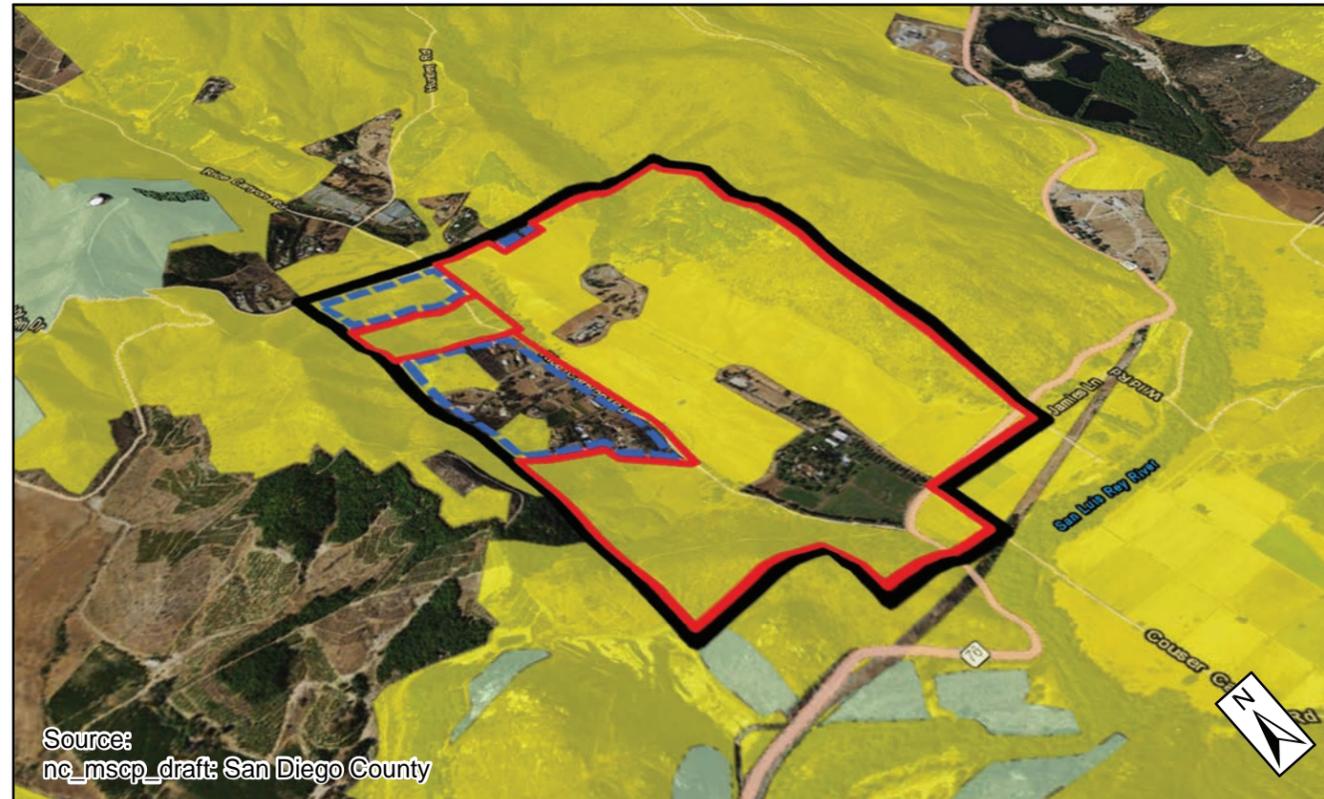
PLAN VIEW



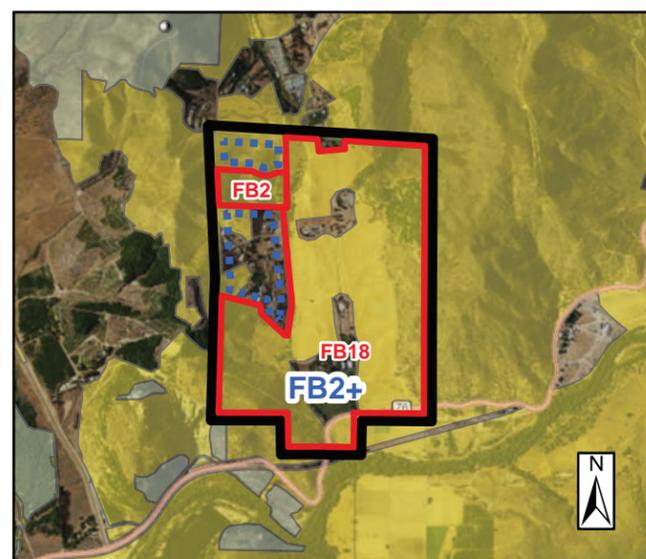
3D VIEW # 2

DRAFT NCMSCP PAMA **DRAFT NCMSCP PRESERVE LANDS**

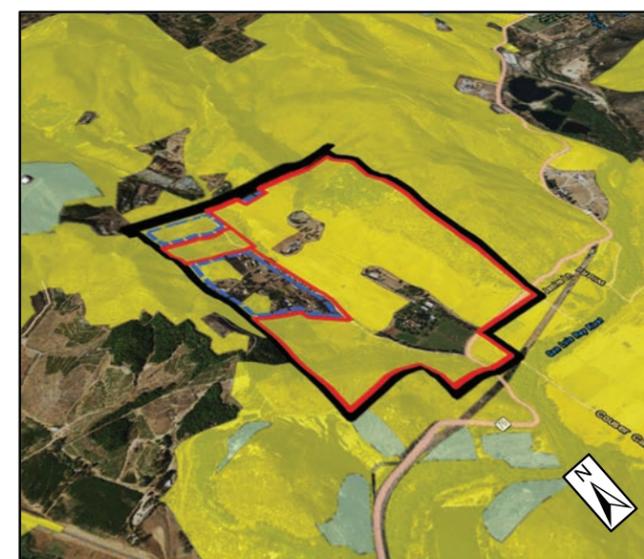
Draft NCMSCP PAMA – For an explanation of MSCP and PAMA, see p. 32. While PAMA areas are not undevelopable, higher habitat preservation ratios are typically required, particularly in areas that serve as potential wildlife corridors.



3D VIEW

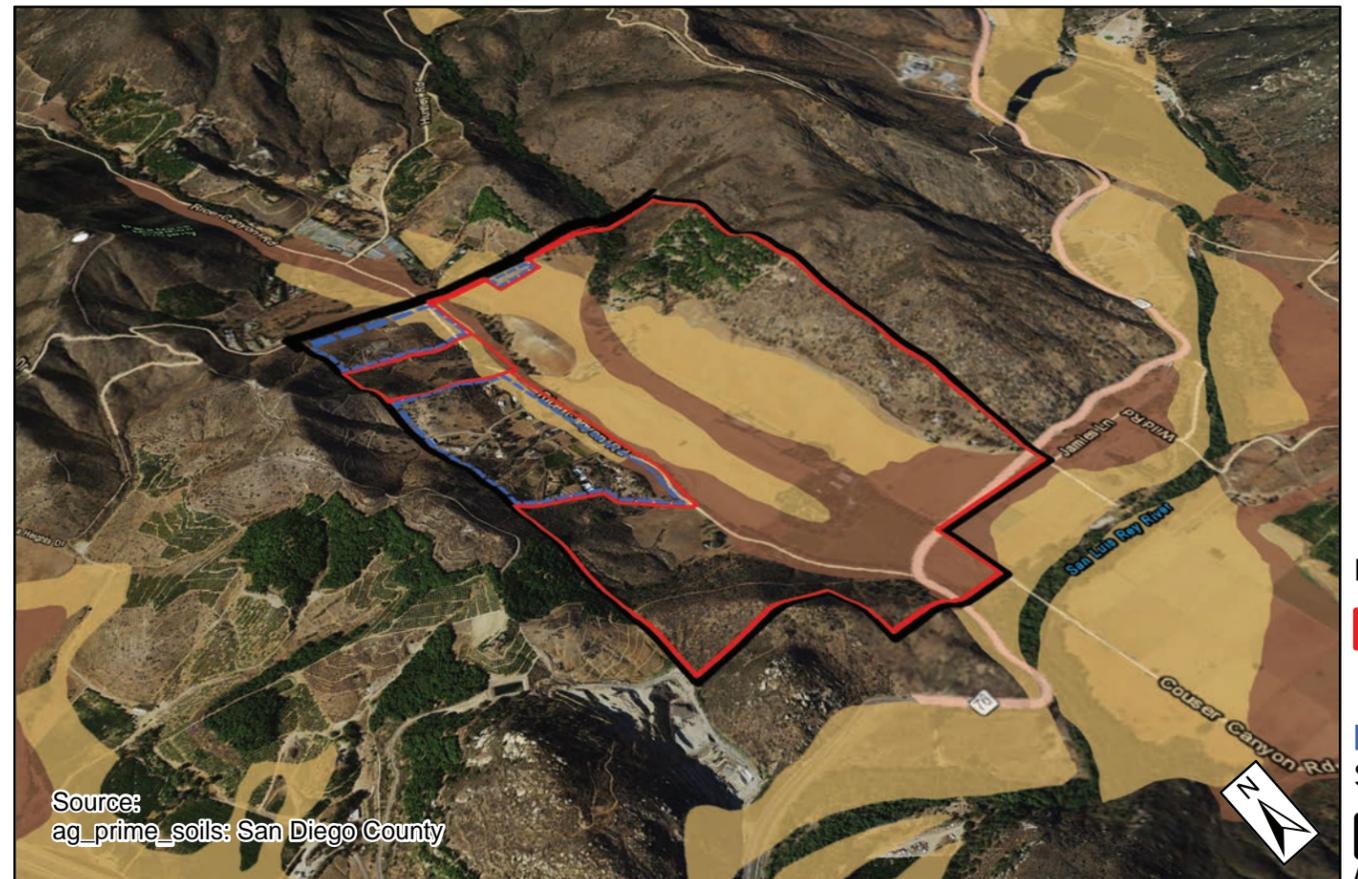


PLAN VIEW

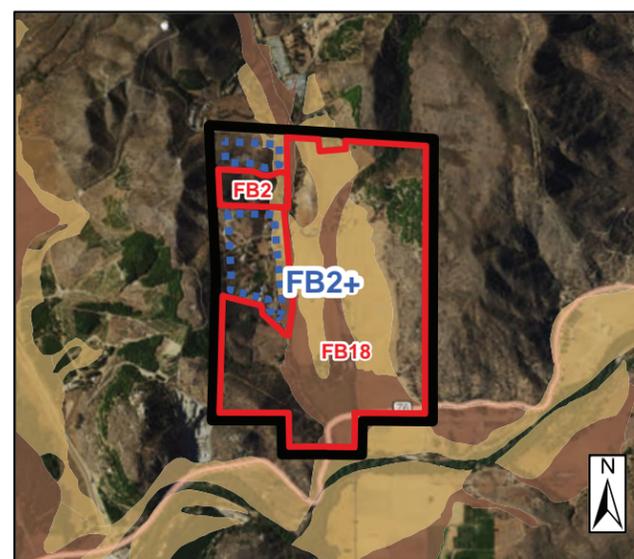


3D VIEW # 2

PRIME AGRICULTURAL SOILS **STATEWIDE SIGNIFICANT SOILS**



3D VIEW



PLAN VIEW



3D VIEW # 2

Legend



PSR



Study Area



Analysis Area



COMPOSITE CONSTRAINTS

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

	Approximate Acreage Within the Analysis Area	Approximate % of the Analysis Area
Constraint Area	232 ac	47 %
Potential Development Area	259 ac	53 %

See p. 32 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

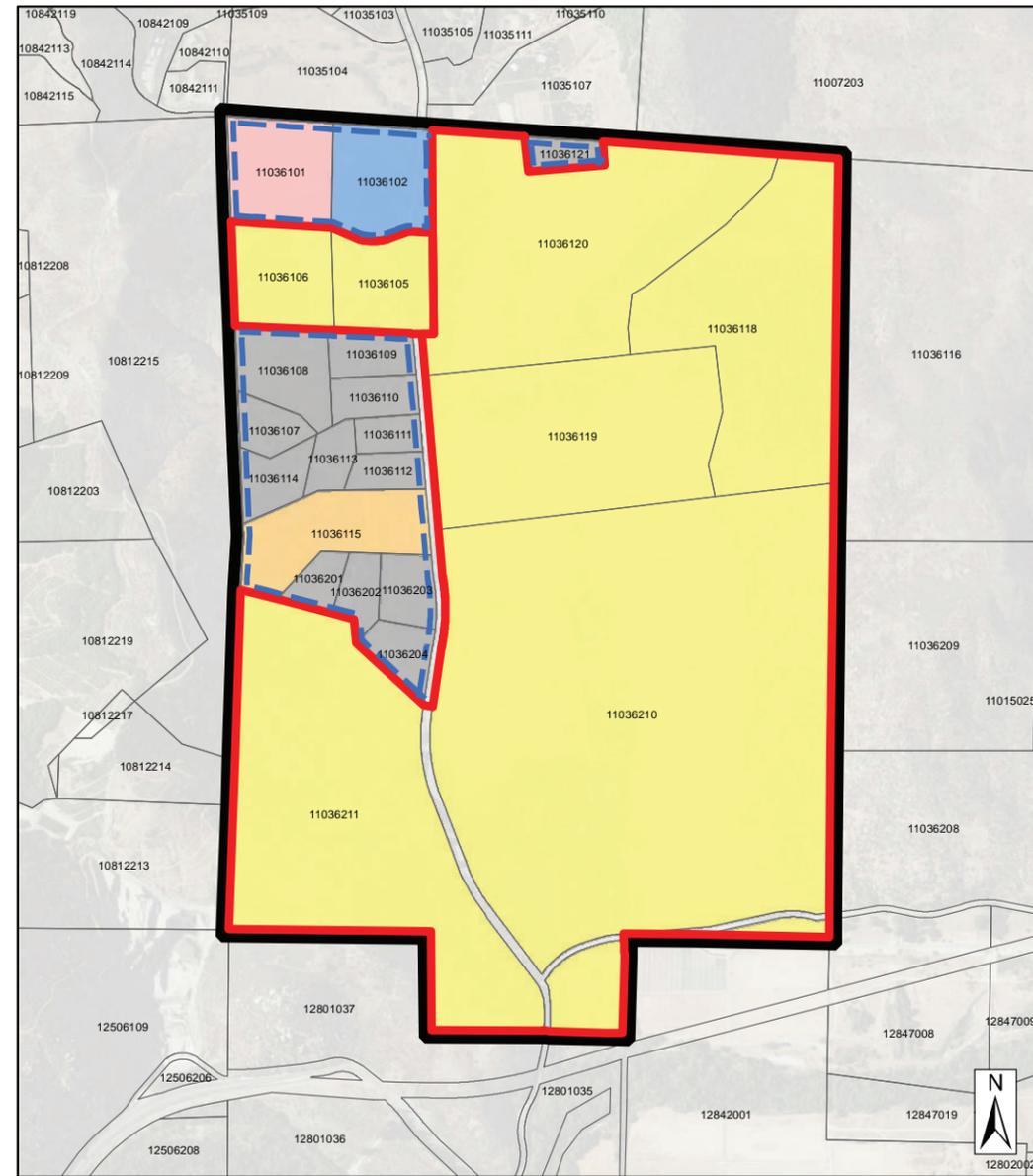


3D VIEW # 2

3D VIEW



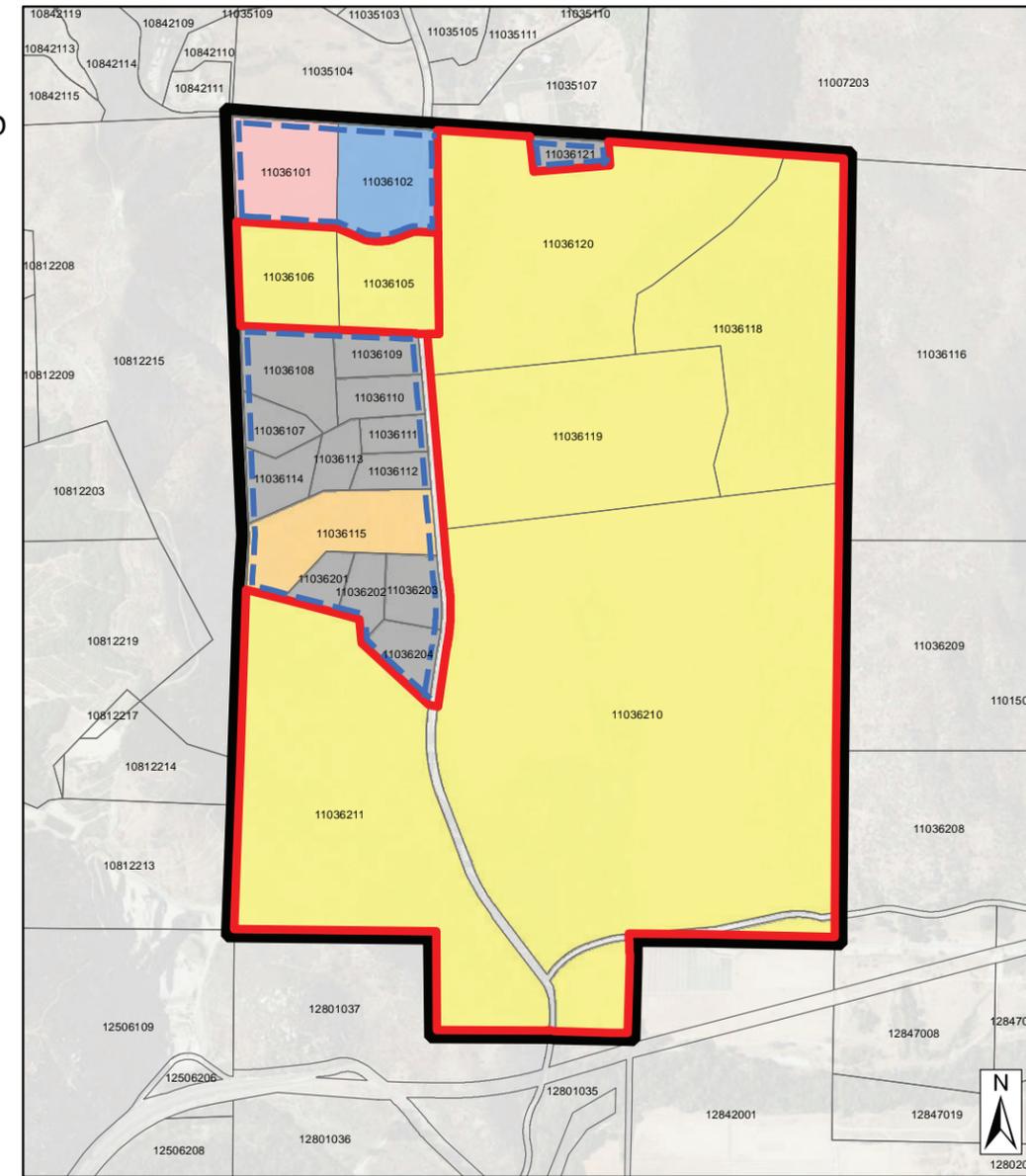
DENSITY POTENTIAL FOR COMMON OWNERSHIPS



EXISTING DENSITY POTENTIAL

LEGEND

EXISTING		PROPOSED
10		23
1		2
1		2
1		2
NO ADDITIONAL DENSITY POTENTIAL		



PROPOSED DENSITY POTENTIAL

LEGEND

- PSR
- Study Area
- Analysis Area



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
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



EXISTING GENERAL PLAN



PROPOSED GENERAL PLAN

LEGEND

- PSR
- Study Area
- Analysis Area

Project Overview

STAFF RECOMMENDATION: NOT DETERMINED
Analysis Area/PSR Description
<p><u>Proposed Land Use designation:</u> FB2: RL-20 to SR-4 FB18: RL-40 to RL-20 Study Area: RL20/RL-40 to SR-4/RL-20</p> <p><u>Property Owners:</u> Fritz Family Trust (FB2 & FB18)</p> <p><u>Size:</u> PSR – 410 Acres; 7 Parcels Study Area – 81 Acres; 16 Parcels</p> <p><u>Location/Description:</u> Adjacent to SR-76 and the San Luis Rey River; accessed via Rice Canyon Road; just over one mile from I-15; northwest parcels proposed for SR-4 are in the County Water Authority, others are outside the CWA boundary</p> <p><u>Estimated Potential Dwelling Unit Increase:</u> 16</p> <p><u>Fire Service Travel Time:</u> 10-20 minutes</p>
<p><u>Prevalence of Constraints:</u> ● – high; ◐ – partial; ○ - none</p> <ul style="list-style-type: none"> ◐ Steep Slope (Greater than 25%) ◐ Floodplain ◐ Wetlands ◐ Sensitive Habitat ● Agricultural Lands ◐ Fire Hazard Severity Zones
Staff Recommendation and Summary Rationale
<p>NOT DETERMINED</p>

Project Context

Parcels

- The FB2+ Analysis Area includes seven PSR parcels totaling approximately 410 acres and 16 Study Area parcels totaling approximately 81 acres
- 2 parcels that make up FB2, 5 for FB18
- Parcel sizes range from approximately 2 ½ acres to 166 acres

General Plan Designation

- Currently, most of the northwest portion is designated RL-20 (1 du/20 acres) and the remainder is designated RL-40 (1 du/40 acres).
- The PSR proposal includes a change to SR-4 (1 du/4, 8, or 16 acres – slope dependent) for the northwest portion within the County Water Authority (CWA) and a change to RL-20 for the remainder of the Analysis Area that is outside the CWA

Location/Access

- The Analysis Area is located on the southeastern end of the Fallbrook Community Planning Area (CPA), adjacent to SR-76 and the San Luis Rey River, and approximately 1.5 miles from I-15
- Access to the Analysis Area is provided via Rice Canyon Road, which is a 2-lane light collector Mobility Element road running north-south through the Analysis Area and connecting to SR-76 in the southern end
- The other roads within the Analysis Area are short dead end access roads

Public Utilities

- The FB2 parcel and associated Study Area parcels in the northwest portion of the Analysis Area (area proposed for SR-4) are within the Rainbow Municipal Water District for water service and most of these have existing water service.
- The six other parcels in the Analysis Area (FB18 area and one Study Area parcel) are outside of the County Water Authority boundary and are groundwater dependent.
- There is no existing or planned sewer service in the Analysis Area.

Uses

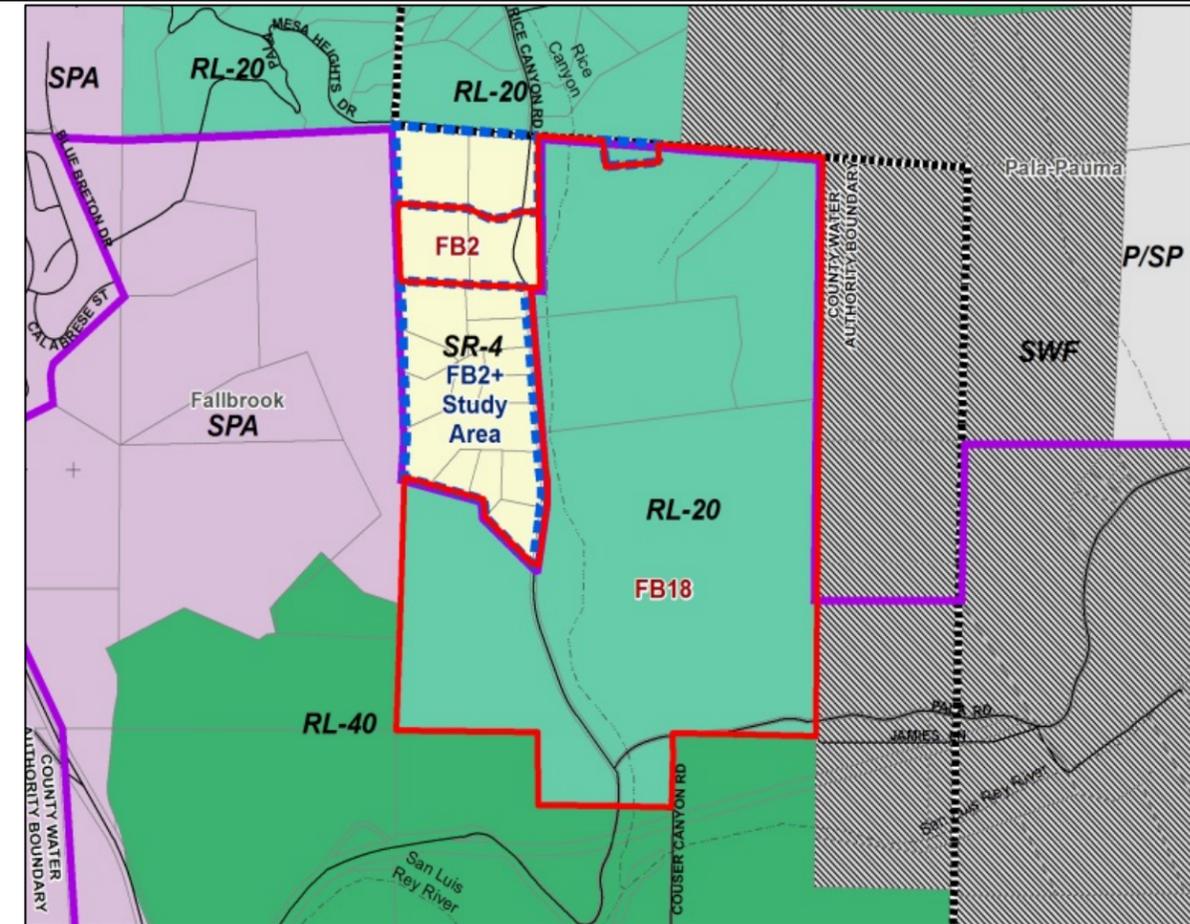
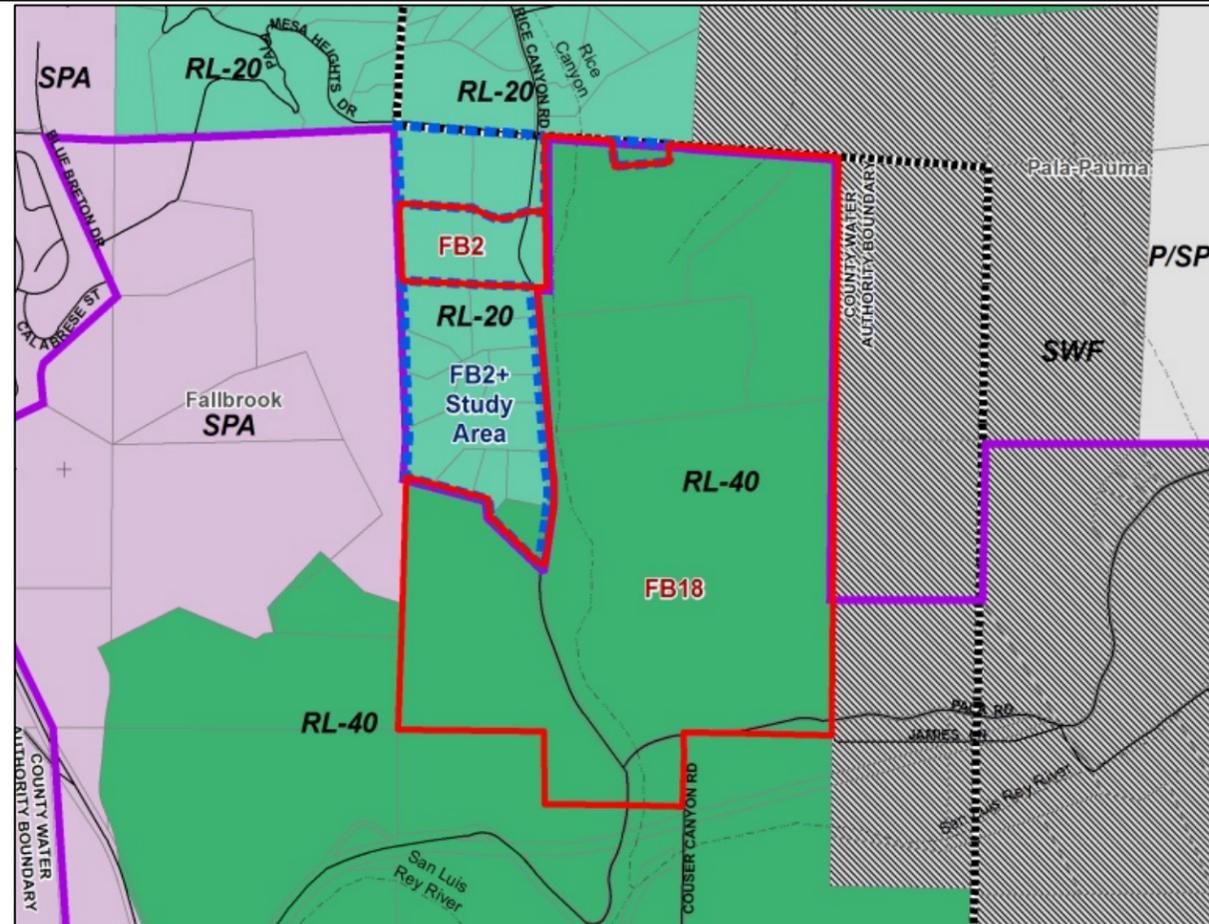
- Existing uses include single family residential and agricultural operations of varying sizes.
- The majority of the FB18 PSR area was previously graded, and is used for dry farming. A small area of citrus orchards is found in the northwest corner of FB18, adjacent to Rice Canyon Road.

Environmental Characteristics

- Steep slopes cover most of the western and eastern ends of the Analysis Area, and most of the undeveloped areas within these steep slope lands are covered with coastal sage scrub vegetation.
- These mostly undeveloped areas of coastal sage scrub vegetation include the FB2 PSR parcels and the northern study parcels.
- In the northern portion of the FB18 PSR area, there are also small corridors of riparian vegetation
- The San Luis Rey River corridor extends to the southern border of the Analysis Area and the associated FEMA floodplain covers about 27 acres in the southern end of the Analysis Area.
- Most of the Analysis Area (all of the undeveloped portions) is within a Pre-Approved Mitigation Area in the Preliminary 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 PSRs – 10 units		Potential Dwelling Unit Estimate PSRs – 23 units	
Potential Dwelling Unit Estimate in Study Area – 16 units		Potential Dwelling Unit Estimate in Study Area – 19 units	
ZONING	Existing Zoning	Proposed Zoning	
Zoning Use Regulation	A70, A72	A70	
Zoning Minimum Lot Size (acres)	2 and 8 Acres	2 and 8 Acres (5 parcels in the southern study area would require changing the zoning minimum lot size from 8 acres to 2 acres for consistency with the proposed SR-4 designation there)	
COMMUNITY INPUT			
Support	TBD		
Opposed	TBD		

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>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.</p>	<p>Regional Categories Map</p> <hr/> <p>Extent of existing infrastructure and services</p> <hr/> <p>Comparison to existing land uses and existing designations in the vicinity</p> <hr/> <p>Proximity to the village boundary, secondary commercial areas, and major job centers</p>	<ul style="list-style-type: none"> • <u>FB2 & Study Area parcels west of Rice Canyon Road (SR-4 proposed)</u>: Requires changing the Regional Category to Semi-Rural • <u>FB18 & Study Area parcel east of Rice Canyon road (RL-20 proposed)</u>: Does not require changing the Regional Category <hr/> <ul style="list-style-type: none"> • Roads/transportation <ul style="list-style-type: none"> ➢ Rice Canyon Road is an existing 2-lane public road running north-south through the middle of the entire Analysis Area ➢ State Route 76 (Pala Road) runs through the southern portion of the Analysis Area ➢ The closest freeway (I-15) on-ramp is approximately 1.5 miles from the Analysis Area, via SR-76 ➢ The closest bus stop is approximately 2 miles away, on SR-76, just west of I-15, providing service to Escondido and Valley Center • Water Service & Infrastructure <ul style="list-style-type: none"> <u>FB2 & Study Area parcels west of Rice Canyon Road (SR-4 proposed)</u> <ul style="list-style-type: none"> ➢ This portion is within the Rainbow Municipal Water District (RMWD) ➢ 14 of 17 parcels in this area have existing water service ➢ The three parcels without current service don't currently have access to a water line <u>FB18 & Study Area parcel east of Rice Canyon road (RL-20 proposed)</u> <ul style="list-style-type: none"> ➢ This portion is outside of the County Water Authority Boundary and is groundwater dependent • Sewer Service & Infrastructure <ul style="list-style-type: none"> ➢ There is no existing or planned sewer service within the Analysis Area • Fire protection service <ul style="list-style-type: none"> ➢ The entire Analysis Area is under the jurisdiction of the County Fire Authority – County Service Area (CSA) 135 ➢ The closest CSA fire station is approximately 15 miles away at 16791 Highway 76 ➢ For more information on fire protection service and fire hazard issues, see LU-6.11, S-1.1, and S-6.4 <hr/> <ul style="list-style-type: none"> • Existing land uses within ½ mile: low density residential, agriculture (including preserves and Williamson Act contracts), biological open space preserves, and a quarry • Land use designations within ½ mile: RL-40, RL-20, Specific Plan Area, and Public/Semi-Public Facilities <hr/> <ul style="list-style-type: none"> • Approximately six miles to the Fallbrook Village boundary • Approximately two miles to convenience-type commercial • Approximately 20-30 miles from major job centers in Escondido, San Marcos, and along the SR-78 corridor 	<p>LU-1.1 Additional Notes</p>
LU-1.2	<p>Leapfrog Development. Prohibit leapfrog development which is inconsistent with the Community</p>	<p>Proposing Village designation(s)</p>	<ul style="list-style-type: none"> • N/A - This policy is not applicable to the Analysis Area because no Village designations are proposed. 	<p>LU-1.2 Additional Notes</p>

	Policy	Policy Review Criteria	Description	Notes
	<p>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 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.]</p>			
<p>LU-1.3</p>	<p>Development Patterns. Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.</p>	<p>Land use designations within a 1 mile radius of Analysis Area/PSR</p>	<p>Approximately:</p> <ul style="list-style-type: none"> • 1,500 acres in the RL-40 designation • 1,100 acres in the RL-20 designation • 1,100 acres in the P/SP designation (area of proposed Gregory Canyon Landfill; separated from Analysis Area by a mountainous area) • 1,000 acres in Specific Plan areas (approved but unbuilt - Campus Park, Campus Park West, and Meadowood Specific Plans – include residential densities in Village and Semi-Rural ranges, commercial, office/professional, low impact industrial, open space/habitat preserves, and agricultural preserves) 	<p>LU-1.3 Additional Notes</p>
		<p>Evident mapping patterns in the vicinity</p>	<ul style="list-style-type: none"> • ‘Greenbelt’ (see Policy LU-2.5 review) buffers of very low density residential (Rural Lands), open space, and agriculture are found in this eastern end of the CPA and in the northern end of the CPA • More than 20,000 acres of designated Rural Lands north and south of the Analysis Area, with Public/Semi-Public and Tribal Lands to the east • Rural Lands designations reflecting agricultural operations in the area • Over 3,000 acres of Williamson Act Contracts (agricultural preservation) to the south and southeast 	
		<p>Regional Categories Map</p>	<ul style="list-style-type: none"> • <u>FB2 & Study Area parcels west of Rice Canyon Road (SR-4 proposed)</u> <ul style="list-style-type: none"> ➤ Requires changing the Regional Category to Semi-Rural • <u>FB18 & Study Area parcel east of Rice Canyon road (RL-20 proposed)</u> <ul style="list-style-type: none"> ➤ Does not require changing the Regional Category 	
		<p>Greenbelts on the edges of communities</p>	<ul style="list-style-type: none"> • The Analysis Area is within a ‘greenbelt’ per the General Plan definition. See the mapping patterns information above and Policy LU-2.5 	
<p>LU-1.4</p>	<p>Village Expansion. Permit new Village Regional Category designated land uses</p>	<p>Proposing Village designation(s)</p>	<ul style="list-style-type: none"> • N/A 	<p>LU-1.4 Additional Notes</p>

	Policy	Policy Review Criteria	Description	Notes
	<p>only where contiguous with an existing or planned Village and where all of the following criteria are met:</p> <ul style="list-style-type: none"> ▪ Potential Village development would be compatible with environmental conditions and constraints, such as topography and flooding ▪ Potential Village development would be accommodated by the General Plan road network ▪ Public facilities and services can support the expansion without a reduction of services to other County residents ▪ The expansion is consistent with community character, the scale, and the orderly and contiguous growth of a Village area 			
<p>LU-1.5</p>	<p>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.</p>	<p>Proximity to other jurisdictions</p>	<ul style="list-style-type: none"> • Approximately five miles from Riverside County • Approximately two miles from the Pala Reservation 	<p>LU-1.5 Additional Notes</p>
<p>Land use patterns in nearby or adjacent jurisdictions used as primary precedent or justification</p>	<ul style="list-style-type: none"> • Land use patterns in nearby jurisdictions are not primary justifications in density considerations for the site. 			
<p>LU-1.9</p>	<p>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</p>	<p>Overall acreage of Analysis Area/PSR(s)</p>	<ul style="list-style-type: none"> • The entire Analysis Area (including PSR and Study Area parcels) is 491 acres • The FB2 PSR is 20 acres • The FB18 PSR is 390 acres 	<p>LU-1.9 Additional Notes</p>
<p>Overall additional density potential</p>	<ul style="list-style-type: none"> • It is estimated that the proposal would result in 16 additional potential dwelling units throughout the Analysis Area. <ul style="list-style-type: none"> ➤ 13 additional potential units in the common ownership PSR parcels of FB2 and FB18 ➤ 3 additional potential units over 3 of the Study Area parcels (1 additional each) 			

Policy	Policy Review Criteria	Description	Notes	
<p>process except in cases where regulations or site specific characteristics render such densities infeasible.</p>	<p>Portions of the Analysis Area/PSR that would have additional density potential</p>	<ul style="list-style-type: none"> • <u>FB2 & Study Area parcels west of Rice Canyon Road (SR-4 proposed)</u> <ul style="list-style-type: none"> ➢ Additional density potential would be in the 2 PSR parcels, 2 Study Area parcels adjacent to the north, and one of the parcels in the southern Study Area • <u>FB18 & Study Area parcel east of Rice Canyon road (RL-20 proposed):</u> <ul style="list-style-type: none"> ➢ Additional density potential throughout with the exception of the one Study Area parcel 		
	<p>Conservation Subdivision design requirement – not currently applicable or maintained/removed with the proposed designation change See p. 32 for an explanation of the Conservation Subdivision Program.</p>	<ul style="list-style-type: none"> • <u>FB2 & Study Area parcels west of Rice Canyon Road (SR-4 proposed)</u> <ul style="list-style-type: none"> ➢ A Conservation Subdivision design is required under the current RL-20 designation, but is not required under the proposed SR-4 designation • <u>FB18 & Study Area parcel east of Rice Canyon road (RL-20 proposed)</u> <ul style="list-style-type: none"> ➢ A Conservation Subdivision design is required under the existing RL-40 designation and also under the proposed RL-20 designation ➢ With the proposed RL-20 designation in the FB18 area, 80% resource avoidance is required under the Conservation Subdivision Program. 		
	<p>Steep slopes (≥25%) within the areas of additional density potential</p>	<ul style="list-style-type: none"> • <u>FB2 & Study Area parcels west of Rice Canyon Road (SR-4 proposed)</u> <ul style="list-style-type: none"> ➢ Approximately 17 acres of the 55 acres associated with the additional density parcels is in steep slopes • <u>FB18 & Study Area parcel east of Rice Canyon road (RL-20 proposed):</u> <ul style="list-style-type: none"> ➢ Approximately 133 acres of the 390 acres associated with the additional density parcels is in steep slopes 		
	<p>Allowed slope encroachment per the Resource Protection Ordinance (RPO) See p. 32 for an explanation of RPO steep slope implications.</p>	<ul style="list-style-type: none"> • Parcels within the Analysis Area would be in the range of 10-16% encroachment allowed (encroachment percentage based on percentage of lots in steep slope) 		<ul style="list-style-type: none"> • Based on the area of steep slope and the encroachment allowed, this issue alone is not anticipated render the densities infeasible
	<p>FEMA or County mapped floodplains and floodways within the areas with additional density potential</p>	<ul style="list-style-type: none"> • <u>FB2 & Study Area parcels west of Rice Canyon Road (SR-4 proposed)</u> <ul style="list-style-type: none"> ➢ No floodplains/floodways in this area • <u>FB18 & Study Area parcel east of Rice Canyon road (RL-20 proposed)</u> <ul style="list-style-type: none"> ➢ Approximately 27 acres in the southeastern portion of the FB18 PSR are in the FEMA and County floodplain ➢ The County-mapped floodway is not within the Analysis Area boundary. 		<ul style="list-style-type: none"> • Due to the 8-acre minimum lot size allowed (per the Groundwater Ordinance), and the location of the floodplain, it is not anticipated to impact density feasibility in the FB18 area
	<p>Wetlands within the areas of additional density potential See p. 32 for an explanation of RPO wetland implications.</p>	<ul style="list-style-type: none"> • The current extent of wetlands in the Analysis Area is more limited than what is shown on the current GIS layer. • It is estimated that there are approximately 30 acres of wetlands remaining within the two drainages in the <u>northern portion of the FB18 area</u> • This wetland corridor continues just beyond the FB18 area into approximately one acre of the <u>FB2 PSR area that is east of Rice Canyon Road</u> 		<ul style="list-style-type: none"> • Due to Due to the 8-acre minimum lot size allowed (per the Groundwater Ordinance), these are not anticipated to impact density feasibility in the FB18 area, though wetland buffers will be required

Policy	Policy Review Criteria	Description	Notes
	Upper tier habitats/vegetation communities within the areas with additional density potential	<ul style="list-style-type: none"> • <u>FB2 & Study Area parcels west of Rice Canyon Road (SR-4 proposed)</u> <ul style="list-style-type: none"> ➤ Much of the area of additional density potential in this portion contains undeveloped coastal sage scrub vegetation ➤ Approximately one acre of riparian forest in the small portion of the FB2 PSR that is east of Rice Canyon Road • <u>FB18 & Study Area parcel east of Rice Canyon road (RL-20 proposed)</u> <ul style="list-style-type: none"> ➤ Two areas of riparian forest remain within the northern portion of FB18, both falling within the wetland areas which will require avoidance and buffers ➤ The hillsides on the southwest portion and eastern portion of the FB18 area contain mostly coastal sage scrub vegetation 	<ul style="list-style-type: none"> • A subdivision over the entire common ownership area of FB2 and FB18 would likely be required to cluster away from the hillsides of coastal sage scrub (see PAMA below) • It is likely that the RL20 designation in the FB18 area could be achieved while completely avoiding the riparian and coastal sage scrub areas
	North County MSCP - Draft Pre-Approved Mitigation Area (PAMA) overall in the Analysis Area and acreage within the areas of additional density. See p. 32 for an explanation of MSCP and PAMA.	<ul style="list-style-type: none"> • <u>FB2 & Study Area parcels west of Rice Canyon Road (SR-4 proposed):</u> <ul style="list-style-type: none"> ➤ All of the areas of additional density potential are in the draft PAMA for the North County MSCP ➤ For the southern Study Area parcel that could be split into two parcels under the proposal, the western undeveloped portion is in draft PAMA and the eastern developed portion is not • <u>FB18 & Study Area parcel east of Rice Canyon road (RL-20 proposed)</u> <ul style="list-style-type: none"> ➤ Approximately 320 acres of the 390-acre FB18 PSR area is in the draft PAMA. ➤ The FB18 Study Area parcel is not within draft PAMA 	<ul style="list-style-type: none"> • If the draft PAMA designation is approved for these areas, effective wildlife corridors will be sought on the western and eastern portions of the Analysis Area, to connect to existing offsite corridors. The location and habitat characteristics of the additional density potential in the SR-4 proposed area would limit the feasibility of additional development there if the PAMA is approved. • Approximately 1,000 acres of undeveloped lands to the north and northwest of the FB2 area, with the majority of that area in open space preserves
	Adjacent open space preserves or large blocks of undeveloped native habitat (if the Analysis Area is in draft PAMA)	<ul style="list-style-type: none"> • <u>FB2 & Study Area parcels west of Rice Canyon Road (SR-4 proposed):</u> <ul style="list-style-type: none"> ➤ Adjacent to a habitat corridor to the west and north that includes approximately 600 acres of open space preserves • <u>FB18 & Study Area parcel east of Rice Canyon road (RL-20 proposed):</u> <ul style="list-style-type: none"> ➤ Adjacent to an area of approximately 5,000 acres that is mostly undeveloped native vegetation, stretching to the northeast ➤ San Luis Rey River corridor runs through the southern end, south of SR-76 	
	Regional wildlife corridors	<ul style="list-style-type: none"> • The entire Analysis Area is in close proximity to the Santa Ana to Palomar Regional Wildlife Corridor, which links the Santa Ana Mountains and nearby coastal lowlands to the Palomar Mountains and other inland ranges of San Diego County 	

	Policy	Policy Review Criteria	Description	Notes
		Maximum dead end road length (DERL) based on the proposed zoning minimum lot size	<ul style="list-style-type: none"> • <u>FB2 & Study Area parcels west of Rice Canyon Road (SR-4 proposed):</u> <ul style="list-style-type: none"> ➤ 2-acre minimum lot size – 1,320 feet ➤ 8-acre minimum lot size – 2,640 feet area ➤ Minimum lot size change would be required for a five parcels with existing 8-acre minimum lot sizes, in the area proposed for SR-4 • <u>FB18 & Study Area parcel east of Rice Canyon road (RL-20 proposed):</u> <ul style="list-style-type: none"> ➤ Existing and proposed 8-acre minimum lot size, requiring a maximum DERL of 2,640 feet. • Discretion of the Fire Marshal is possible in applying DERLs, for consideration of the applicable density 	Maximum DERLs are not anticipated to have a major impact on density feasibility because a public road (Rice Canyon Road) runs north-south through the length of the Analysis Area, providing an opportunity for relatively short new access routes from there.
		Number of parcels within the Analysis Area/PSR with additional density potential that have existing access via dead end roads	<ul style="list-style-type: none"> • One FB2 PSR parcel with additional density potential has existing access via a dead end road. • One FB18 PSR parcel with additional density potential has no access. 	Access improvement requirements are not anticipated to render the proposed densities infeasible because of the relatively short distance between the existing public roads and the furthest points (from the public roads) in the Analysis Area.
		Existing public road access for areas with additional density potential	<ul style="list-style-type: none"> • SR-76 runs through the southernmost portion of the Analysis Area • County-maintained Rice Canyon Road runs north-south through the entire length of the Analysis Area 	
		Existing private road access with paved widths of at least 24 feet (fire access standard) for areas with additional density potential	<ul style="list-style-type: none"> • The private access roads within the Analysis Area are not to the 24-foot width fire access standard. 	
		Existing environmental constraints that could limit the potential for widening substandard roads	<ul style="list-style-type: none"> • Areas of potential wetlands could limit development of new access roads or widening of existing substandard private access roads, where wetlands are delineated. 	
		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"> • There are no unbuilt Mobility Element roads in the Analysis Area. • If potential widening of SR-76 in the area of the southern portion were to be undertaken, it would be in floodplain area that would be excluded for residential development per General Plan Policy S-9.5 	
LU-2.3	<p>Development Densities and Lot Sizes. Assign densities and minimum lot sizes in a manner that is compatible with the character of each unincorporated community.</p>	Overall additional density potential	<ul style="list-style-type: none"> • It is estimated that the proposal would result in 16 additional potential dwelling units throughout the Analysis Area 	LU-2.3 Additional Notes
		Portions of the Analysis Area that would have additional density potential	<ul style="list-style-type: none"> • 13 additional potential units in the common ownership PSR parcels of FB2 and FB18 • 3 additional potential units over 3 of the Study Area parcels (1 additional each) <ul style="list-style-type: none"> ➤ 2 of these Study Area parcels are north of FB2 ➤ 1 is in the southern Study Area portion west of Rice Canyon Road 	

Policy	Policy Review Criteria	Description	Notes
	Prevalent land use designations surrounding the Analysis Area/PSR (1-mile radius and beyond)	<p><u>Prevalent land use designations within a 1-mile radius</u></p> <ul style="list-style-type: none"> Approximately 1,500 acres in the RL-40 designation Approximately 1,100 acres in the RL-20 designation Approximately 1,100 acres in the P/SP (area of proposed Gregory Canyon Landfill; separated from Analysis Area by a mountainous area) Approximately 1,000 acres in Specific Plan areas (approved but unbuilt - Campus Park, Campus Park West, and Meadowood Specific Plans – include residential densities in Village and Semi-Rural ranges, commercial, office/professional, low impact industrial, open space/habitat preserves, and agricultural preserves) 	<ul style="list-style-type: none"> Most of this area of the County is designated Rural Lands, including over 20,000 acres directly north and south of the Analysis Area (P/SP and tribal lands to the east)
	Changes in zoning minimum lot size	<ul style="list-style-type: none"> <u>FB2 & Study Area parcels west of Rice Canyon Road (SR-4 proposed)</u> <ul style="list-style-type: none"> A change from 8 acres to 2 acres is required for the parcels in the southern portion of this Study Area, for consistency with the proposed land use designation <u>FB18 & Study Area parcel east of Rice Canyon road (RL-20 proposed)</u> <ul style="list-style-type: none"> No changes in zoning minimum lot size are proposed for this portion 	
	The range of lot sizes and most common (mode) lot size in the area	<ul style="list-style-type: none"> The most common lot size in the area is in the area of 30-50 acres, though there are some smaller lot sizes of 5-15 acres to the north 	<ul style="list-style-type: none"> The relatively large lot sizes in this area are reflective of extensive large agricultural operations, including several properties with Williamson Act Contracts (agricultural preservation)
	Community Plan policies that specifically reference the application of densities and minimum lot sizes	<ul style="list-style-type: none"> 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"> Lot sizes of 0.5 acres or less are not proposed Policy LU 2.1.4 encourages country estates which combine residential and light agricultural uses, especially groves <ul style="list-style-type: none"> Minimum lot sizes would allow for combined agricultural and residential uses See Policy LU-7.1 for additional information. 	
LU-2.4	<p>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.</p>	<p>Community issues/objectives noted in the community plan that are particularly relevant to the proposal?</p> <ul style="list-style-type: none"> 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.” <p>Community plan policies that are relevant to the proposal</p> <ul style="list-style-type: none"> Policies LU 2.1.6 (min lot sizes in Semi-Rural) and LU 2.1.4 (country estates combining agricultural and residential uses) – see Policy LU-2.3 review Policy COS 1.1.1 encourages development of combined agricultural and residential uses <ul style="list-style-type: none"> The proposed designations would allow for continued agricultural and residential uses (see Policy LU-7.1 review) 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 <ul style="list-style-type: none"> A small percentage encroachment into steep slopes would be allowed (see LU-1.9) 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 	<p>LU-2.4 Additional Notes</p> <ul style="list-style-type: none"> The Analysis Area is adjacent to an area (to the south and southeast) containing over 3,000 acres of Williamson Act Contract (agricultural preservation contract) lands. This eastern portion of Fallbrook and into the adjacent Pala-Pauma planning area is mostly agricultural lands and very low density residential (Rural

	Policy	Policy Review Criteria	Description	Notes
			<ul style="list-style-type: none"> ➤ See Policies LU-1.9, S-9.2, S-9.4, and S-9.5 for additional information • Policy COS 1.3.1 calls for preserving native vegetation along streams, in wetlands, and floodplains 	Lands designations).
		Unique issues and/or community-specific planning rationales noted in the General Plan Update/PSR Board reports that are particularly relevant to the proposal	<ul style="list-style-type: none"> • A community-specific planning rationale developed for Fallbrook was to map Rural Lands designations in the environmentally sensitive lands surrounding the San Luis Rey River and the Santa Margarita River ➤ The Analysis Area includes areas of floodplain, wetlands, riparian vegetation and coastal sage scrub vegetation with adjacent habitat corridor connections. 	
LU-2.5	Greenbelts to Define Communities. Identify and maintain greenbelts between communities to reinforce the identity of individual communities. See p. 32 for a General Plan definition of greenbelts.	'Greenbelt' criteria	<ul style="list-style-type: none"> • The Analysis Area currently has Rural Lands designations (RL-20 and RL-40) and it is within the southeastern edge of the Fallbrook CPA. • Surrounding uses include low density residential, agriculture, and open space 	LU-2.5 Additional Notes <ul style="list-style-type: none"> • With these characteristics, the Analysis Area fits the General Plan definition of a greenbelt
		Regional Category change	<ul style="list-style-type: none"> • The area proposed for SR-4 will require a regional category change 	
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. 32 for an explanation of the Conservation Subdivision Program.	<ul style="list-style-type: none"> • <u>FB2 & Study Area parcels west of Rice Canyon Road (SR-4 proposed)</u> <ul style="list-style-type: none"> ➤ The Conservation Subdivision requirement would be removed with the proposed change from RL-20 to SR-4 • <u>FB18 & Study Area parcel east of Rice Canyon road (RL-20 proposed)</u> The Conservation Subdivision requirement would be maintained with the proposed change from RL-40 to RL-20 	LU-6.2 Additional Notes
		Habitat/vegetation types are found in the Analysis Area/PSR areas of additional density potential	<ul style="list-style-type: none"> • <u>FB2 & Study Area parcels west of Rice Canyon Road (SR-4 proposed):</u> <ul style="list-style-type: none"> ➤ A mix of coastal sage scrub and chaparral vegetation communities ➤ A riparian corridor encroaches into the southeastern corner of the FB2 PSR area (east side of Rice Canyon Road portion) • <u>FB18 & Study Area parcel east of Rice Canyon road (RL-20 proposed):</u> <ul style="list-style-type: none"> ➤ Portions of this area has been previously cleared and graded for residential and agricultural uses ➤ In the northern portion there are two remaining riparian corridors ➤ On the southwestern and eastern portions, there are hillsides of coastal sage scrub and chaparral 	
		Resource Conservation Areas	<ul style="list-style-type: none"> • The Analysis Area is not with a Resource Conservation Area of the Fallbrook Community Plan. 	
		Community Plan policies that reference one or more of the vegetation communities found in the Analysis Area/PSR	<ul style="list-style-type: none"> • Policy COS 1.3.1 calls for preserving native vegetation along streams, in wetlands and floodplains 	

	Policy	Policy Review Criteria	Description	Notes
		<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. 32 for an explanation of MSCP and PAMA.</p>	<ul style="list-style-type: none"> • <u>FB2 & Study Area parcels west of Rice Canyon Road (SR-4 proposed):</u> <ul style="list-style-type: none"> ➤ All of the areas of additional density potential are in the draft PAMA for the North County MSCP ➤ For the southern Study Area parcel that could be split into two parcels under the proposal, the western undeveloped portion is in draft PAMA and the eastern developed portion is not • <u>FB18 & Study Area parcel east of Rice Canyon road (RL-20 proposed)</u> <ul style="list-style-type: none"> ➤ Approximately 320 acres of the 390-acre FB18 PSR area is in the draft PAMA. • The FB18 Study Area parcel is not within draft PAMA 	
		<p>Areas that could serve as potential wildlife corridors, due to connections between substantial undeveloped native vegetation onsite and undeveloped native vegetation offsite</p>	<ul style="list-style-type: none"> • Potential wildlife corridors are found on the western, northern, and eastern sides, while SR-76 runs along the southern perimeter • Adjacent to the additional density parcels in the SR-4 proposed portion, there is over 1,000 acres of undeveloped native habitat lands to the north and northwest, with the majority in open space preserves, including the area directly adjacent 	
		<p>Regional wildlife corridors</p>	<ul style="list-style-type: none"> • The entire Analysis Area is in close proximity to the Santa Ana to Palomar Regional Wildlife Corridor, which links the Santa Ana Mountains and nearby coastal lowlands to the Palomar Mountains and other inland ranges of San Diego County 	
		<p>Species covered in the Draft NCMSCP that have the potential to occur in the Analysis Area/PSR</p>	<ul style="list-style-type: none"> • Species covered in the draft North County MSCP with the potential to occur in the Analysis Area include Stephen’s kangaroo rat, pallid bat, golden eagle, burrowing owl, coastal cactus wren, least Bell’s vireo, California gnatcatcher, and San Diego coast horned lizard 	
		<p>US Fish and Wildlife Service (USFWS) Critical Habitat Area designations for federally endangered species</p>	<ul style="list-style-type: none"> • The Critical Habitat Designated area along the San Luis Rey River for the federally endangered arroyo toad, least Bell’s vireo, and southwestern willow flycatcher is in the vicinity 	
<p>LU-6.11</p>	<p>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.</p>	<p>Extreme, very high and high Fire Hazard Severity Zones present within Analysis Area/PSR (if applicable)</p>	<p>Based on available data, the Analysis Area contains the following approximate acreages of these FHSZ categories</p> <ul style="list-style-type: none"> • Very High: 193 acres • High: 98 acres • See Policy S-1.1 for information on existing fire protection infrastructure and services 	<p>LU-6.11 Additional Notes</p>
		<p>Proposed density consistency with emergency response travel times</p>	<ul style="list-style-type: none"> • Fire Marshal estimates show the travel time would be approximately 20 minutes • The area proposed for SR-4 would not currently be anticipated to meet the General Plan standard of a 10-minute travel time for that designation. • The area proposed for RL-20 would currently be estimated to comply with General Plan response times 	
		<p>Other hazards present</p>	<ul style="list-style-type: none"> • Approximately 12 acres in the northern Study Area (proposed for SR-4) are within a Fault Rupture Hazard Zone • Approximately 27 acres in the southern portion (FB18) are within the FEMA floodplain. Approximately 8 acres in the area south of SR-76 are in the County floodway. See Policies S-9.2, S-9.5, and S-10.1 for additional information • Approximately 22 acres in the southern portion (FB18) are within a Dam Inundation Zone. 	

Policy		Policy Review Criteria	Description	Notes
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) See p. 32 for an explanation of the SR-2 threshold for supporting continued agricultural operations.	<ul style="list-style-type: none"> The Analysis Area proposes SR-4 and RL-20, which are lower density designations than the SR-2 threshold for supporting continued agricultural operations 	LU-7.1 Additional Notes <ul style="list-style-type: none"> The 8-acre minimum lot size requirement in the FB18 area (zoning and Groundwater Ordinance) would provide an ideal lot size for estates lots that combine residential and agricultural uses, consistent with the policies that encourage these combined uses in the Fallbrook Community Plan.
		Agricultural operations present	<ul style="list-style-type: none"> field crops orchards nurseries 	
LU-8.1	Density Relationship to Groundwater Sustainability. Require land use densities in groundwater dependent areas to be consistent with the long-term sustainability of groundwater supplies, except in the Borrego Valley.	County Water Authority (CWA) Boundary	<ul style="list-style-type: none"> <u>FB2 & Study Area parcels west of Rice Canyon Road (SR-4 proposed):</u> This portion is within the CWA (Rainbow Municipal Water District). This policy is not applicable to Analysis Areas/PSRs that are within the CWA boundary. <u>FB18 & Study Area parcel east of Rice Canyon road (RL-20 proposed):</u> This portion is outside the CWA 	LU-8.1 Additional Notes
		Groundwater-dependent (per the Groundwater Ordinance criteria)	<ul style="list-style-type: none"> <u>FB2 & Study Area parcels west of Rice Canyon Road (SR-4 proposed):</u> Since this portion is in the Rainbow Municipal Water District, it is not groundwater dependent <u>FB18 & Study Area parcel east of Rice Canyon road (RL-20 proposed):</u> This portion is outside the CWA and not within a water district for water delivery. As such, it is groundwater dependent. 	
		Groundwater Ordinance minimum lot size (if groundwater-dependent)	<ul style="list-style-type: none"> The groundwater dependent FB18 area is within an area of 15 to 18 inches average annual precipitation, which results in a Groundwater Ordinance minimum lot size of 8 acres. 	
		Proposed land use designation consistency with Groundwater Ordinance minimum lot size	<ul style="list-style-type: none"> Within the groundwater dependent area, the proposed RL-20 designation would be consistent with 8-acre minimum lot size per the Groundwater Ordinance (allowing clustering). 	
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	<ul style="list-style-type: none"> N/A 	LU-9.2 Additional Notes
		Potential community character issues	<ul style="list-style-type: none"> N/A 	
		Consistency with the level of environmental constraint	<ul style="list-style-type: none"> N/A 	
LU-9.5	Village Uses. Encourage development of distinct areas within communities	Village land use designations proposed	<ul style="list-style-type: none"> N/A 	LU-9.5 Additional Notes

Policy		Policy Review Criteria	Description	Notes
	offering residents places to live, work, and shop, and neighborhoods that integrate a mix of uses and housing types.	Potential uses associated with Village proposal	<ul style="list-style-type: none"> N/A 	
		Nearby uses	<ul style="list-style-type: none"> 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.	Commercial, office, civic, and higher density (Village) proposals	<ul style="list-style-type: none"> 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) 	LU-9.6 Additional Notes
		Town Center or Rural Village in a transportation node	<ul style="list-style-type: none"> N/A 	
		Established industrial district, a secondary commercial district, or corridor	<ul style="list-style-type: none"> N/A 	
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	<ul style="list-style-type: none"> The Analysis Area is not in a Village 	LU-9.9 Additional Notes
		Village densities	<ul style="list-style-type: none"> The Analysis Area does not include proposals for Village designations 	
		Land uses surrounding the Analysis Area /PSR	<ul style="list-style-type: none"> N/A 	
		Identified growth area	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> <u>FB2 & Study Area parcels west of Rice Canyon Road (SR-4 proposed):</u> Requires changing the Regional Category to Semi-Rural <u>FB18 & Study Area parcel east of Rice Canyon road (RL-20 proposed):</u> Does not require changing the Regional Category 	LU-10.3 Additional Notes
		Proximity to the Village Boundary	<ul style="list-style-type: none"> The Analysis Area is approximately 6 miles from the Fallbrook Village Boundary 	
		Proximity to the CPA boundary	<ul style="list-style-type: none"> The Analysis area is adjacent to the CPA boundary on the north and less than ¼ mile from the CPA boundary on the east. 	
		Greenbelts on/near the edges of communities	<ul style="list-style-type: none"> The Analysis Area is within a greenbelt per the General Plan definition. See Policy LU-2.5 for additional information. 	
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	<ul style="list-style-type: none"> N/A 	LU-10.3 Additional Notes
		Distance between the proposed commercial or industrial designation and the Village	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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-11.1 Additional Notes
		Accessibility from surrounding areas	<ul style="list-style-type: none"> N/A 	

Policy		Policy Review Criteria	Description	Notes
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 designated locations by reducing future development conflicts.	Within a ¼ mile of existing designated medium or high-impact industrial areas	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> N/A 	
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)	<ul style="list-style-type: none"> Approximately 168 acres are within the 1,300' buffer of MRZ-2 and 37 acres are within MRZ-2 <ul style="list-style-type: none"> ➤ These are within the area proposed for RL-20 	COS-10.2 Additional Notes
		Threshold of SR-10 or lower density (maximum density determined to not preclude mining operations per the State Mining & Geology Board)	<ul style="list-style-type: none"> The proposed RL-20 designation within the areas of MRZ-2 and 1,300' buffer is a lower density designation than the maximum density determined to not preclude mining operations per the State Mining & Geology Board. 	
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	<ul style="list-style-type: none"> The Analysis Area/PSR contains steep hillsides and proposes SR-4 and RL-20 designations 	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	<ul style="list-style-type: none"> <u>FB2 & Study Area parcels west of Rice Canyon Road (SR-4 proposed):</u> Requires changing the Regional Category to Semi-Rural <u>FB18 & Study Area parcel east of Rice Canyon road (RL-20 proposed):</u> Does not require changing the Regional Category 	COS-14.1 Additional Notes
		Alternative transportation networks available in the vicinity	<ul style="list-style-type: none"> Approximately 2 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"> ➤ RTA route provides service between SR-76 and destinations in Riverside County ➤ NCTD route provides service to Valley Center, Escondido, and stops along SR-76 Approximately 2 miles to the nearest park-and-ride facility (same area) 	

	Policy	Policy Review Criteria	Description	Notes
		Proximity to Villages, other commercial centers, and job centers	<ul style="list-style-type: none"> Approximately 6 miles to the Village Boundary Approximately 2 miles to the closest commercial area (gas-convenience commercial) 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	<ul style="list-style-type: none"> There are potential community character issues with the SR-4 proposal. See Policies LU-2.3 and LU-2.4 for additional information. 	
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	<ul style="list-style-type: none"> The Analysis Area has public road access, but lacks transit options. See Policy COS-14.1 	H-1.3 Additional Notes
		Proximity to job centers	<ul style="list-style-type: none"> Approximately 20-30 miles from major job centers in Escondido, San Marcos, and along the SR-78 corridor 	
		Extensive public services	<ul style="list-style-type: none"> For more information on public services and infrastructure, see LU-1.1 Common public services not present: the entire Analysis Area is outside sewer districts and the FB18 portion is outside the CWA and not in a water district 	
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	<ul style="list-style-type: none"> The Analysis Area/PSR is within the Very High, High, and Moderate Fire Hazard Severity Zones. See Policy LU-6.11 for additional information. Approximately 12 acres in the northern Study Area (proposed for SR-4) are within a Fault Rupture Hazard Zone Approximately 27 acres in the southern portion (FB18) are within the FEMA floodplain. Approximately 8 acres in the area south of SR-76 are in the County floodway. See Policies S-9.2, S-9.5, and S-10.1 for additional information Approximately 22 acres in the southern portion (FB18) are within a Dam Inundation Zone. 	S-1.1 Additional Notes
		Extent of existing road infrastructure that is built to fire access standards	<ul style="list-style-type: none"> Rice Canyon Road is a public road that runs north-south through the Analysis Area SR-76 is a state highway running along the southern end of the Analysis Area 	
		Maximum allowed Dead End Road Length (DERL), based on the proposed zoning minimum lot size	<ul style="list-style-type: none"> FB2 & Study Area parcels west of Rice Canyon Road (SR-4 proposed): <ul style="list-style-type: none"> ➤ 2-acre minimum lot size – 1,320 feet ➤ 8-acre minimum lot size – 2,640 feet area ➤ Minimum lot size change would be required for a five parcels with existing 8-acre minimum lot sizes, in the area proposed for SR-4 FB18 & Study Area parcel east of Rice Canyon road (RL-20 proposed): <ul style="list-style-type: none"> ➤ Existing and proposed 8-acre minimum lot size, requiring a maximum DERL of 2,640 feet. Discretion of the Fire Marshal is possible in applying DERLs, for consideration of the applicable density 	
		Portions of the Analysis Area/PSR that would require extensive access improvements in order to meet fire access standards	<ul style="list-style-type: none"> Access improvements would be required for most of the areas of additional density potential, but the location of Rice Canyon Road (public road) running north-south through the Analysis Area reduces the need for long new access roads and providing the necessary access would be feasible 	
		Existing site constraints that could limit the feasibility of fire clearing to the proposed density or could limit access improvements where necessary	<ul style="list-style-type: none"> Wetland/riparian areas in the northern portion would require avoidance The areas proposed for SR-4 include draft PAMA designations with the North County MSCP where the allowed slope encroachment would only be 10% For additional information on feasibility, see Policy LU-1.9 	

Policy		Policy Review Criteria	Description	Notes
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	<ul style="list-style-type: none"> • Fire Marshal estimates show the travel time would be approximately 20 minutes • The area proposed for SR-4 would not currently be anticipated to meet the General Plan standard of a 10-minute travel time for that designation. • The area proposed for RL-20 would currently be estimated to comply with General Plan response time standards 	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	<ul style="list-style-type: none"> • Approximately 27 acres in the southern portion (FB18) are within the FEMA floodplain. 	S-9.2 Additional Notes
		Density feasibility with avoidance of floodplain	<ul style="list-style-type: none"> • Approximately 363 acres are available win the FB18 area, outside the floodplain, so it is anticipated the density in that portion is feasible with complete avoidance of the floodplain. • Refer to LU-1.9 for more information on floodplains and density potential 	
S-9.4	Development in Villages within the Floodplain Fringe. 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"> • N/A – no Village land use designations are proposed 	S-9.4 Additional Notes
		Mapped floodplains within an area proposed for a Village designation	<ul style="list-style-type: none"> • 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	Semi-Rural or Rural land use designations in the floodplain fringe	<ul style="list-style-type: none"> • Approximately 21 acres of the FB18 portion of the Analysis Area is within a floodplain fringe (floodplain area outside the County-designated floodway). 	S-9.5 Additional Notes
		Community Plan explicit references	<ul style="list-style-type: none"> • The Fallbrook Community Plan does not include policy language to allow additional floodplain development beyond the allowances in this policy. 	

	Policy	Policy Review Criteria	Description	Notes
	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.	Parcels located entirely within a floodplain that would have additional density potential	<ul style="list-style-type: none"> None of the parcels are located entirely within the floodplain 	
S-9.6	Development in Dam Inundation Areas. Prohibit development in dam inundation areas that may interfere with the County’s emergency response and evacuation plans.	Dam Inundation Area Density feasibility with avoidance of dam inundation area	<ul style="list-style-type: none"> Approximately 22 acres of the Analysis Area/PSR is within a dam inundation zone The potential density could likely be achieved with complete avoidance of the dam inundation area 	S-9.6 Additional Notes
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 Density feasibility with avoidance of the floodway	<ul style="list-style-type: none"> Approximately 6 acres of the Analysis Area/PSR are located within a County designated floodway. The potential density could likely be achieved with complete avoidance of the floodway 	S-10.1 Additional Notes

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.