

FB18

General Plan (Adopted Aug 2011)	RL40
Property Specific Request:	SR10
Requested by: Matthew Peterson	
Community Recommendation	RL40 ¹
Opposition Expected ²	Yes
Spot Designation/Zone	Yes
Impact to FCI Timeline	Major
Change to GPU Principles Needed	Yes
Level of Change	Major

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

Property Description

Property Owner:
 Fritz Family Trust

Size:
 393.3 acres
 5 parcels

Location/Description:
 South of Pala Mesa Heights Drive on Rice Canyon Road.;
 Inside County Water Authority boundary

Prevalence of Constraints (See following page):
 ● – high; ◐ – partially; ○ - none

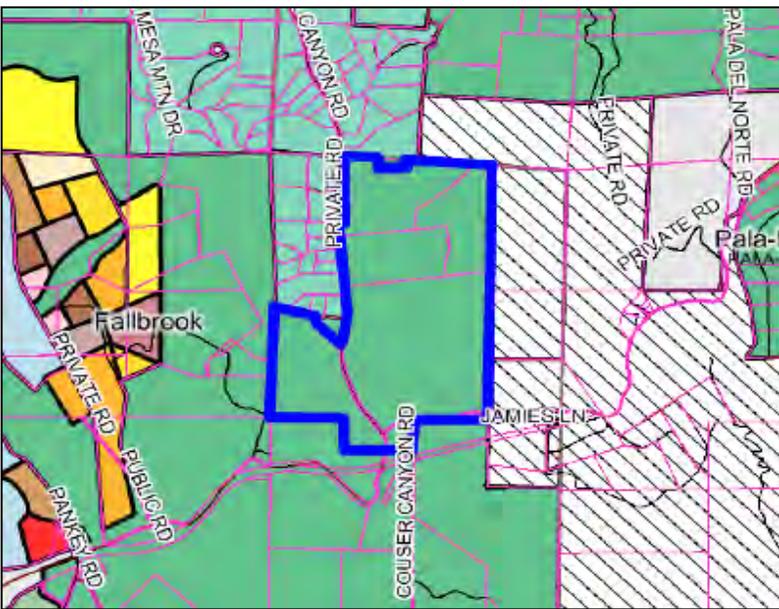
- ◐ Steep slope (greater than 25%)
- Floodplain
- ◐ Wetlands
- ◐ Habitat Value
- ◐ Agricultural Lands
- ◐ Fire Hazard Severity Zones

Land Use

General Plan	
Scenario	Designation
Former GP	1du/10 ac
GP (Adopted Aug 2011)	RL40
Referral	RL40
Hybrid	
Draft Land Use	
Environmentally Superior	
Zoning	
Former— A72, 40-acre minimum lot size	
Adopted Aug 2011 — Same as existing	



Aerial

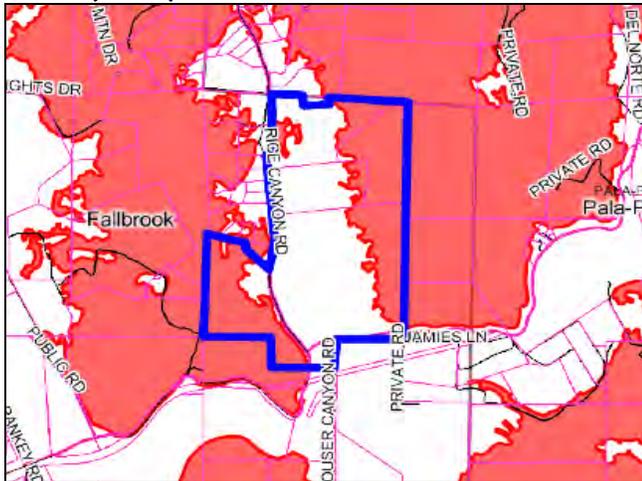


Adopted Aug 2011

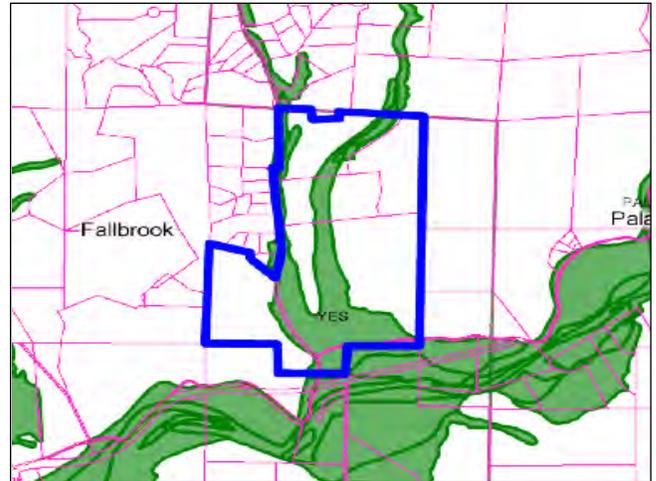
Discussion

The map adopted on August 3, 2011 reflects the zoning under the former General Plan, which required a minimum lot size of 40 acres. A Semi-Rural designation would not be supported by the project objectives; particularly the Community Development Model because it would apply Semi-Rural densities on a fringe of the planning area composed of Rural Lands. Also, the requested density is outside the range of alternatives evaluated by the General Plan Update Draft EIR.

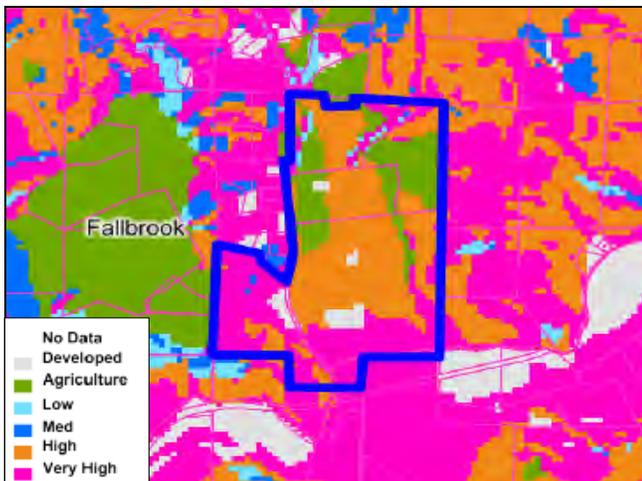
FB18 (cont.)



Steep Slope (Greater than 25%)



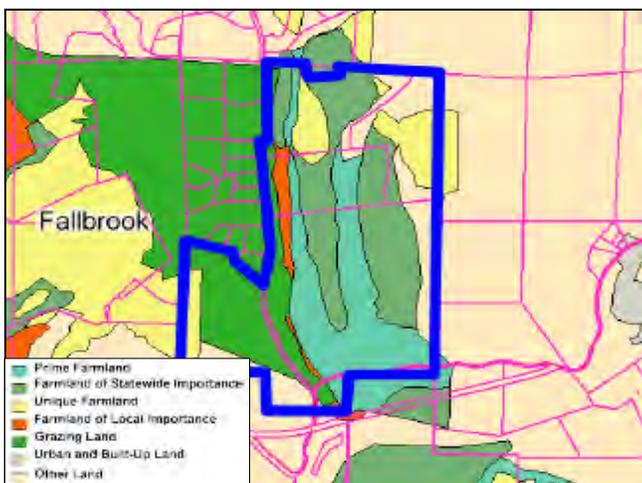
Wetlands



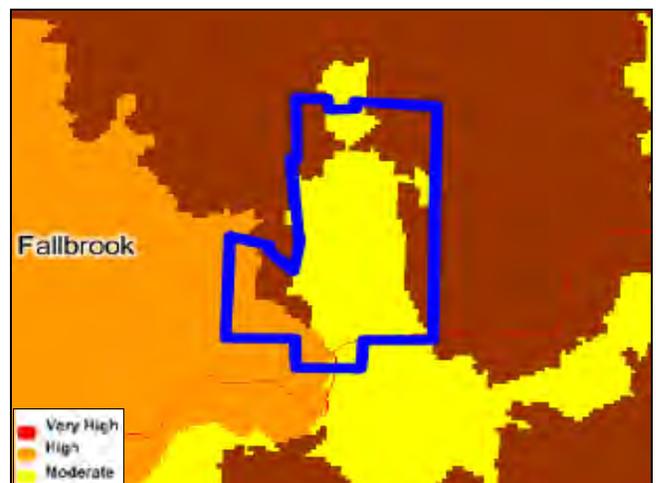
Habitat Evaluation Model



Prime Agricultural Lands



Agricultural Lands



Fire Hazard Severity Zones

FB18 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Semi-Rural 10*	Rural Lands 40	Major

Note - Based on a 40-acre minimum lot size, the requested density would be a four-fold increase in density over the density allowed by the former General Plan.

Rationale for Major Category Classification

- Although some nearby parcelization exists, the Fallbrook community core is seven miles to the west. The only other areas planned for significant growth are along I-15. To the east of I-15, infrastructure is limited and the parcel sizes are still fairly large. As a reflection of these larger parcel sizes and the General Plan Guiding Principles to reduce growth outside of existing communities, Rural Lands designations were applied.
- The General Plan Community Development Model does not support increased development away from existing villages.
- The General Plan principles and policies do not support increased development in areas with limited access, sensitive resources, and significant constraints.

Guiding Principles/General Plan Changes Necessary to Support the Request

- The General Plan Guiding Principles and policies would require revisions to deemphasize compact communities.
- Revisions may also be necessary to Guiding Principles and policies that relate to reducing densities in areas with sensitive natural resources and certain constraints.
- The fundamental approach to designating Rural Lands would require reconsideration.
- Depending on the revisions to the principles, policies, and concepts, other lands with Rural Lands designations would require reconsideration.

Impact to Forest Conservation Initiative Remapping Timeline

Major – As the majority of the Forest Conservation Initiative area will be proposed for Rural Lands, any revised principles, policies, and concepts that generally affect application of the Rural Lands designations will substantially affect the Forest Conservation Initiative area remapping.

Relevant General Plan Principles, Goals, and Policies

A sampling is included below:

Principle 2. Promote health and sustainability by locating new growth near existing and planned infrastructure, services, and jobs in a compact pattern of development.

Goal LU-1 Primacy of the Land Use Element. A land use plan and development doctrine that sustain the intent and integrity of the Community Development Model and the boundaries between Regional Categories.

Policy LU-1.1 Assigning Land Use Designations. Assign land use designations on the Land Use Map in accordance with the Community Development Model and boundaries established by the Regional Categories Map.

Policy LU-1.3 Development Patterns. Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.

Policy 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.

Goal LU-2 Maintenance of the County's Rural Character. Conservation and enhancement of the unincorporated County's varied communities, rural setting, and character.

Policy 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.

Principle 4. Promote environmental stewardship that protects the range of natural resources and habitats that uniquely define the County's character and ecological importance.

Principle 5. Ensure that development accounts for physical constraints and the natural hazards of the land.

Goal LU-6 Development—Environmental Balance. A built environment in balance with the natural environment, scarce resources, natural hazards, and the unique local character of individual communities.

Policy LU-6.1 Environmental Sustainability. Require the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment.

Policy LU-6.2 Reducing Development Pressures. Assign lowest-density or lowest-intensity land use designations to areas with sensitive natural resources.

Principle 8. Preserve agriculture as an integral component of the region's economy, character, and open space network.

Goal LU-7 Agricultural Conservation. A land use plan that retains and protects farming and agriculture as beneficial resources that contribute to the County's rural character.

LU-7.1 Agricultural Land Development. Protect agricultural lands with lower-density land use designations that support continued agricultural operations.