

FB19

General Plan (Adopted Aug 2011)	RL20
Property Specific Request:	SR10
Requested by: Jill Pettigrew	
Community Recommendation	RL20 ¹
Opposition Expected ²	Yes
Spot Designation/Zone	Yes
Impact to FCI Timeline	None
Change to GPU Principles Needed	No
Level of Change	Moderate

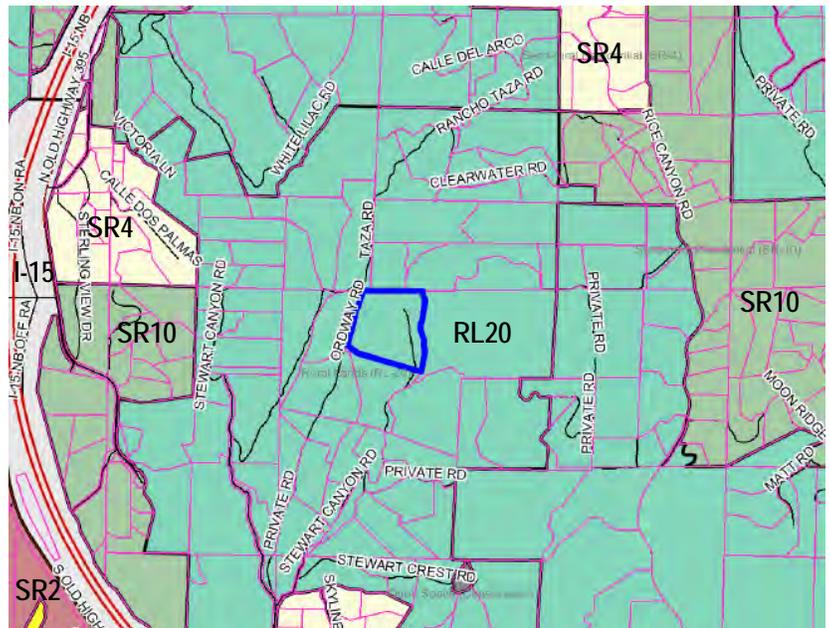
Notes:
 1 – Fallbrook CPG minutes February 21, 2011
 2 – Based on staff's experience

Property Description	
Property Owner: Dan & Jill Pettigrew	
Size: 25.5 acres 1 parcel	
Location/Description: East of I-15 and Mission Road intersection; East side of Ordway Road and at the northern terminus of Stewart Canyon Road; Inside County Water Authority boundary	
Prevalence of Constraints (See following page): <ul style="list-style-type: none"> ● – high; ◐ – partially; ○ - none ◐ Steep slope (greater than 25%) ○ Floodplain ◐ Wetlands ○ Habitat Value ◐ Agricultural Lands ◐ Fire Hazard Severity Zones 	

Land Use	
<i>General Plan</i>	
Scenario	Designation
Former GP	1 du/10 ac
GP (Adopted Aug 2011)	RL20
Referral	RL20
Hybrid	
Draft Land Use	
Environmentally Superior	
<i>Zoning</i>	
Former — A70, 10-acre minimum lot size	
Adopted Aug 2011 — Same as existing	



Aerial

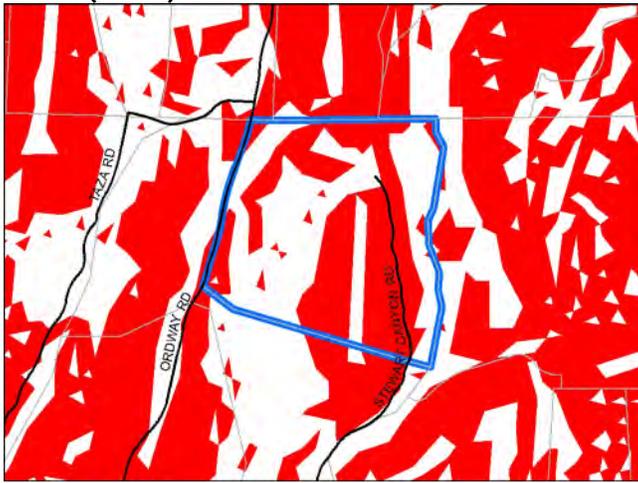


Adopted Aug 2011

Discussion

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

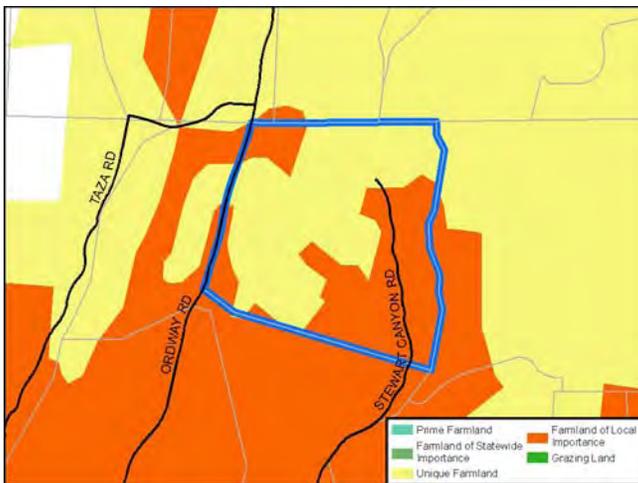
FB19 (cont.)



Step Slope (Greater than 25%)



Wetlands



Agricultural Lands



Fire Hazard Severity Zones

FB19 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Semi-Rural 10	Rural Lands 20	Moderate

Rationale for Moderate Category Classification

The request for SR10 was not directed by the Board to be evaluated as part of the General Plan Update. The highest density for the site considered as part of the General Plan Update was one dwelling unit per twenty acres. Due to the slope in the area, the change in designation is not expected to increase the subdivision potential within the area changed. However, expansion of the Semi-Rural designation could put greater development pressure on some of the surrounding larger lots and could indirectly result in more development. Therefore, additional environmental documentation is recommended in order to comply with State law.

Guiding Principles/General Plan Changes Necessary to Support the Request

To ensure the SR10 designation is consistently applied, an additional 650 acres around the property would require a change in designation from RL20 to SR10 (see Figure 1). Since much of this parcel has slope greater than 25 percent (slopes over 25% receive a one dwelling unit per 20 acre density), the requested density is still not expected to result in additional subdivision potential.

Impact to Forest Conservation Initiative Remapping Timeline

None

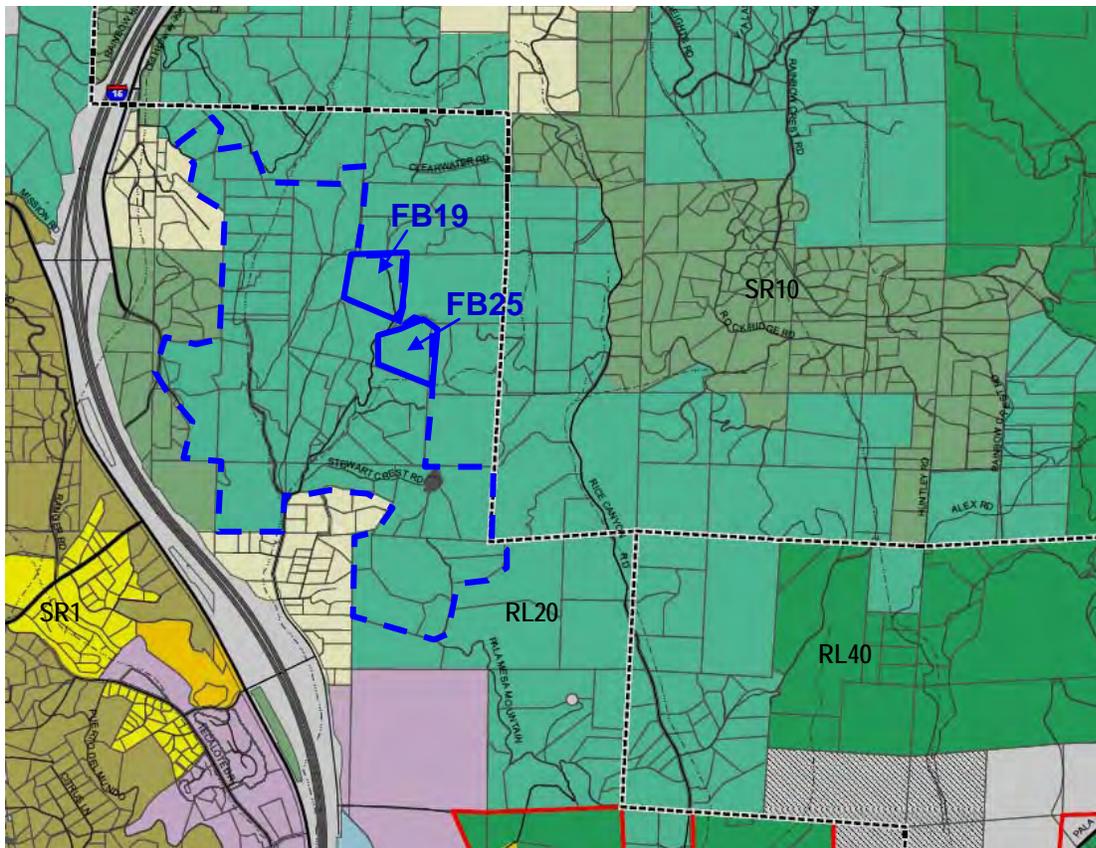


Figure 1: Property Specific Request — Additional Remapping Necessary for Change - - - -