

FB26

General Plan (Adopted Aug 2011)	RL20
Property Specific Request:	SR1
Requested by: Qui Do	
Community Recommendation	RL20 ¹
Opposition Expected ²	Yes
Spot Designation/Zone	Yes
Impact to FCI Timeline	Varies
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:

Qui and Ai Chau Do

Size:

16.4 acres

1 parcel

Location/Description:

450 feet to the West of Taza Road and Oroway Road via a private drive
 Inside County Water Authority boundary

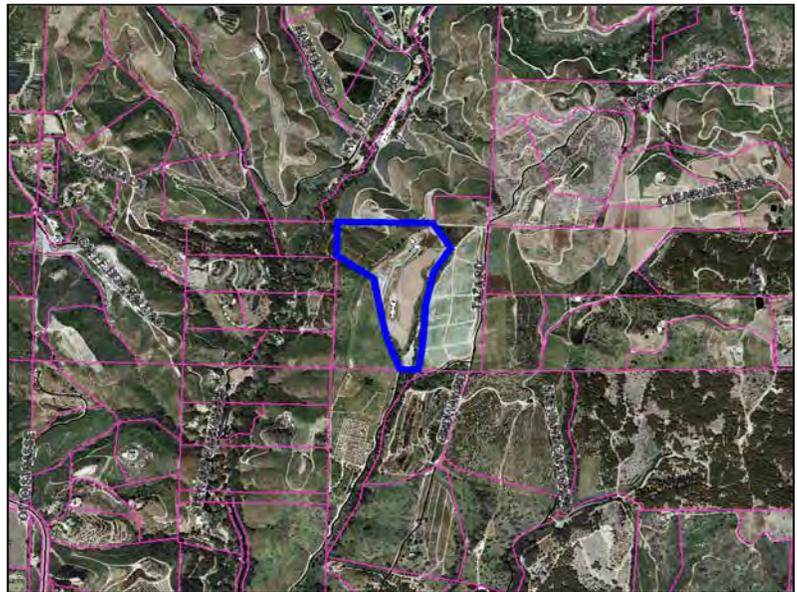
Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

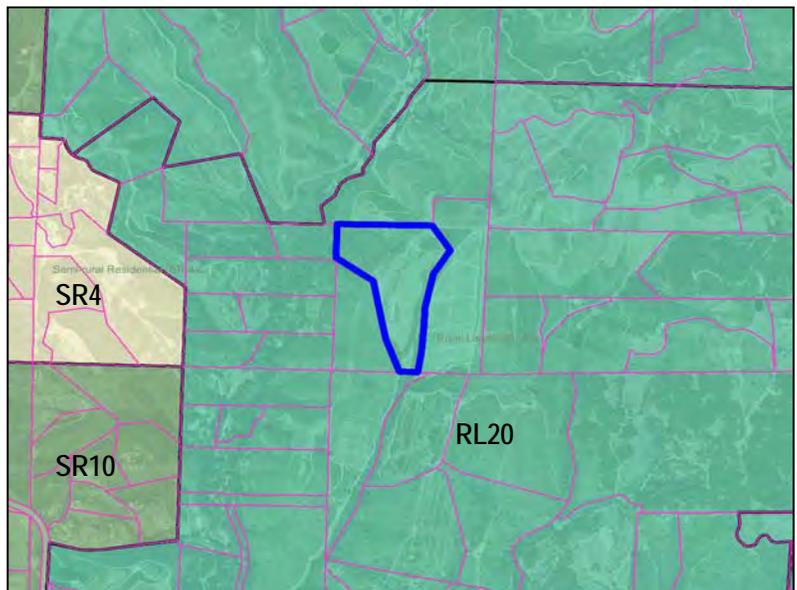
- Steep slope (greater than 25%)
- Floodplain
- Wetlands
- Habitat Value
- ◐ Agricultural Lands
- ◐ Fire Hazard Severity Zones

Land Use

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



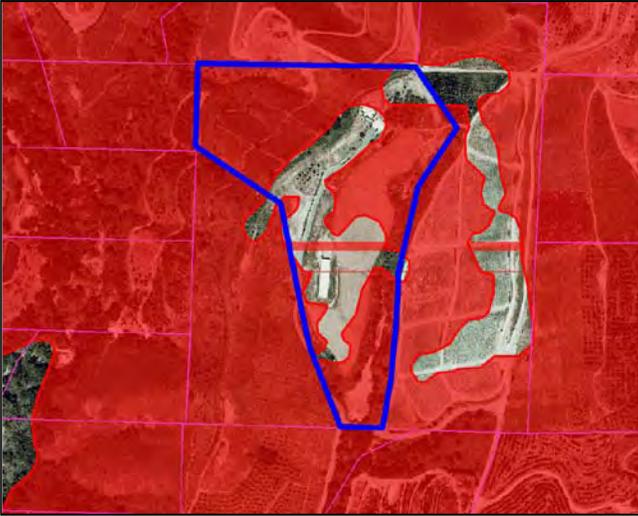
Aerial



Adopted Aug 2011

Discussion

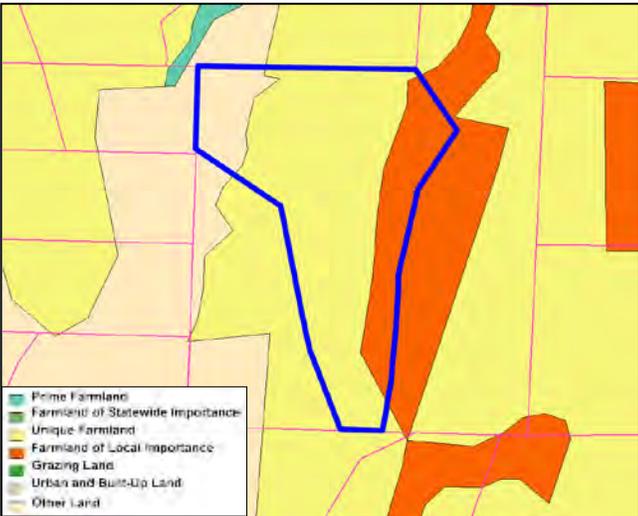
This request for a Semi-Rural 1 (SR1) density is a ten-fold increase in density when compared to the former General Plan. Also, the request would result in a spot designation of SR1 density in a large area of Rural Lands. A SR1 designation would not support the Community Development Model. Although this parcel was not able to subdivide under the former General Plan, the request would allow for up to eight additional units after taking into account the steep slope on the property.



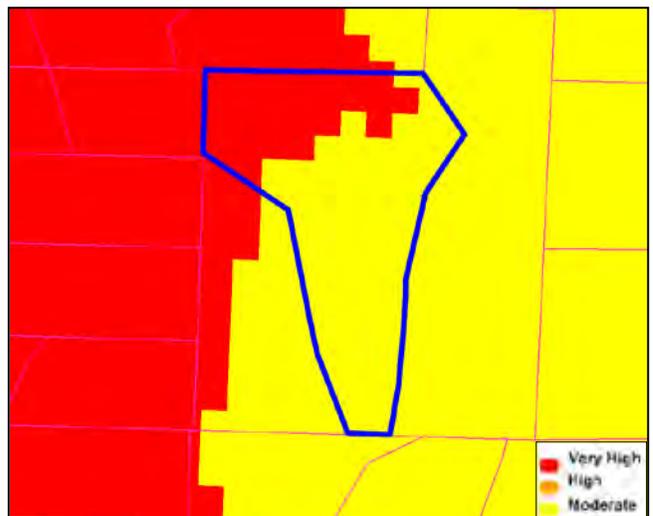
Steep Slope (Greater than 25%)



Agricultural Preserve



Agricultural Lands



Fire Hazard Severity Zones

FB26 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Semi-Rural 1*	Rural Lands 20	Major

Note - The Semi-Rural 1 designation is a ten-fold increase over the one dwelling unit per ten-acre density allowed by the former General Plan, which did not allow for subdivision of the property.

Rationale for Major Category Classification

- 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 agricultural preserves with limited access and physical 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 agricultural areas and areas with significant physical constraints.
- The fundamental approach to designating Rural Lands within the County Water Authority would require reconsideration.
- Depending on the revisions to the principles, policies, and concepts, other lands with Rural Lands designations on the periphery of communities in the County Water Authority would require reconsideration.
- Numerous properties in the immediate vicinity of the project site would require redesignation.

Impact to Forest Conservation Initiative Remapping Timeline

Minor to Major – The Forest Conservation Initiative (FCI) area occurs outside of the County Water Authority boundary. Therefore, if revision of policies and concepts were kept to areas within the boundary there would be little to no affect. However, as the majority of the FCI 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 FCI 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 5. Ensure that development accounts for physical constraints and the natural hazards of the land.

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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-6.2 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.