

<p><i>RAINBOW</i></p> <p>2000 Census Population.....1,844</p> <p>Community 2020 Target.....2,800</p> <p>April 2004 WC Map Population3,520</p>			
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APRIL 2004 WORKING COPY MAP

The key objective is to reinforce the community’s existing development pattern, with the town center along Interstate 15 and Fifth Street. Semi-Rural densities were applied to areas within or adjacent to the Rainbow Valley/Boulevard area, and to the Rainbow Valley area to reflect existing parcelization, commercial and civic uses. Rural Lands designations were assigned to the remaining portions of the community planning area due to the limited services and infrastructure and the physical and environmental constraints that dominate the hills surrounding the valley.

KEY COMMUNITY ISSUES

- Preservation of rural lifestyle/character
- Maintaining agriculture
- Groundwater quality and septic issues
- Traffic issues related to the California Highway Patrol checkpoint at the San Diego/Riverside County border
- Public safety concerns on local roads
- Fire hazards from excessive brush in the area

COMMUNITY-SPECIFIC PLANNING RATIONALE

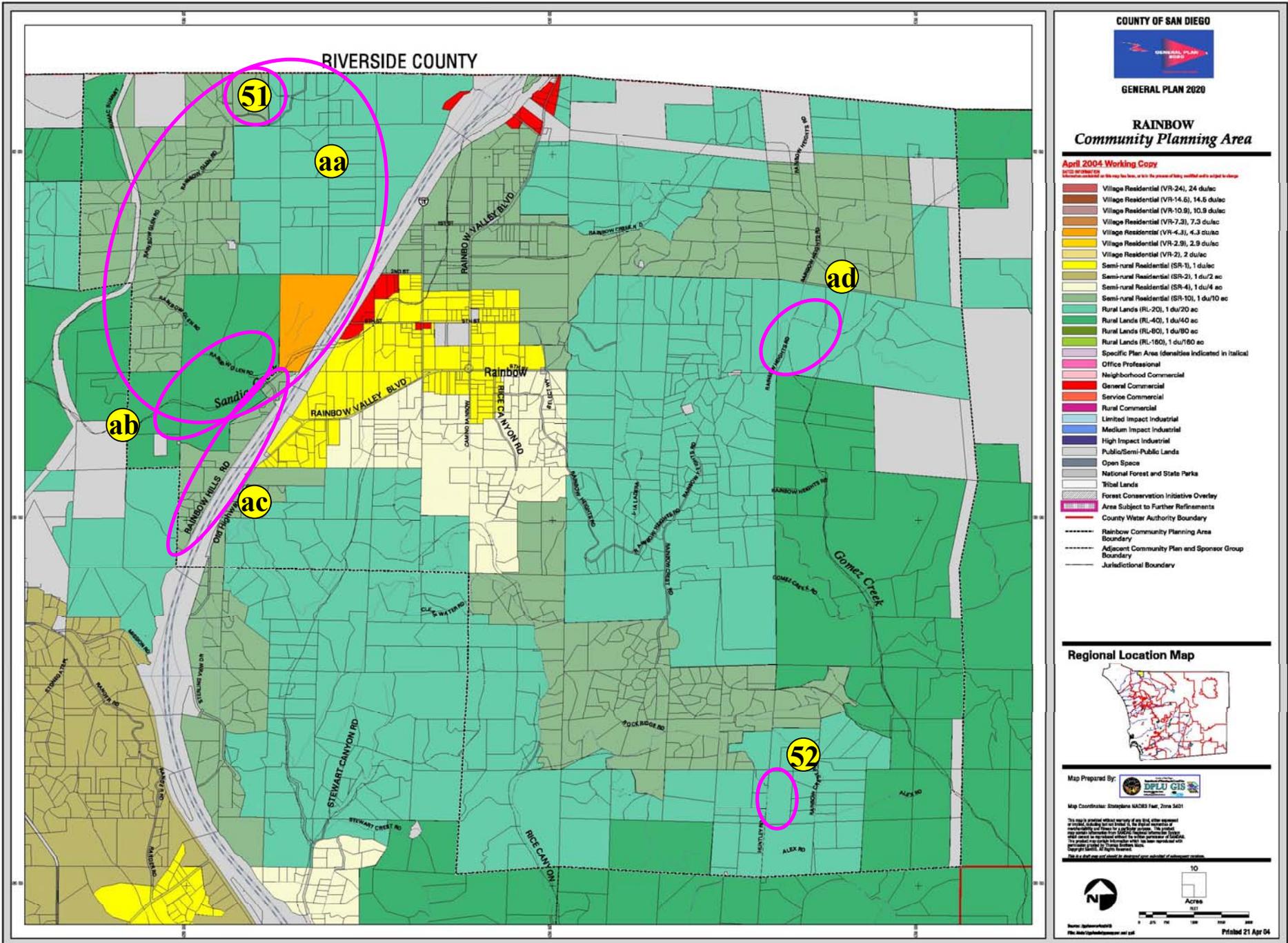
Due to septic problems, access issues, topographical and biological constraints, growth is predominantly planned for the town center and the area immediately surrounding the town center, located east of Interstate 15.

TRAFFIC FORECASTS

If the April 2004 Working Copy Map is developed to its full capacity in the year 2020, preliminary traffic forecasts¹ indicate there would be about 8 lane-miles of roads operating at LOS E or F in Rainbow. The preliminary estimate for improving deficient roads to an acceptable level of service (LOS D) is about \$15 million.

Although the population capacity of the April 2004 Working Copy map is less than the capacity of the existing general plan, the traffic forecasts for the April 2004 Working Copy map are slightly higher. The increased traffic is a result of additional commercial lands in the northern portion of the community that were added to the April 2004 Working Copy map.

¹ Based on traffic forecasts for the August 2003 Working Copy map.



RESIDENTIAL PROPERTY REFERRALS

51	Hadley Johnson and Jennifer Hom			
	<u>December 2002 WC:</u> Semi-Rural: 1 du/10 acres	<u>August 2003 WC:</u> Semi-Rural: 1 du/10 acres	<u>October Traffic Referral:</u> Semi-Rural: 1 du/4 acres	<u>April 2004 WC:</u> Semi-Rural: 1 du/10 acres
	<p><u>Key Objectives:</u></p> <ul style="list-style-type: none"> • <i>Create a model for community development</i> • <i>Assign densities based on the characteristics of the land</i> • <i>Reduce public costs</i> 		<p><u>Rationale for April 2004 WC:</u></p> <p>This referral, which consists of two parcels located along Rainbow’s northern border, is an active Tentative Parcel Map in the pipeline. The parcels have very limited vehicular access and are highly constrained with steep slopes over 25 percent occupying the northern half of the site. There is also a high degree of biological sensitivity on this property and limited public services and infrastructure.</p>	
52	Peter Glusac			
	<u>December 2002 WC:</u> Rural Lands: 1 du/20 acres	<u>August 2003 WC:</u> Rural Lands: 1 du/20 acres	<u>October Traffic Referral:</u> Semi-Rural: 1 du/4 acres	<u>April 2004 WC:</u> Rural Lands: 1 du/20 acres
	<p><u>Key Objectives:</u></p> <ul style="list-style-type: none"> • <i>Develop an internally consistent general plan</i> • <i>Assign densities based on the characteristics of the land</i> • <i>Reduce public costs</i> 		<p><u>Rationale for April 2004 WC:</u></p> <p>Applying a Semi-Rural density for this area would require modification to the goals and objectives of GP2020 to avoid consistency issues. Therefore, staff recommends the density applied to the April 2004 Working Copy map or a potential compromise of 1 du/20 acres.</p> <p>The Referral is located in the southeast area of the Rainbow planning area. The referral request would create an isolated pocket of Semi-rural density in an area dominated by Rural Lands. The site has limited road access and limited infrastructure (septic required). Although the parcel does not contain a high amount of steep slopes, the surrounding area has a majority of slopes at 25 percent or greater. The Rural Lands designation (1du/20acres) recognizes an appropriate density based on the characteristics of the land. In addition, it allows for a consistent development pattern with the adjacent planning areas.</p>	

aa Board Motion for Traffic Modeling (Properties West of Interstate 15, Along Rainbow Glen)

December 2002 WC:

Rural Lands: 1 du/40 acres

August 2003 WC:

Rural Lands: 1 du/20 acres

October Traffic Referral:

Semi-Rural: 1 du/2 acres
Semi-Rural: 1 du/4 acres

April 2004 WC:

Rural Lands: 1 du/40 acres
Semi-Rural: 1 du/10 acres

Key Objectives

- *Develop an internally consistent general plan*
- *Assign densities based on the characteristics of the land*
- *Reduce public costs*

Rationale for April 2004 WC:

Referral is located west of Interstate 15 in the northern portion of the community plan area. The majority of the area is highly constrained with steep slopes and is a biologically sensitive area. The area is remote with limited vehicular access, limited infrastructure (including water), and very limited development. In addition, the semi-rural and rural lands densities applied by staff are consistent with those adjacent in Fallbrook, reinforcing a cohesive pattern.

ab Board Motion for Traffic Modeling (Properties West of Interstate 15, Along Sandia Creek)

December 2002 WC:

Semi-Rural: 1 du/4 acres

August 2003 WC:

Semi-Rural: 1 du/40 acres

October Traffic Referral:

Semi-Rural: 1 du/4 acres

April 2004 WC:

Rural Lands: 1 du/40 acres

Key Objectives:

- *Develop an internally consistent general plan*
- *Reduce public costs*
- *Locate growth near infrastructure, services and jobs*
- *Assign densities based on the characteristic of the land*

Rationale for April 2004 WC:

Applying a Semi-Rural density for this area would require modification to the goals and objectives of GP2020 to avoid consistency issues. Therefore, staff recommends the density applied in the April 2004 Working Copy map.

This request would create an isolated pocket of Semi-Rural densities and cause further traffic impacts to Highway 15 and impact Rainbow Glen Road. Modifying densities surrounding the subject parcels would not be feasible due to steep slopes and biological constraints. The majority of this area would yield 1 du/20 acres at the existing general plan due to the slope. Semi-Rural densities would require a change to the Structure Map. The Rural Lands designation meets the GP2020 planning concepts.

ac Board Motion for Traffic Modeling (Properties Directly West of Interstate 15)

December 2002 WC:

Semi-Rural: 1 du/2 acres

August 2003 WC:

Semi-Rural: 1 du/10 acres

October Traffic Referral:

Semi-Rural: 1 du/2 acres

April 2004 WC:

Semi-Rural: 1 du/10 acres

Key Objectives:

- *Develop an internally consistent general plan*
- *Reduce public costs*
- *Locate growth near infrastructure, services and jobs*
- *Assign densities based on the characteristic of the land*

Rationale for April 2004 WC:

Applying a density of 1 du/2 acres for this area would require modification to the goals and objectives of GP2020 to avoid consistency issues. Therefore, staff recommends the density applied in the April 2004 Working Copy map.

This request would create an isolated pocket and cause further traffic impacts to Highway 15 and Rainbow Glen Road. Modifying densities surrounding the subject parcels would not be feasible due to steep slopes and biological constraints. The Semi-Rural 1 du/10 acre designation meets the GP2020 planning concepts and is consistent with the surrounding area.

ad Board Motion for Traffic Modeling (TPM 20533: Rainbow)

December 2002 WC:

Rural Lands: 1 du/20 acres

August 2003 WC:

Rural Lands: 1 du/20 acres

October Traffic Referral:

Semi Rural: 1 du/10 acres

April 2004 WC:

Rural Lands: 1 du/20 acres

Key Objectives:

- *Develop an internally consistent general plan*
- *Assign densities based on the characteristics of the land*

Rationale for April 2004 WC:

This referral is an active Tentative Parcel Map in the pipeline. The area is highly constrained with steep slopes greater than 25 percent. Additionally, the subject parcel is located in a remote area, with limited vehicular access. The recommended density is consistent with the surrounding development pattern.