

FB17

General Plan (Adopted Aug 2011)	SR2
Property Specific Request:	SR1
Requested by: Dianne Garrett	
Community Recommendation	SR1 ¹
Opposition Expected ²	No
Spot Designation/Zone	No
Impact to FCI Timeline	None
Change to GPU Principles Needed	No
Level of Change	Moderate

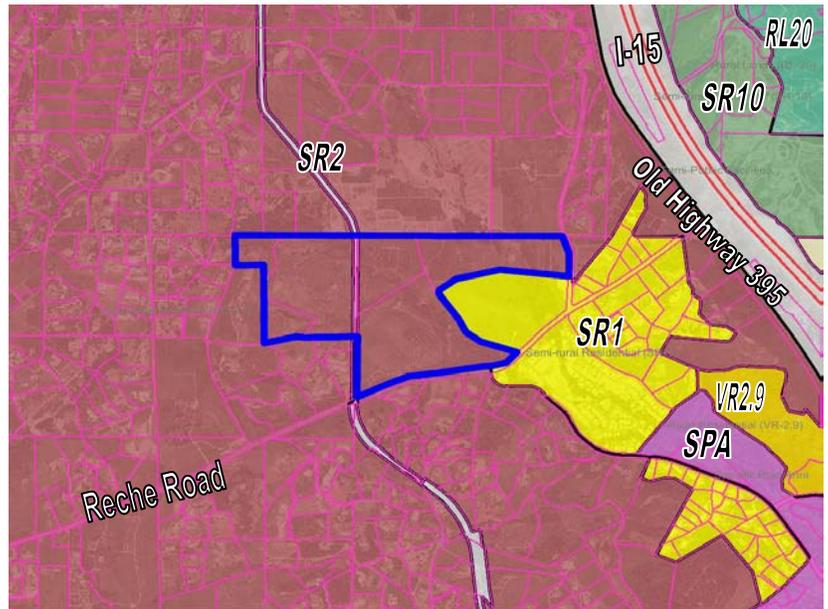
Notes:
 1 – Fallbrook CPG minutes February 21, 2011
 2 – Based on staff’s experience

Property Description	
Property Owner: Dianne Garrett	
Size: 106.2 acres 6 parcels	
Location/Description: North side of Reche Road, west of Interstate 15; 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/1, 2, 4 ac
GP (Adopted Aug 2011)	SR2
Referral	SR2
Hybrid	
Draft Land Use	
Environmentally Superior	
<i>Zoning</i>	
Former— A70, 1-acre minimum lot size	
Adopted Aug 2011 — Same as existing	



Aerial

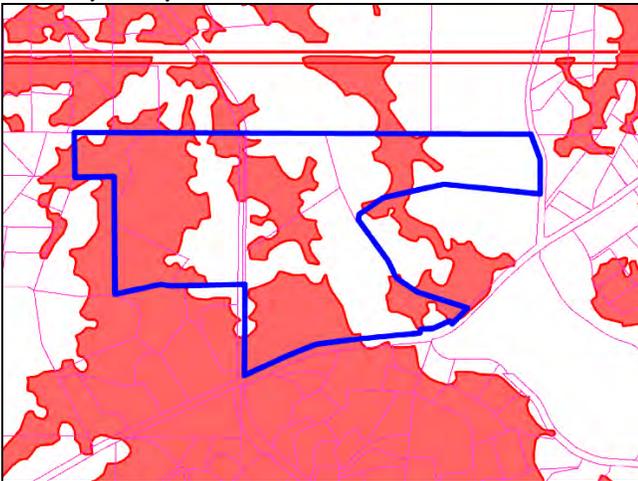


Adopted Aug 2011

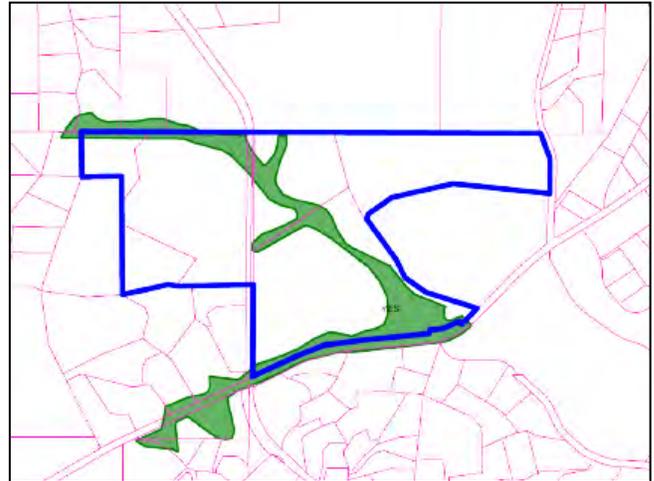
Discussion

The property owner’s request to retain the density of the existing General Plan is outside the range of alternatives evaluated in the Draft EIR. The increased density would allow approximately 40-45 additional dwelling units when compared to the map adopted on August 3, 2011. The subject area is surrounded by parcels averaging approximately two acres, with the exception of the area to the east that is designated SR1.

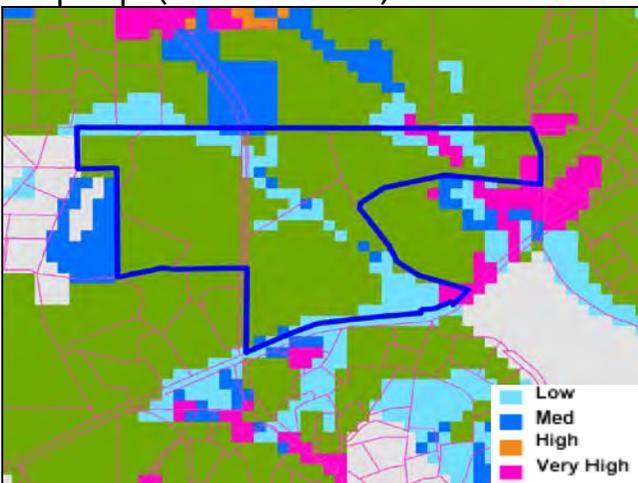
FB17 (cont.)



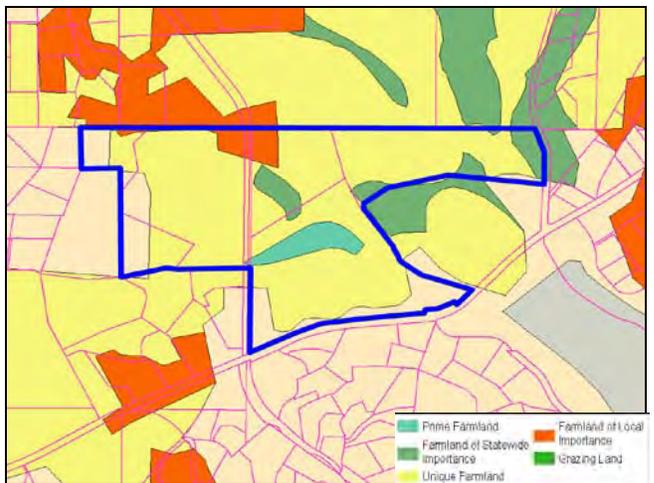
Steep Slope (Greater than 25%)



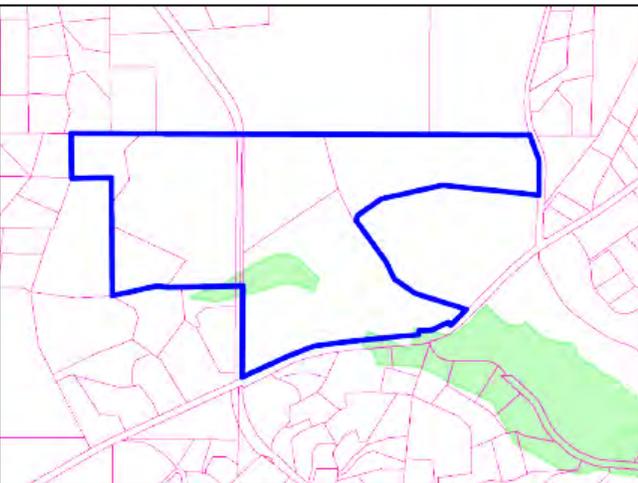
Wetlands



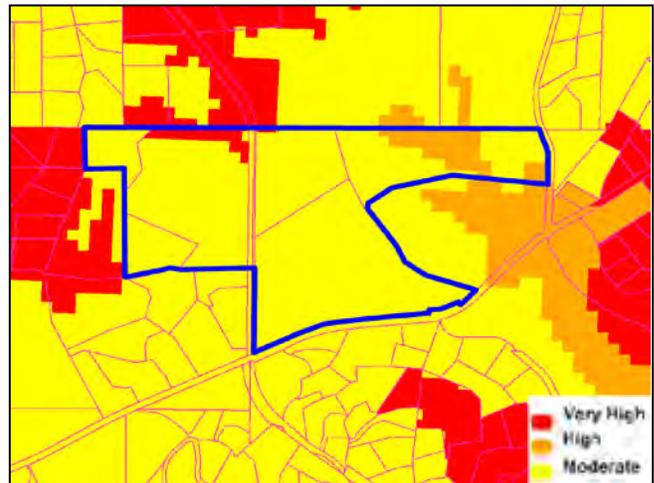
Habitat Evaluation Model



Agricultural Lands



Prime Agricultural Lands



Fire Hazard Severity Zones

FB17 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Semi-Rural 1	Semi-Rural 2	Moderate

Rationale for Moderate Category Classification

The request for SR1 (a density of one dwelling unit per one acre) 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 two acres. Therefore, additional environmental documentation would be necessary in order to comply with State law.

Guiding Principles/General Plan Changes Necessary to Support the Request

None

Impact to Forest Conservation Initiative Remapping Timeline

None