

**FB2**

General Plan (Adopted Aug 2011)	RL20
Property Specific Request:	SR2
Requested by: Matthew Peterson	
Community Recommendation	RL20 <sup>1</sup>
Opposition Expected <sup>2</sup>	Yes
Spot Designation/Zone	Yes
Impact to FCI Timeline	Major
Change to GPU Principles Needed	Yes
Level of Change	Major

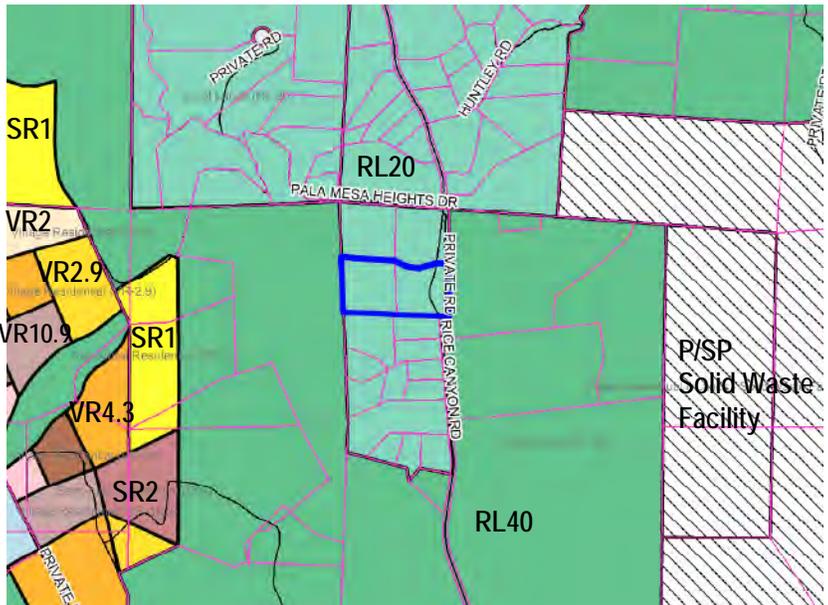
Notes:  
 1 – Fallbrook CPG minutes February 21, 2011  
 2 – Based on staff's experience

Property Description	
Property Owner: Fritz Family Trust	
Size: 20.2 acres 2 parcels	
Location/Description: Intersection of Pala Mesa Dr and Rice Canyon Rd; Inside CWA boundary	
Prevalence of Constraints (See following page): <ul style="list-style-type: none"> <li>● – high; ◐ – partially; ○ - none</li> <li>◐ Steep slope (greater than 25%)</li> <li>◐ Floodplain</li> <li>○ Wetlands</li> <li>● Habitat Value</li> <li>◐ Agricultural Lands</li> <li>● Fire Hazard Severity Zones</li> </ul>	

Land Use	
General Plan	
Scenario	Designation
Former GP	1 du/2, 4 ac
GP (Adopted Aug 2011)	RL20
Referral	RL20
Hybrid	
Draft Land Use	
Environmentally Superior	RL40
Zoning	
Former— A70, 2-acre minimum lot size	
Adopted Aug 2011 — Same as existing	



Aerial

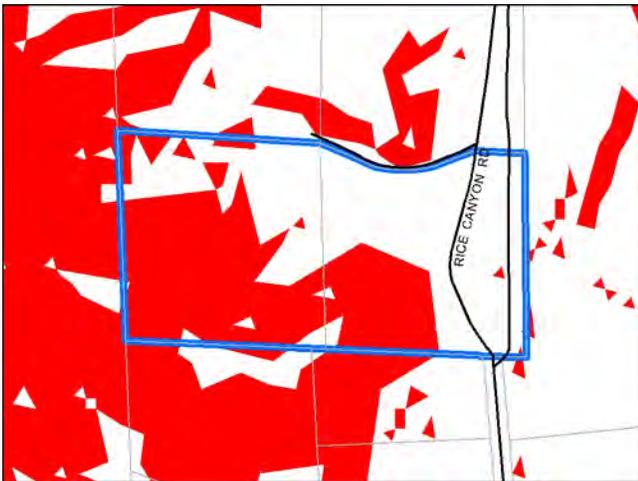


Adopted Aug 2011

**Discussion**

The request for a Semi-Rural designation is outside the range of alternatives evaluated by the Draft EIR and would not be supported by the Guiding Principles; particularly the Community Development Model. The application of Semi-Rural 2 designation in this location would be a spot zone surrounded by large parcels designated under the Rural Lands Regional Category. To resolve the spot designation a very large area would require increased density. This property is characterized by steep slopes, sensitive biological habitat, and is within the Very High Fire Hazard Severity Zone.

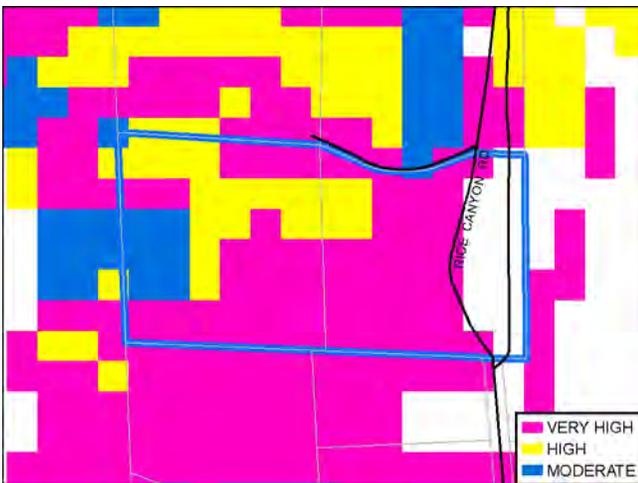
FB2 (cont.)



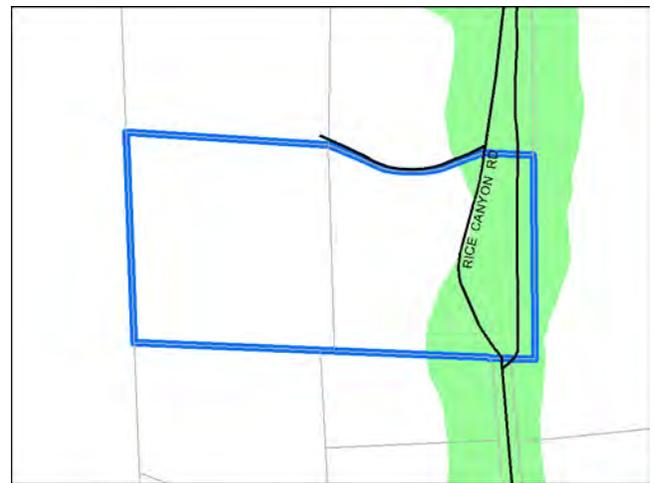
Steep Slope (Greater than 25%)



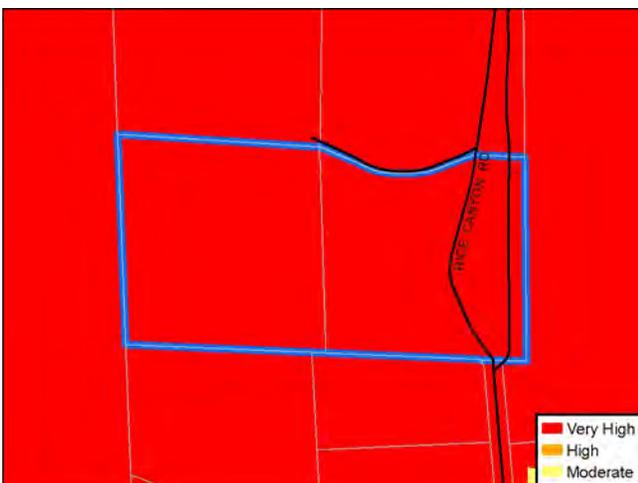
Wetlands



Habitat Evaluation Model



Prime Agricultural Lands



Fire Hazard Severity Zones

## FB2 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Semi-Rural 2	Rural Lands 20	Major

### **Rationale for Major Category Classification**

- Although this property is within the County Water Authority and some nearby parcelization exists, the Fallbrook community core is 7 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.
- Semi-Rural designations in this area would significantly increase growth potential and conflict with the General Plan Guiding Principles.
- The General Plan Community Development Model does not support increased development in locations 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.
- The property is within the County Water Authority and, therefore, is designated RL20 rather than RL40.

### **Guiding Principles/General Plan Changes Necessary to Support the Request**

- Because some existing parcelization occurs in the area similar to the request, the extent of changes needed to the General Plan could be controlled through revisions to the General Plan that place greater emphasis on existing parcelization.
- 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 20 and possibly all Rural Lands would need to be revisited and new principles, policies, and concepts developed.
- Numerous properties in the vicinity of the site would require redesignation.
- Depending on the revisions to the principles, policies, and concepts, other lands with densities up to Semi-Rural 2 (one dwelling unit per two acres) would also require reconsideration (see the 310-acre area shown on Figure 1). It's possible that this review could be limited to the areas within the County Water Authority if the revised principles, policies, and concepts were crafted in that manner.

### **Impact to Forest Conservation Initiative Remapping Timeline**

Major – The Forest Conservation Initiative area occurs outside of the County Water Authority. Therefore, if revision of policies and concepts were kept to areas within, there would be little to no affect. However, 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.

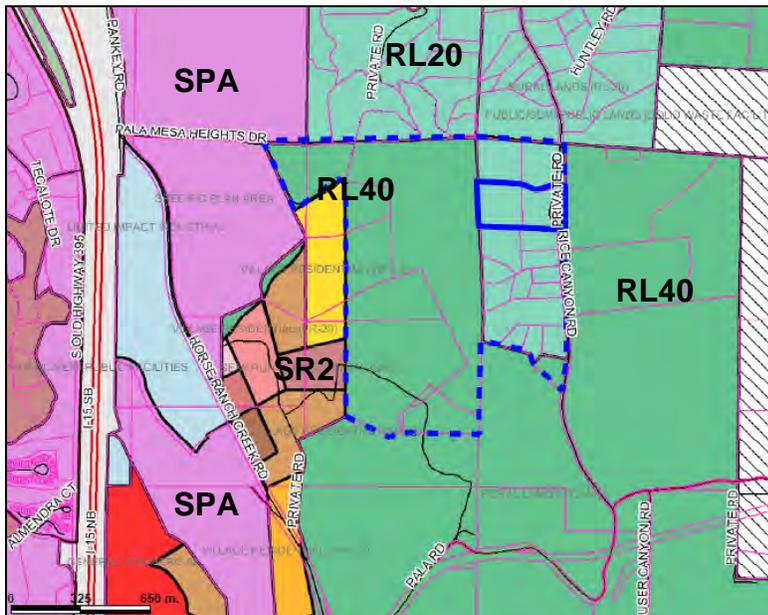


Figure 1: Property Specific Request ——— Additional Remapping Necessary for Change - - - -