

County of San Diego
Housing Element Inventory
Fallbrook

Map Reference	Assessor's Parcel Number	Acres	Existing Land Use	General Plan/Zoning	Density (acres)	Potential Units	Notes
F1-1	1032421300	0.57	Vacant	VR15	15	6	
F1-2	1032461700	0.92	Vacant	VR15	15	11	
F1-2	1032462800	3.98	Vacant	VR15	15	47	
F1-3	1032331300	0.53	Vacant	Village Core Mixed Use	24	10	
<i>F1-4</i>	<i>1032330500</i>	<i>0.3</i>	<i>Vacant</i>	<i>Village Core Mixed Use</i>	<i>24</i>	<i>5</i>	
<i>F1-4</i>	<i>1032330600</i>	<i>0.3</i>	<i>Vacant</i>	<i>Village Core Mixed Use</i>	<i>24</i>	<i>5</i>	
<i>F1-5</i>	<i>1031820500</i>	<i>0.2</i>	<i>Vacant</i>	<i>Village Core Mixed Use</i>	<i>24</i>	<i>3</i>	
<i>F1-5</i>	<i>1031820600</i>	<i>0.2</i>	<i>Vacant</i>	<i>Village Core Mixed Use</i>	<i>24</i>	<i>3</i>	
<i>F1-5</i>	<i>1031820900</i>	<i>0.3</i>	<i>Vacant</i>	<i>Village Core Mixed Use</i>	<i>24</i>	<i>5</i>	
F1-6	1058100400	0.82	Vacant	Village Core Mixed Use	24	15	
F1-6	1058100600	1.44	Vacant	Village Core Mixed Use	24	27	
<i>F1-6</i>	<i>1058102900</i>	<i>0.41</i>	<i>Vacant</i>	<i>Village Core Mixed Use</i>	<i>24</i>	<i>7</i>	
F2-2	1031160700	0.39	Vacant	VR24	24	7	
F2-1	1033100100	6.3	Underutilized (Single Family Residential)	VR20	20	100	
F2-1	1031010300	4.2	Vacant (Orchards and Vineyards)	VR20	20	67	

Map Reference	Assessor's Parcel Number	Acres	Existing Land Use	General Plan/Zoning	Density (acres)	Potential Units	Notes
F2-1	1033100700	1.37	Underutilized (Single Family Residential)	VR20	20	21	
F3-1	1032221100	0.15	Vacant	Village Core Mixed Use	24	2	V3 zone - residential can be permitted as primary use; all 5 parcels in F3-1 have the same ownership
F3-1	1032221400	0.15	Vacant	Village Core Mixed Use	24	2	V3 zone - residential can be permitted as primary use; all 5 parcels in F3-1 have the same ownership
F3-1	1032221600	0.15	Vacant	Village Core Mixed Use	24	2	V3 zone - residential can be permitted as primary use; all 5 parcels in F3-1 have the same ownership
F3-1	1032221800	0.15	Vacant	Village Core Mixed Use	24	2	V3 zone - residential can be permitted as primary use; all 5 parcels in F3-1 have the same ownership
F3-1	1032222000	0.15	Underutilized (Single Family Residential)	Village Core Mixed Use	24	2	V3 zone - residential can be permitted as primary use; all 5 parcels in F3-1 have the same ownership
F3-2	1040510300	0.51	Vacant	Village Core Mixed Use	24	9	
F4-1	1058101800	0.25	Vacant	VR30	24	6	Surrounding Parcels are filled with small apartment complexes
F5-1	1040610500	0.2	Vacant	Village Core Mixed Use	24	3	All 3 parcels in F5-1 have the same ownership
F5-1	1040610600	0.3	Vacant	Village Core Mixed Use	24	5	All 3 parcels in F5-1 have the same ownership
F5-1	1040610800	0.3	Vacant	Village Core Mixed Use	24	5	All 3 parcels in F5-1 have the same ownership
F6-1	1041000800	2.31	Underutilized (Single Family Residential)	VR24	24	44	
F6-1	1041000900	4.72	Vacant	VR24	24	90	
F6-1	1041610100	1.94	Vacant	VR24	24	36	
F6-2	1041321400	1.95	Underutilized (Single Family Residential)	VR15	15	23	
F6-2	1041324300	0.29	Vacant	VR15	15	4	

Map Reference	Assessor's Parcel Number	Acres	Existing Land Use	General Plan/Zoning	Density (acres)	Potential Units	Notes
F6-2	1041324400	0.29	Vacant	VR15	15	3	
F7-1	1041622400	0.5	Vacant	VR30	30	12	
F8-1	1043514700	2.91	Vacant	General Commercial	30	69	<i>The density allowed by C34 zoning for this site is 40 units per acre. Staff finds that this density would not be achievable. As such, the potential units calculation is based on 80% of a density of 30 units per acre.</i>
Total						658	

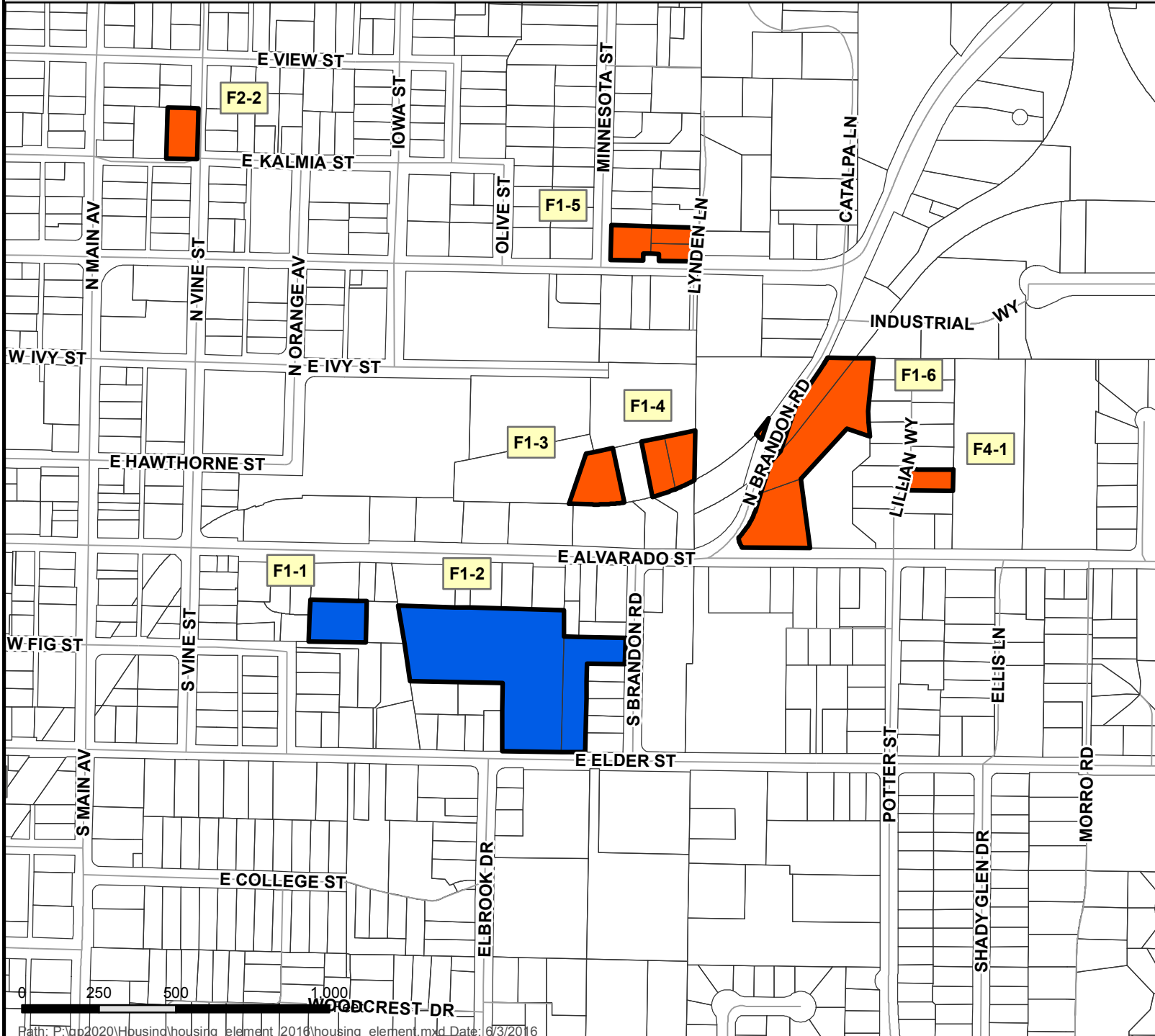
Note: Village Core Mixed Use designation allows residential development as a primary use on the entire site.
General Commercial designation with C34 zoning allows residential development as a primary use on the entire site.
Density is based on General Plan designation.
Potential units based on 80% yield of allowed density.
Entries in italics are new sites that were not in the 4th Cycle Inventory.

Fallbrook Community Planning Area F1

Housing Element Sites Inventory

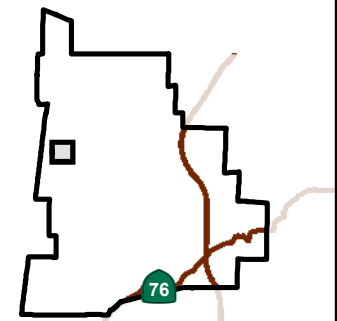
Legend

- 24 du/acre
- 15 du/acre
- Vacant Site



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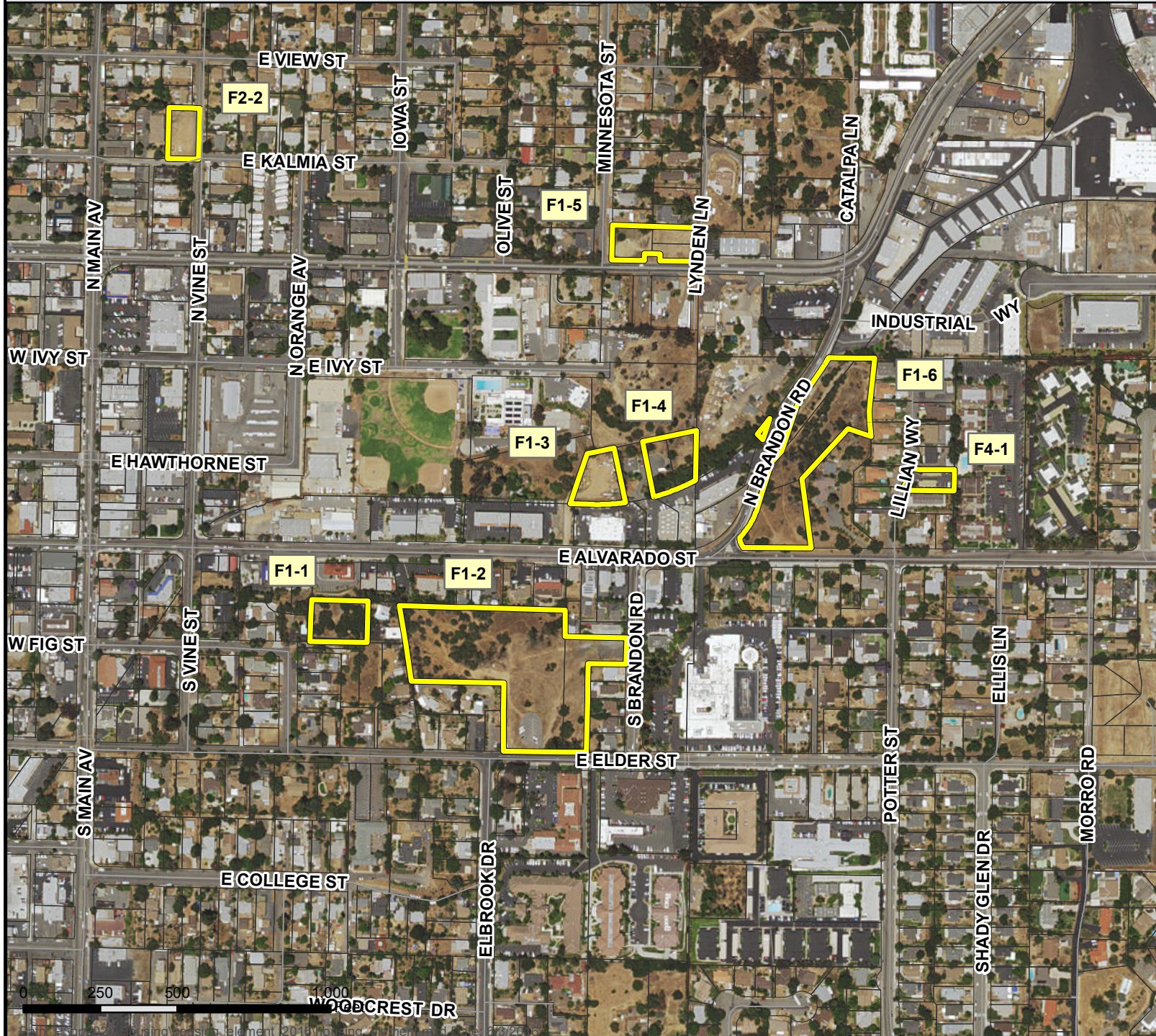


Fallbrook Community Planning Area F1 - Aerial

Housing Element Sites Inventory

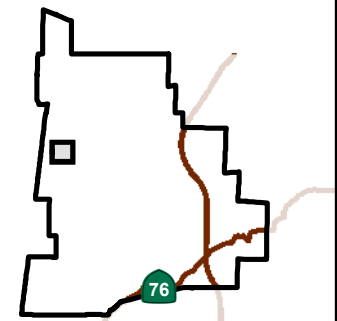
Legend

 Potential Sites

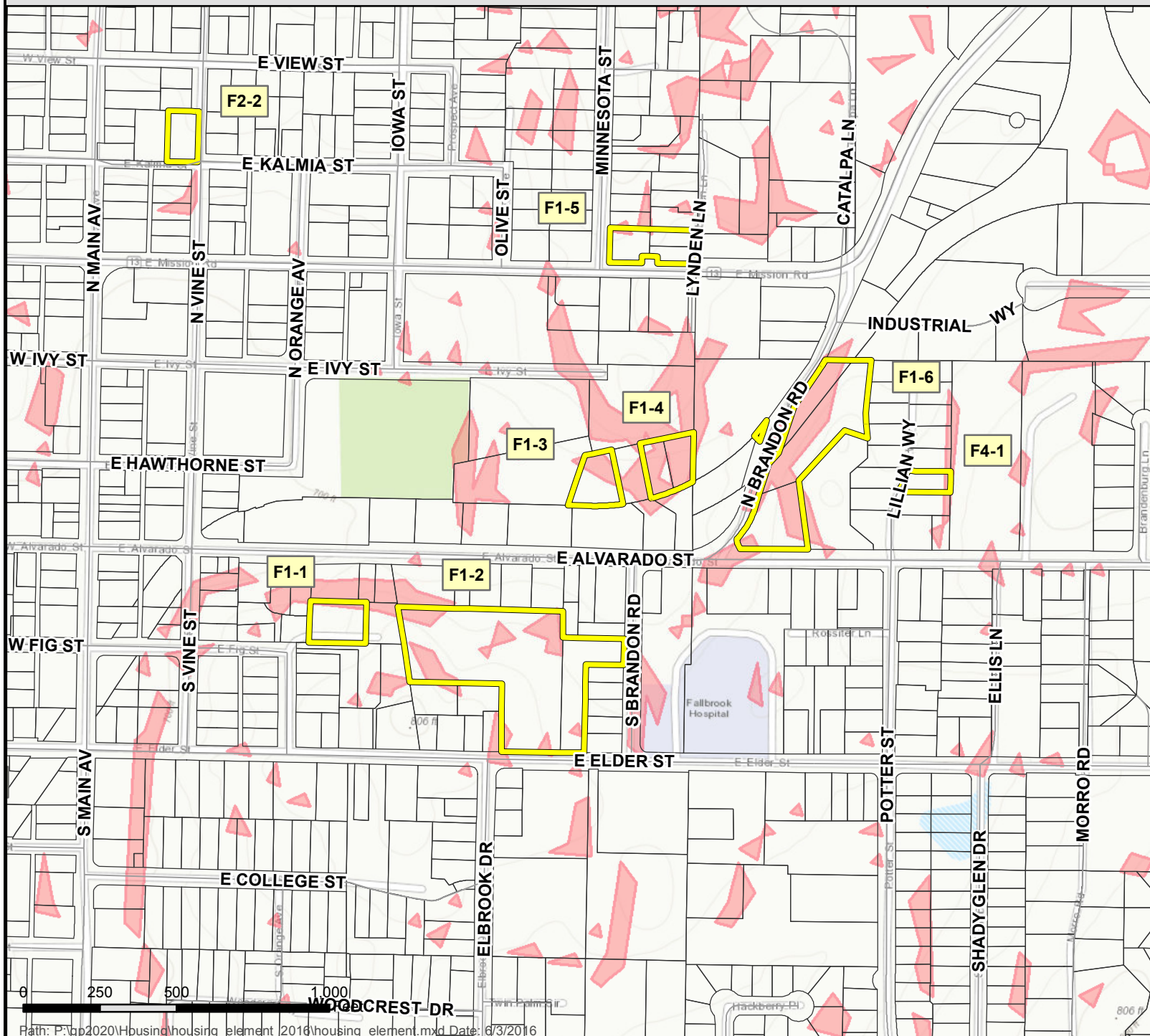


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Fallbrook Community Planning Area F1 - Environmental Factors



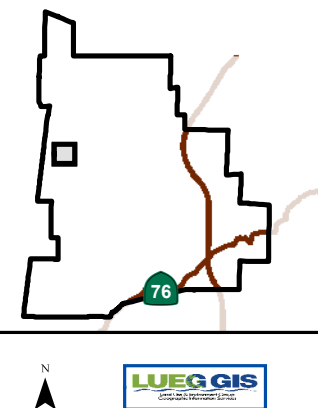
Housing Element Sites Inventory

Legend

-  Potential Sites
-  Slope >25%

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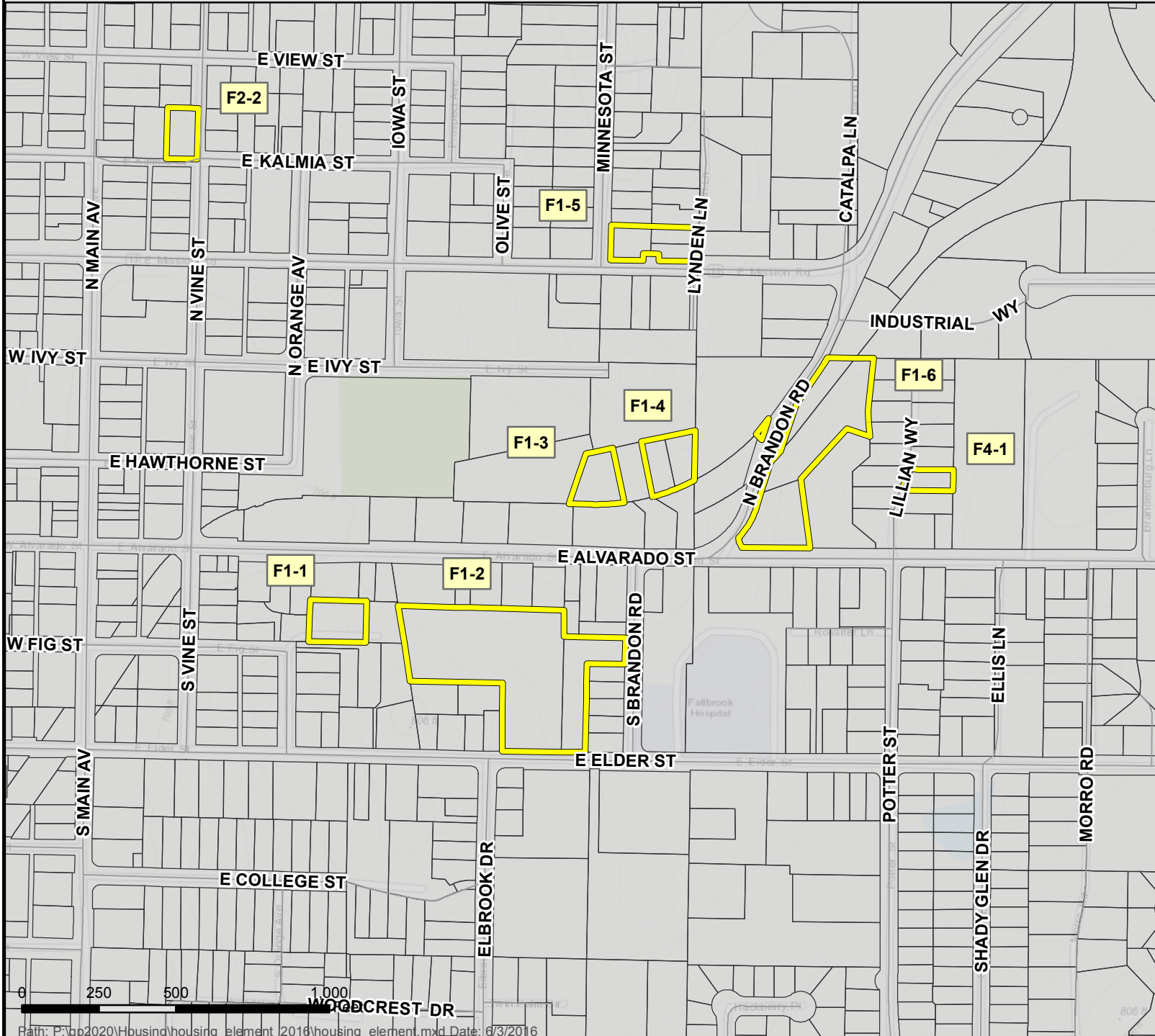


Fallbrook Community Planning Area F1 - Vegetation

Housing Element Sites Inventory

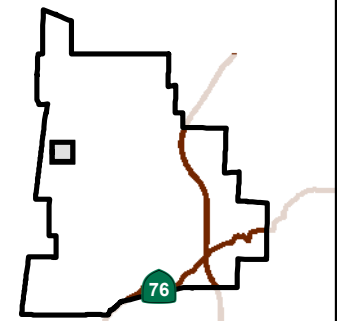
Legend

-  Potential Sites
-  Disturbed Habitat, Agriculture, Eucalyptus Woodland



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Fallbrook Community Planning Area F2

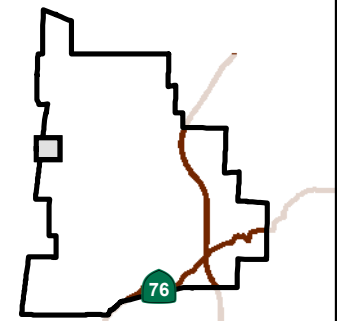
Housing Element Sites Inventory

Legend

- 24 du/acre
- 20 du/acre
- 15 du/acre
- Vacant Site
- Underutilized Site

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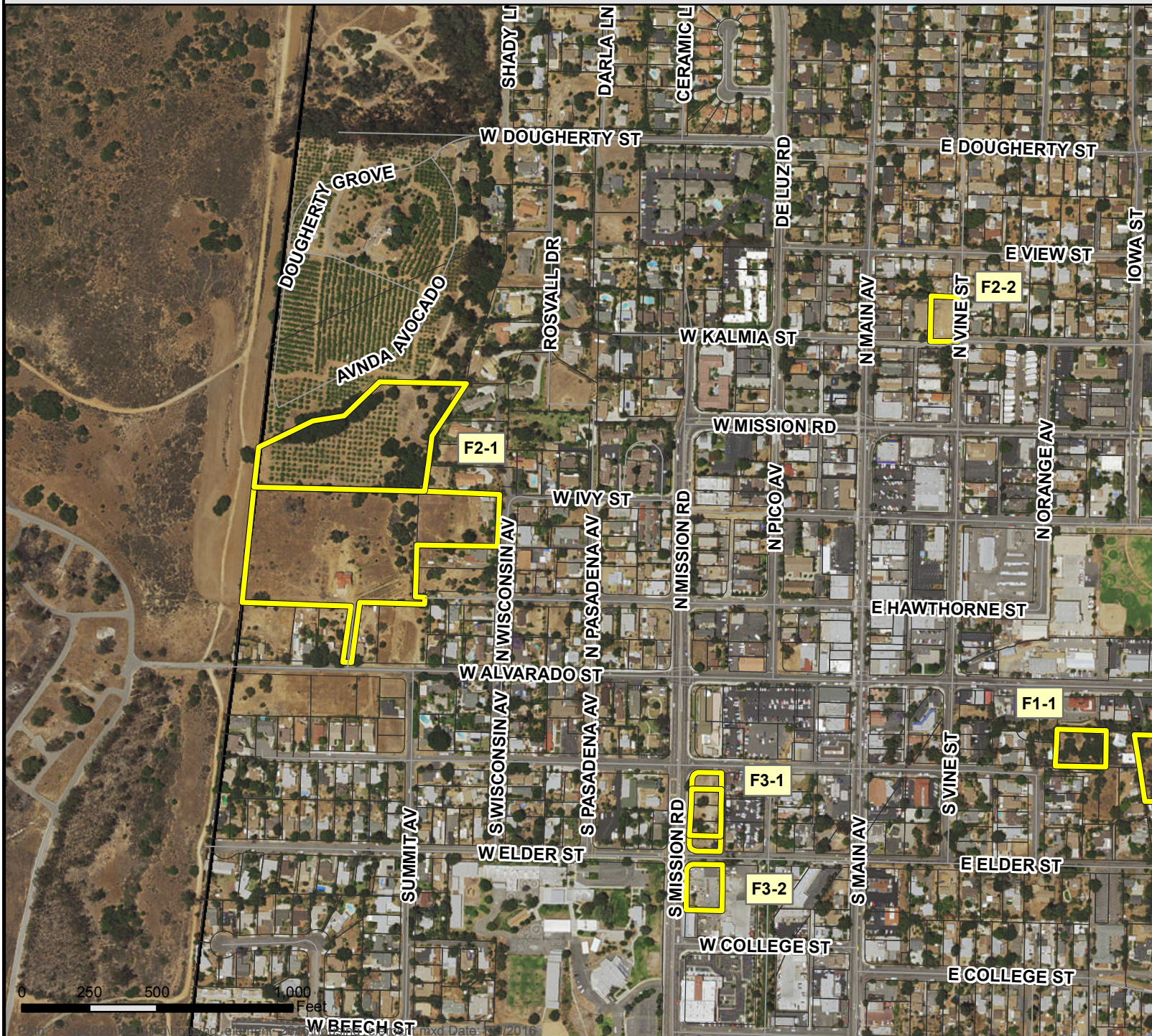
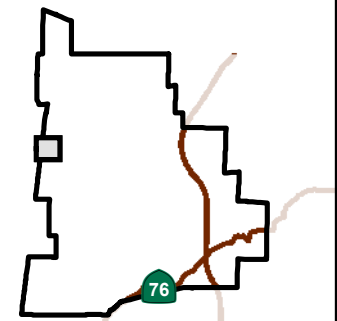
Fallbrook Community Planning Area F2 - Aerial

Housing Element Sites Inventory

Legend

 Potential Sites

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Fallbrook Community Planning Area F2 - Environmental Factors

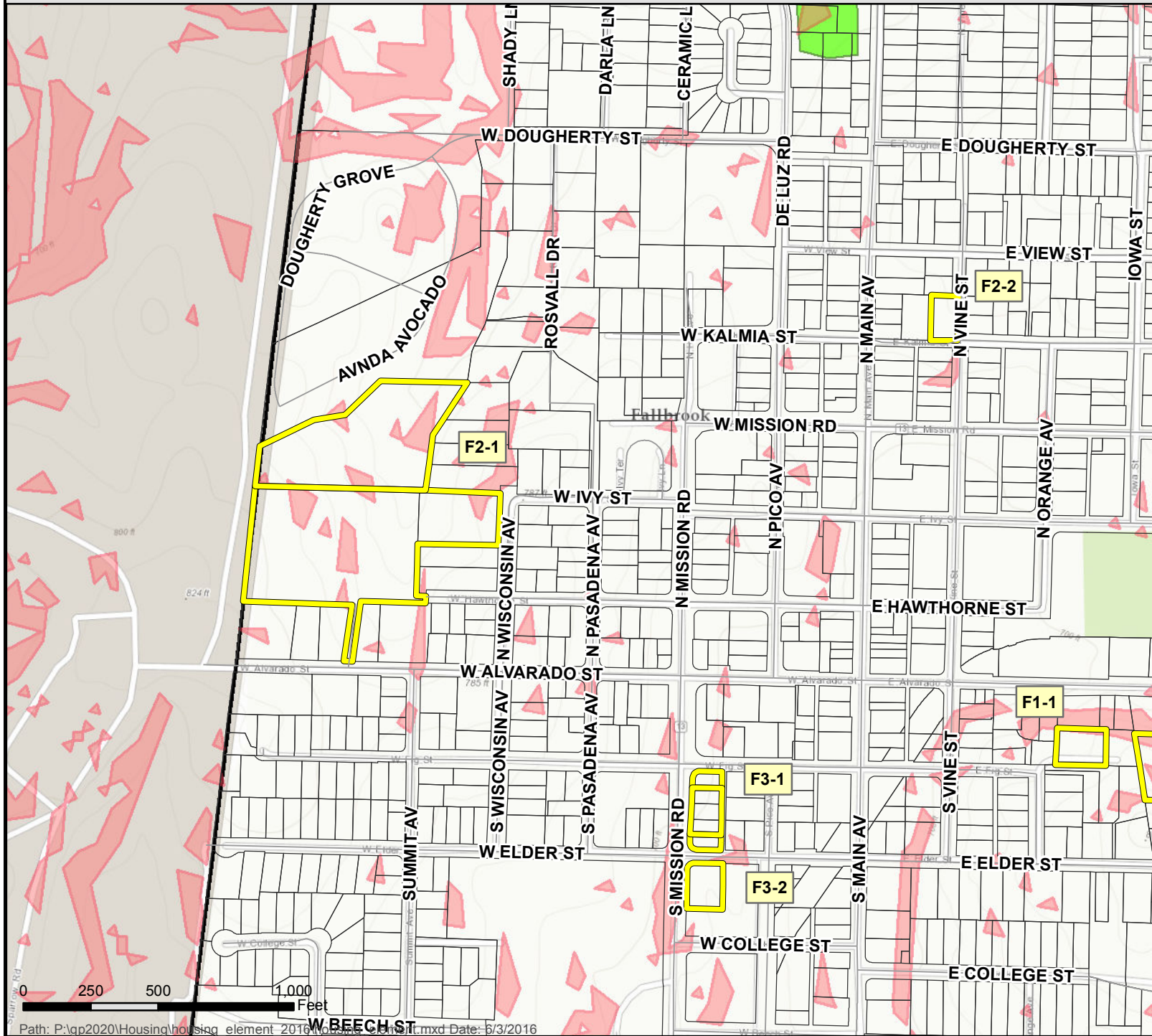
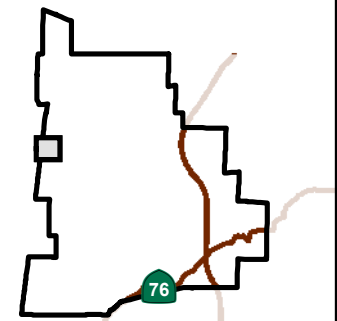
Housing Element Sites Inventory

Legend

- Potential Sites
- Slope >25%
- Wetlands (RPO)

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Fallbrook Community Planning Area F2 - Vegetation

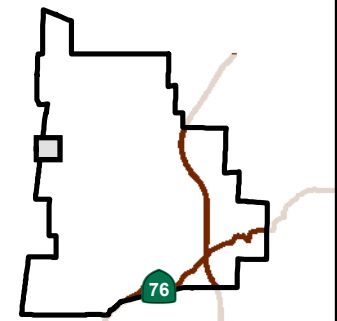
Housing Element Sites Inventory

Legend

-  Potential Sites
-  Coastal Sage Scrub
-  Grassland
-  Riparian Forest
-  Other Woodlands
-  Disturbed Habitat, Agriculture, Eucalyptus Woodland

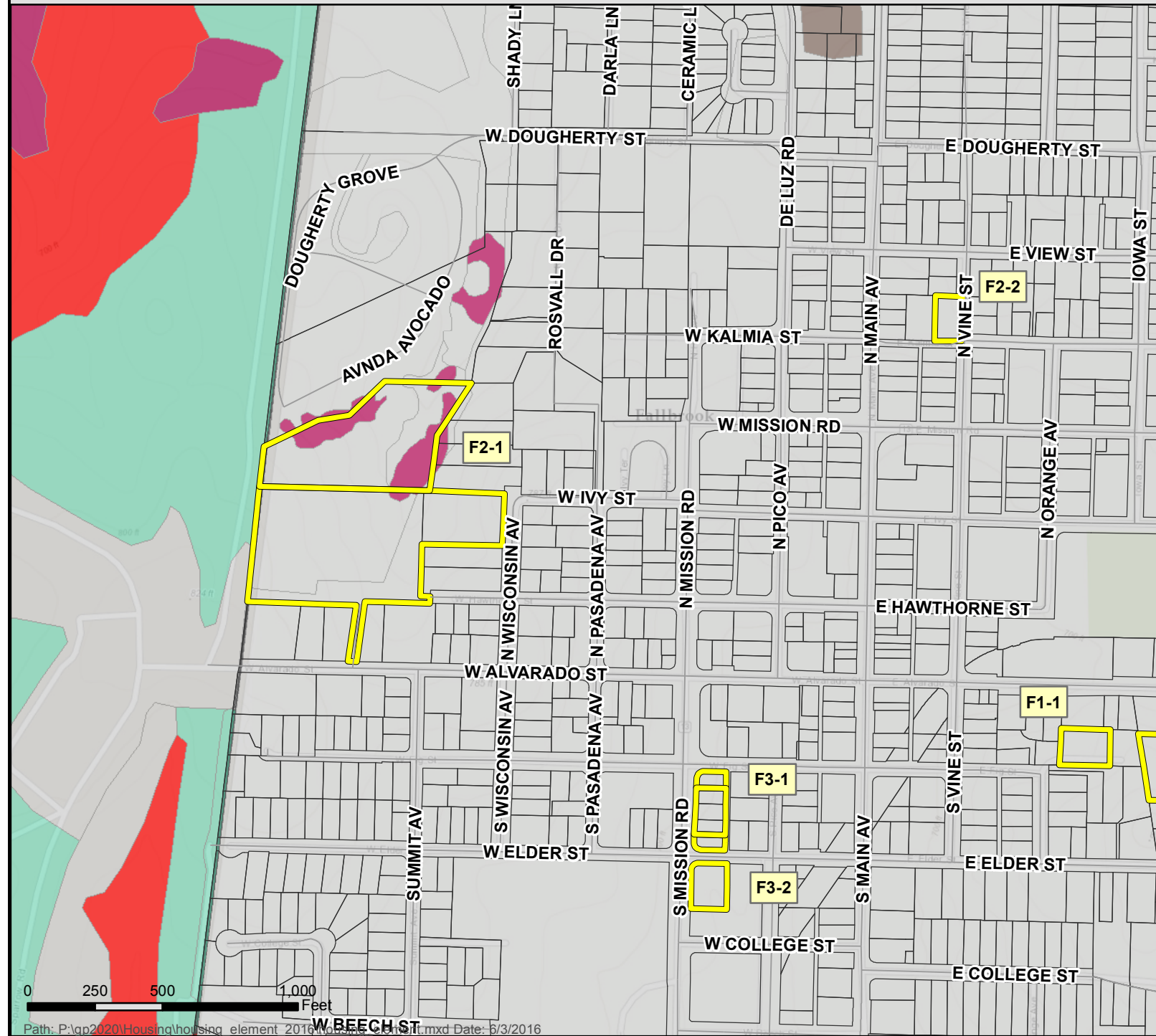
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Fallbrook Community Planning Area F3

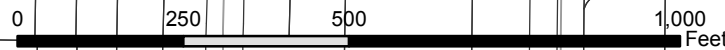
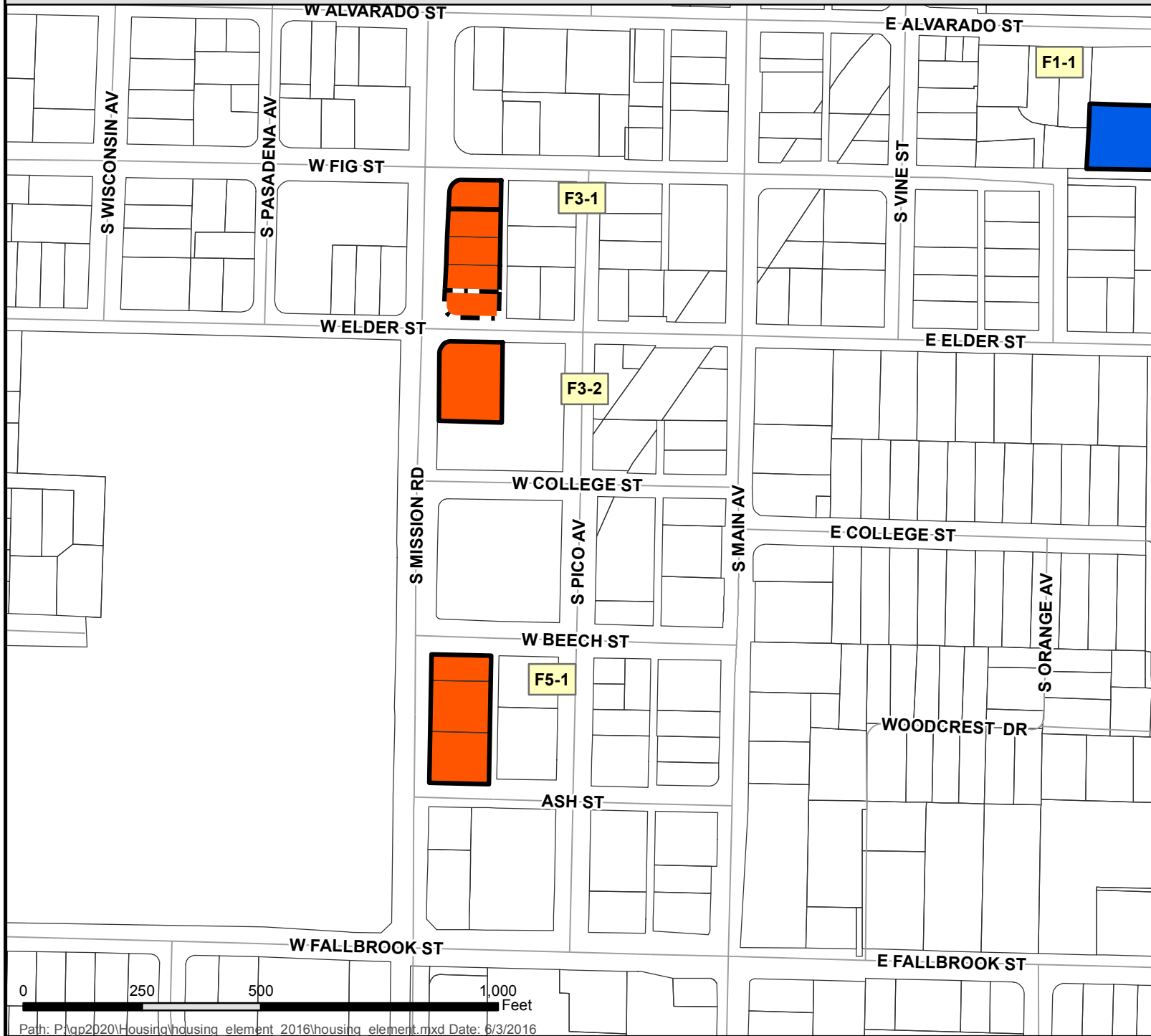
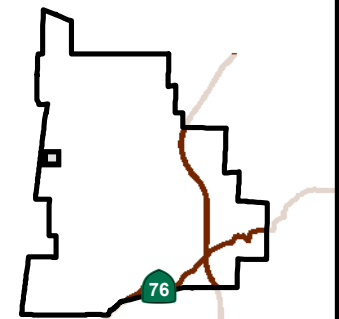
Housing Element Sites Inventory

Legend

-  24 du/acre
-  15 du/acre
-  Vacant Site
-  Underutilized Site

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Fallbrook Community Planning Area F3 - Aerial

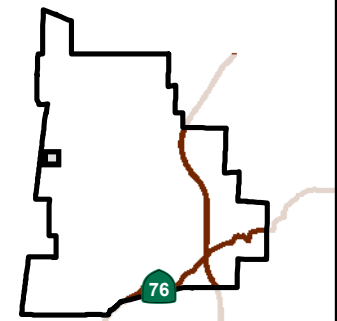


Housing Element Sites Inventory

Legend

 Potential Sites

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Fallbrook Community Planning Area F3 - Environmental Factors

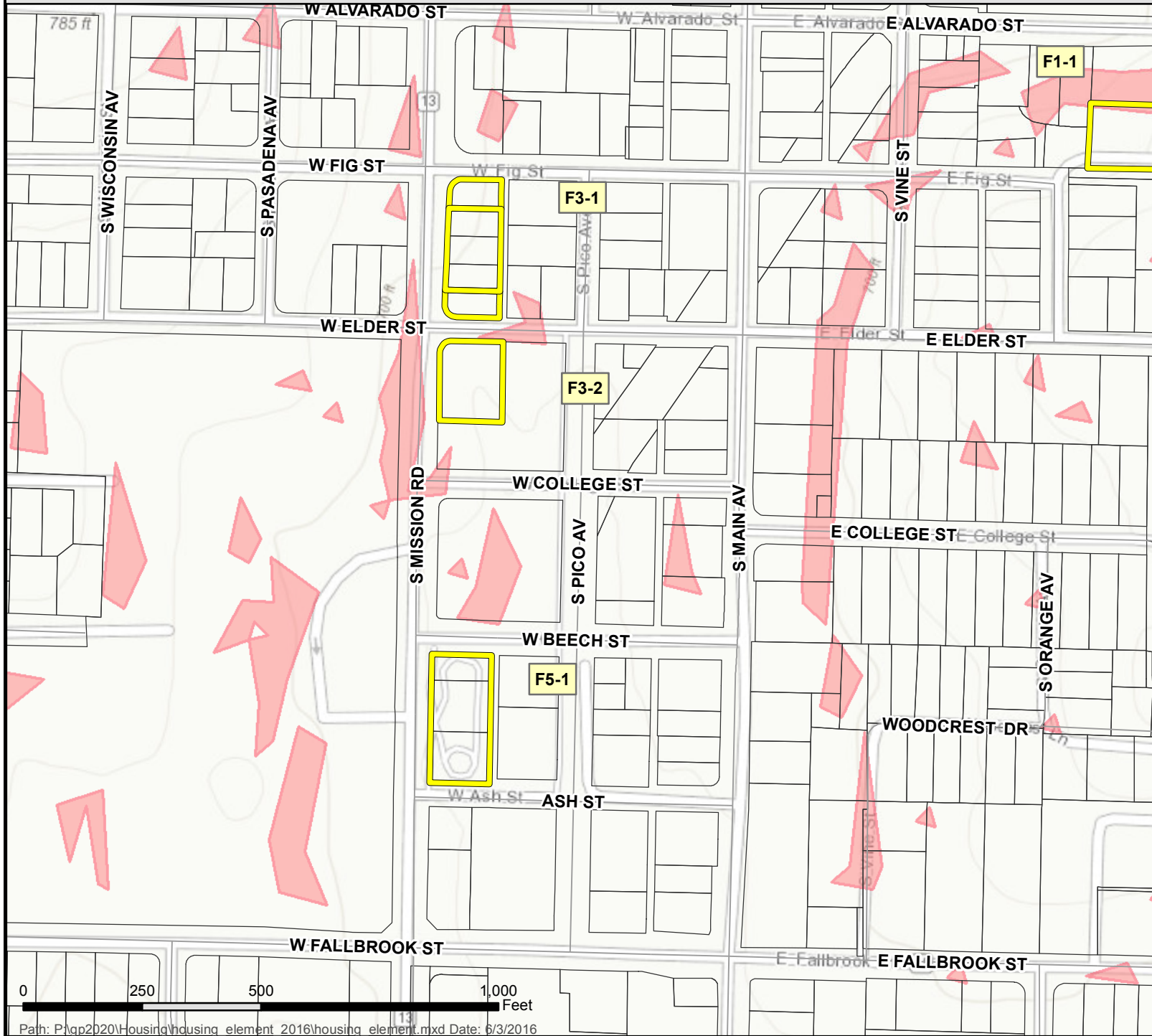
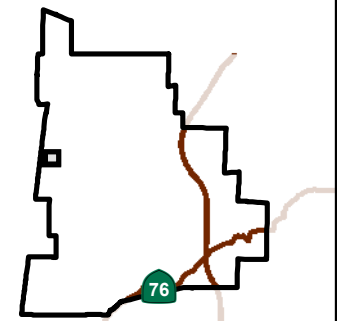
Housing Element Sites Inventory

Legend

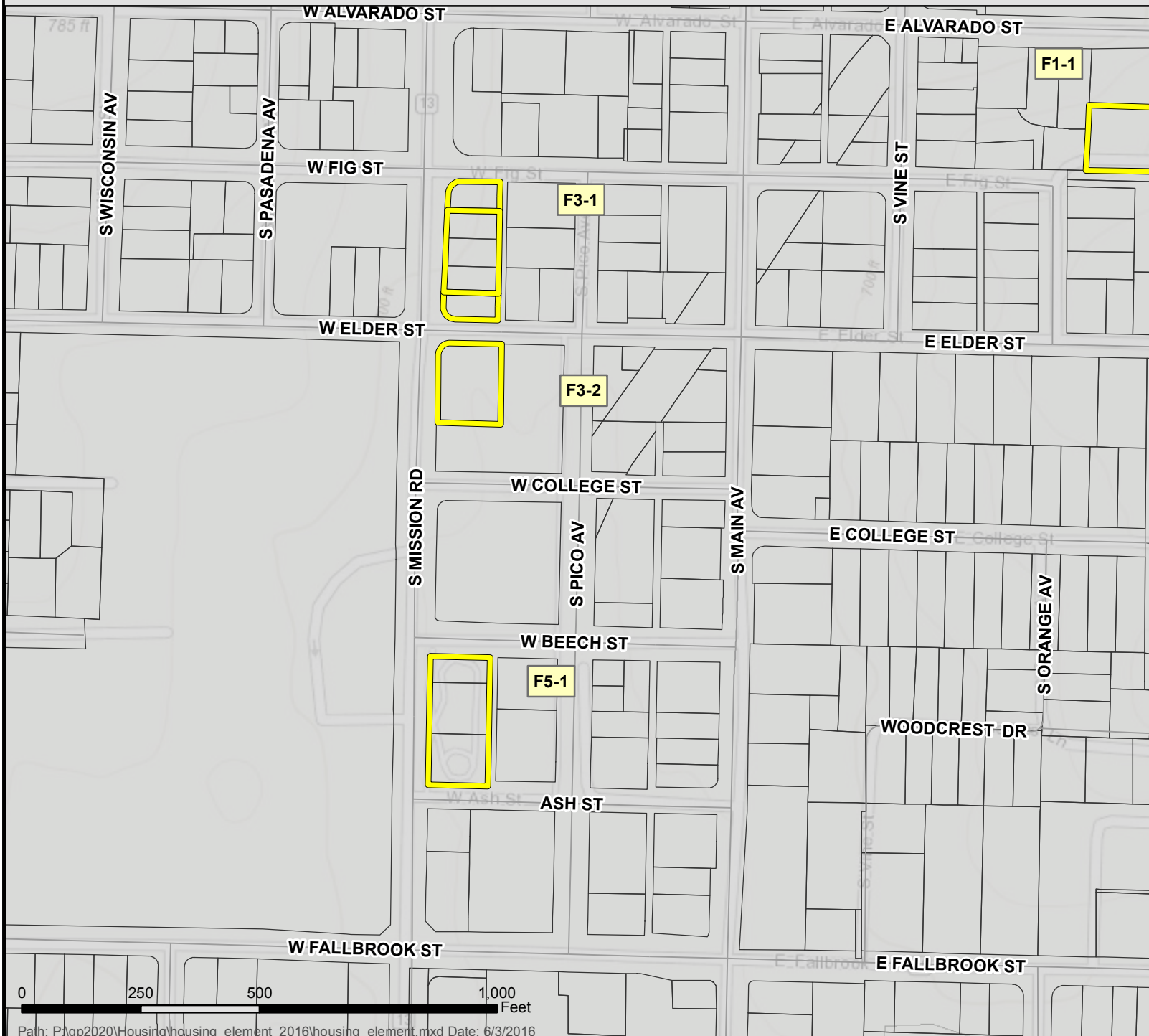
-  Potential Sites
-  Slope >25%

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Fallbrook Community Planning Area F3 - Vegetation



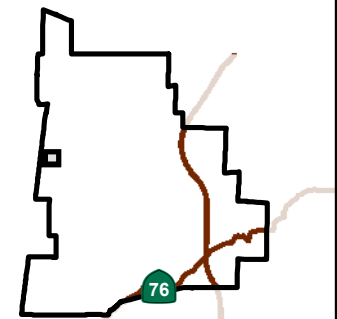
Housing Element Sites Inventory

Legend

- Potential Sites
- Disturbed Habitat, Agriculture, Eucalyptus Woodland

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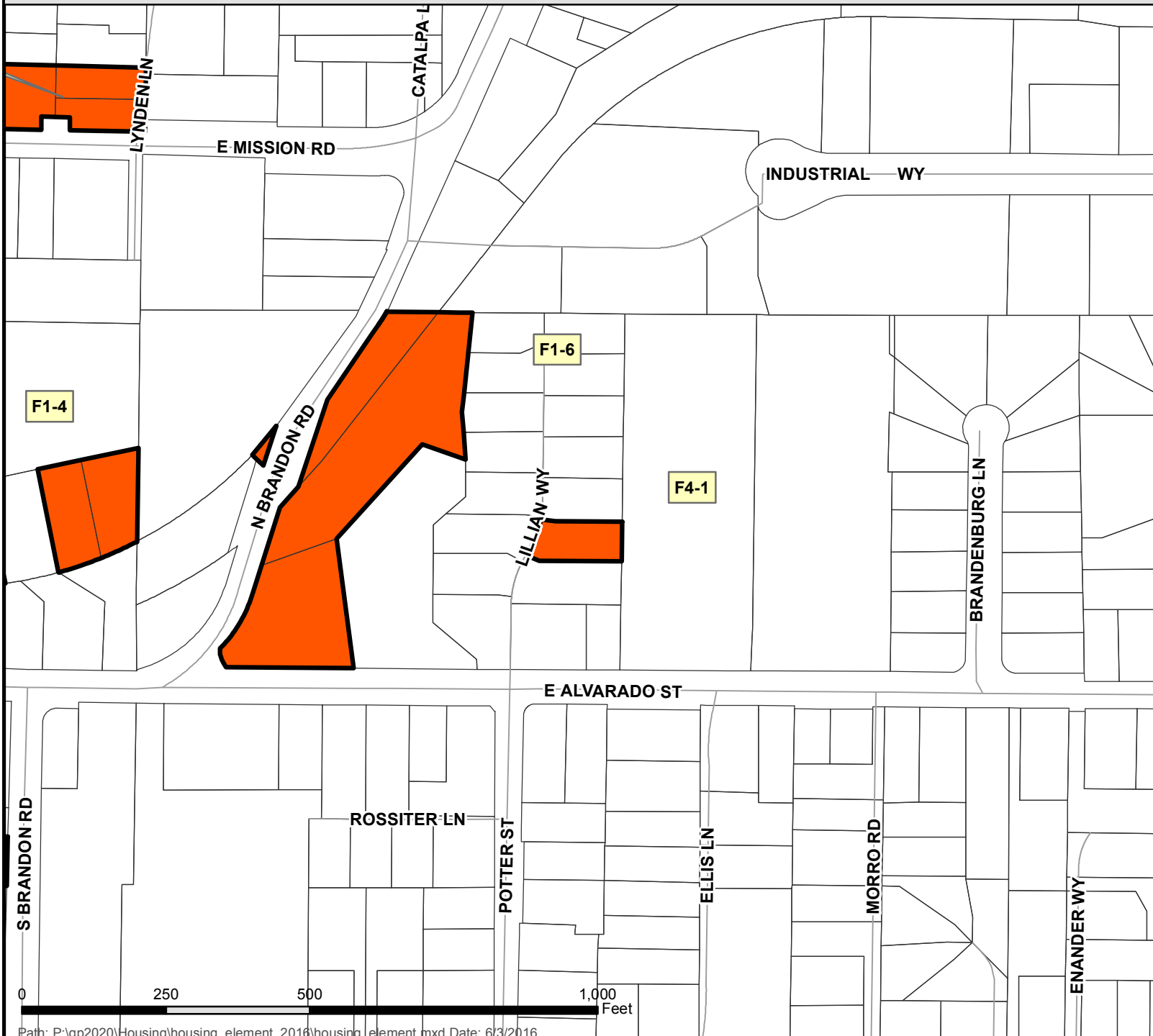
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Fallbrook Community Planning Area F4

Housing Element Sites Inventory

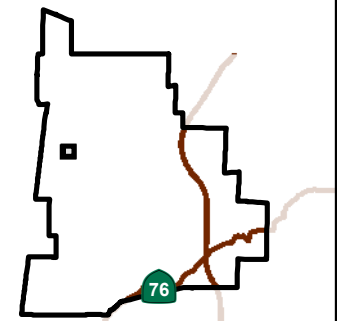
Legend

- 24 du/acre
- 15 du/acre
- Vacant Site



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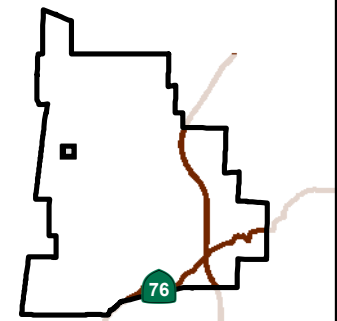
Fallbrook Community Planning Area F4 - Aerial

Housing Element Sites Inventory

Legend

 Potential Sites

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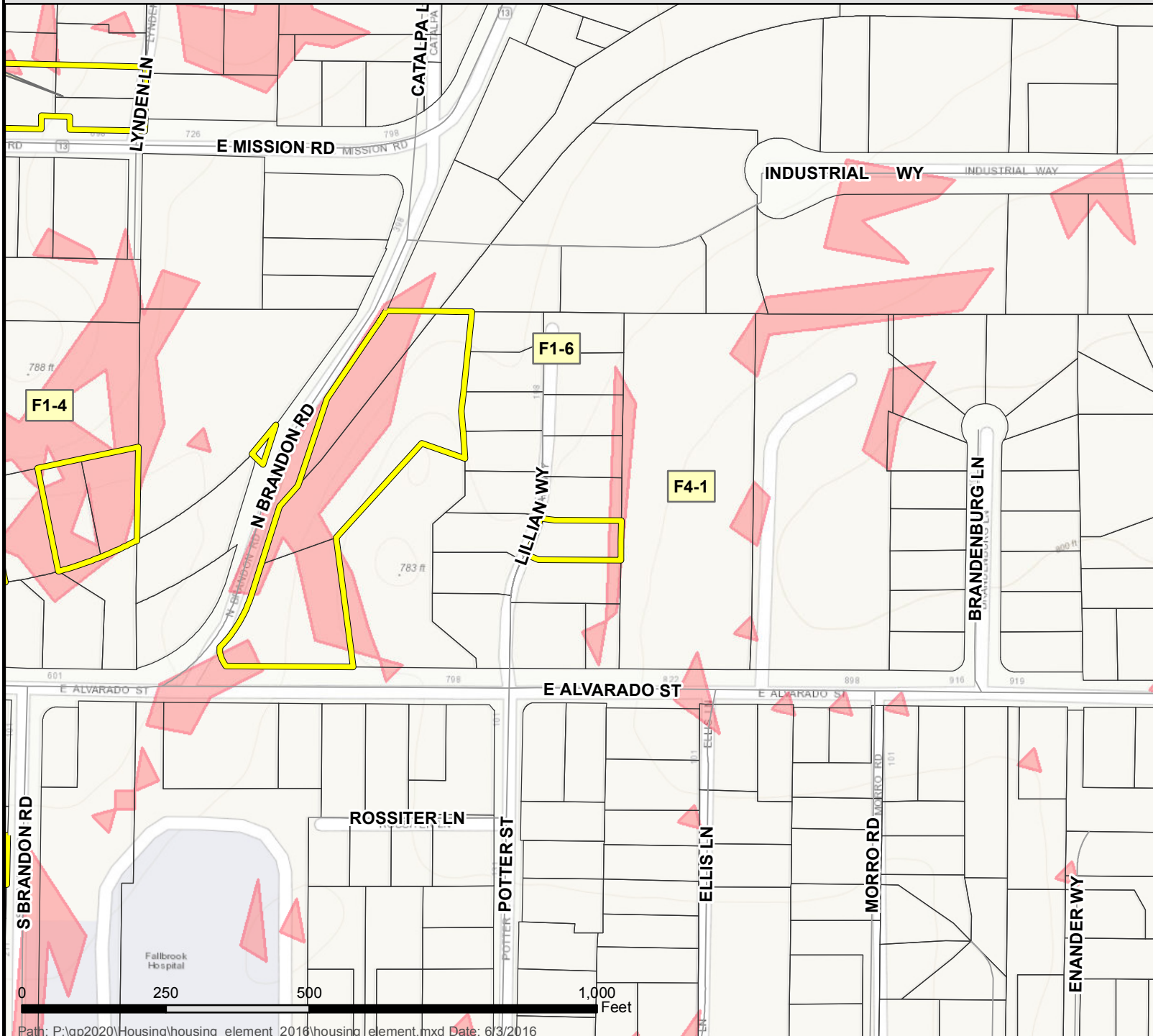


Fallbrook Community Planning Area F4 - Environmental Factors

Housing Element Sites Inventory

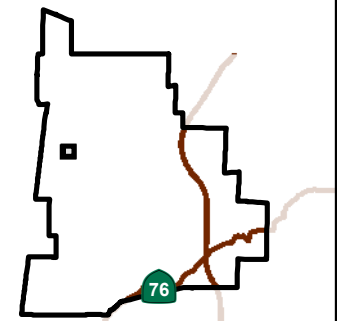
Legend

-  Potential Sites
-  Slope >25%



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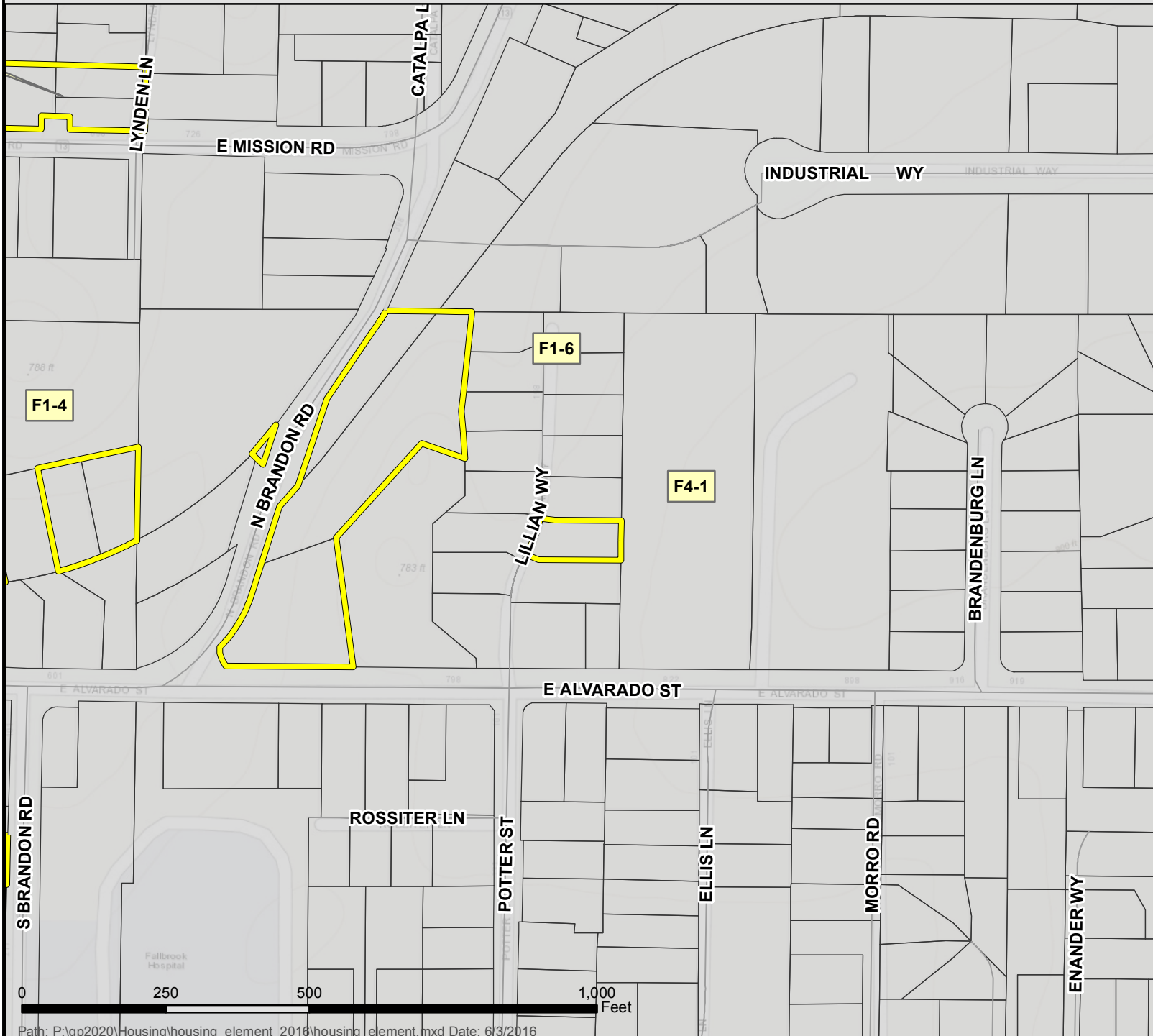


Fallbrook Community Planning Area F4 - Vegetation

Housing Element Sites Inventory

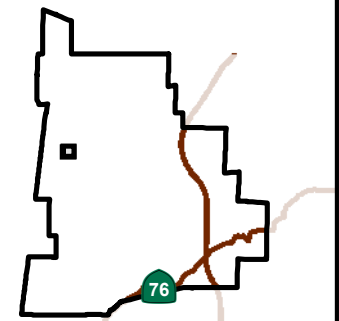
Legend

-  Potential Sites
-  Disturbed Habitat, Agriculture, Eucalyptus Woodland



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Fallbrook Community Planning Area F5

Housing Element Sites Inventory

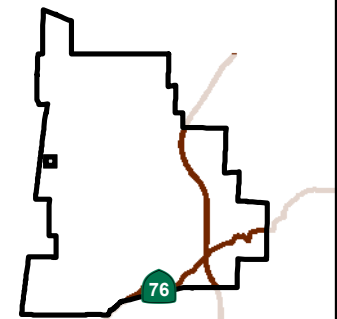
Legend

- 24 du/acre
- Vacant Site

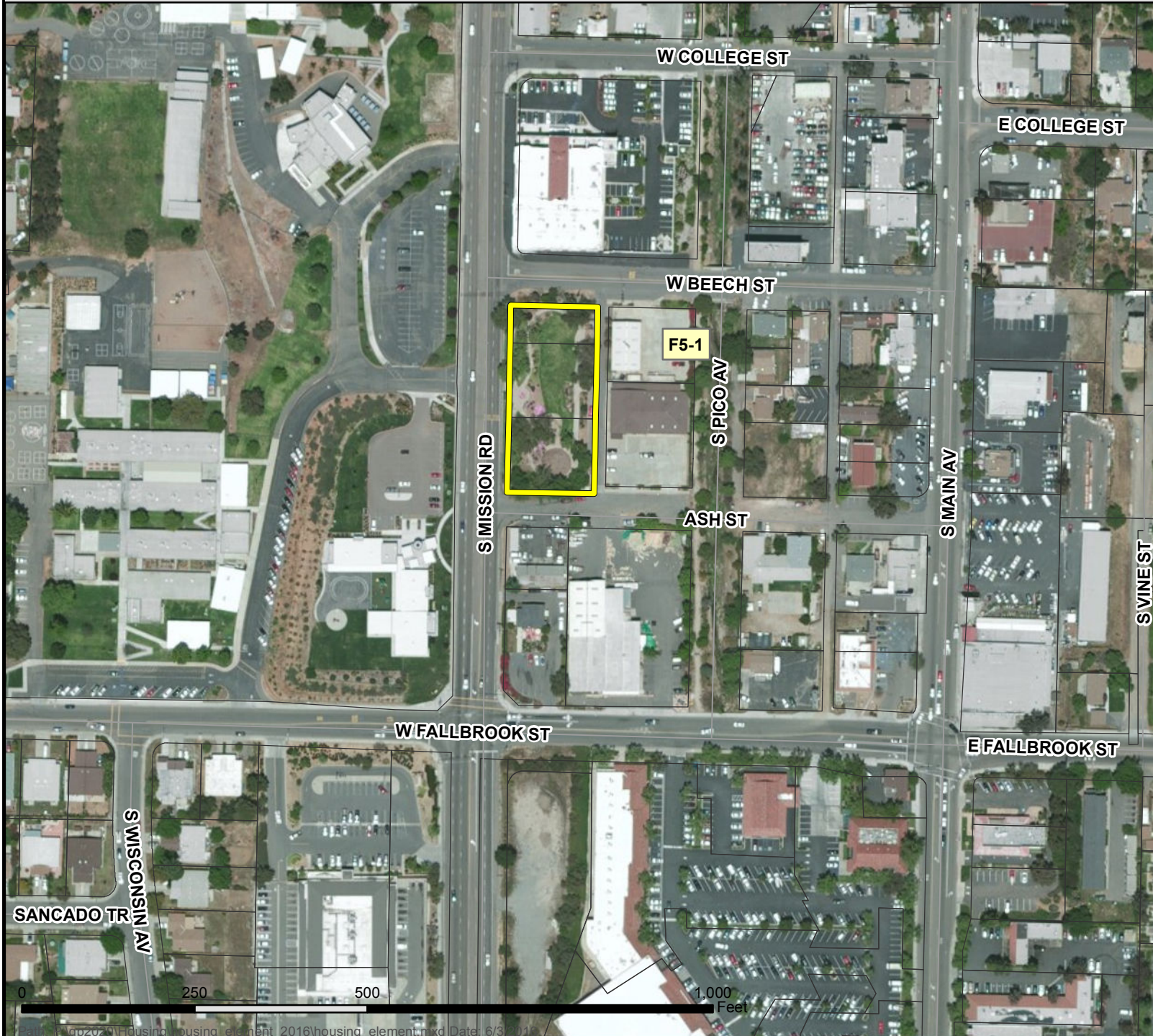


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Fallbrook Community Planning Area F5 - Aerial

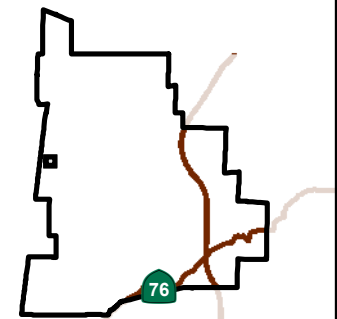


Housing Element Sites Inventory

Legend

 Potential Sites

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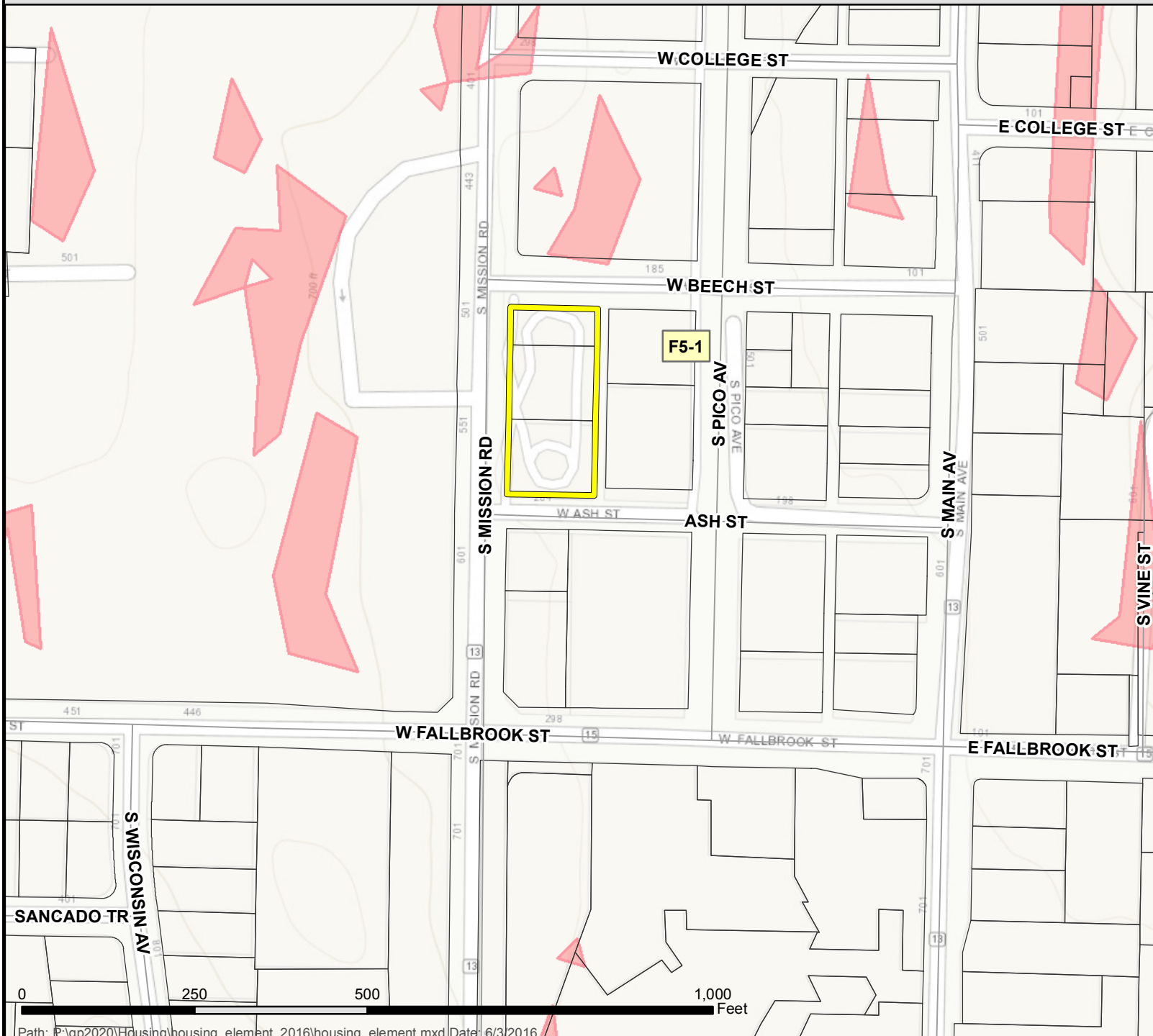


Fallbrook Community Planning Area F5 - Environmental Factors

Housing Element Sites Inventory

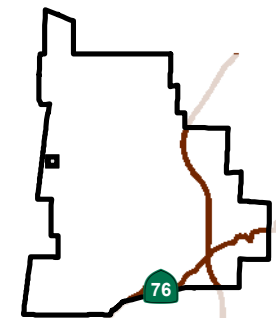
Legend

-  Potential Sites
-  Slope >25%



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Fallbrook Community Planning Area F5 - Vegetation

Housing Element Sites Inventory

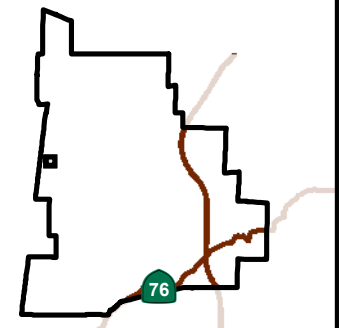
Legend

-  Potential Sites
-  Disturbed Habitat,
Agriculture,
Eucalyptus Woodland



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Fallbrook Community Planning Area F6

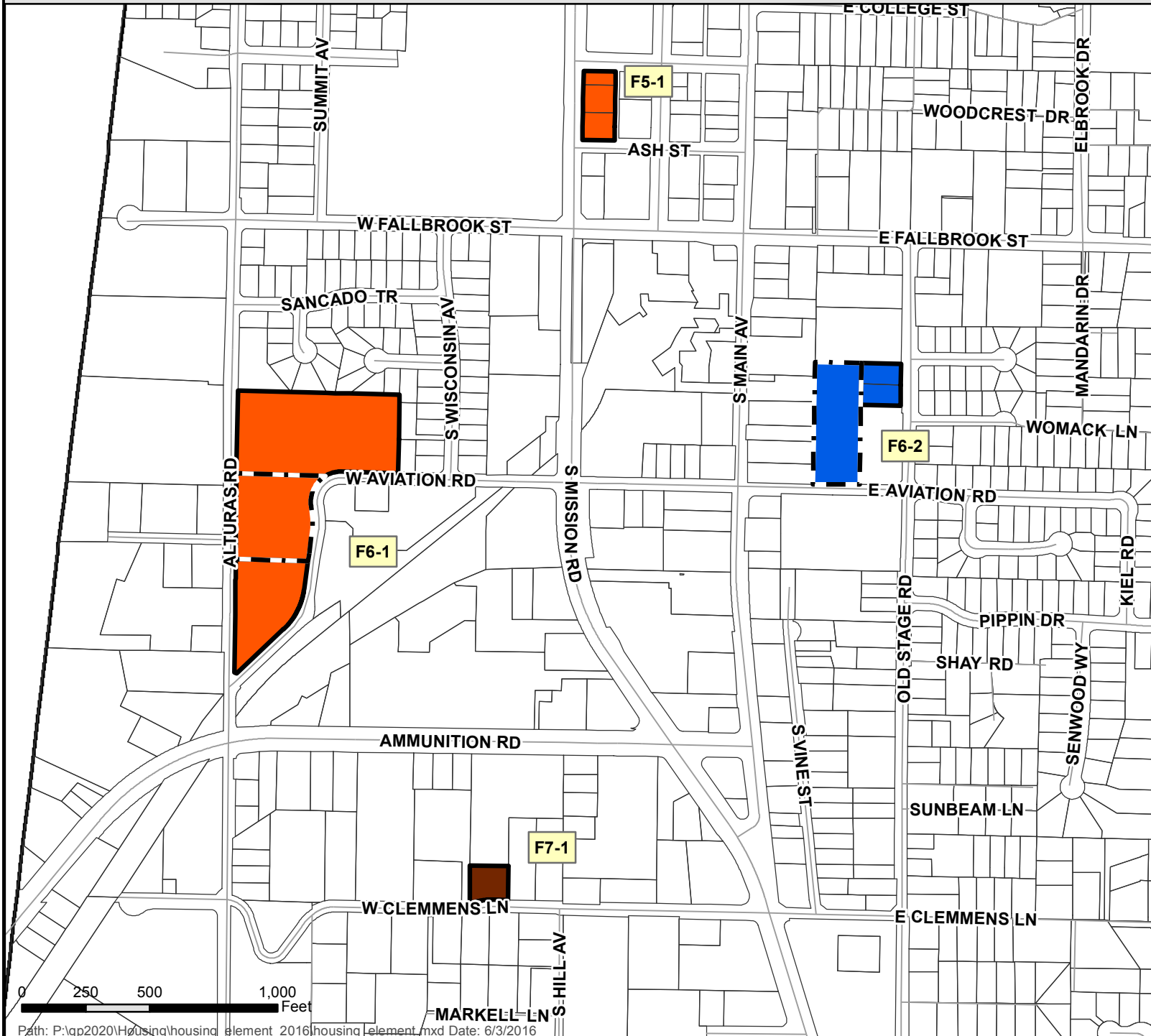
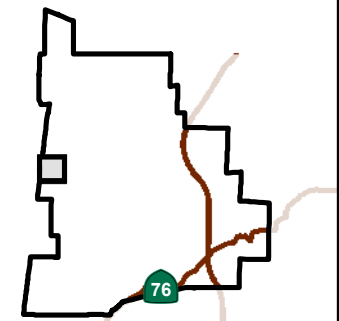
Housing Element Sites Inventory

Legend

- 30 du/acre
- 24 du/acre
- 15 du/acre
- Vacant Site
- Underutilized Site

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Path: P:\p2020\Housing\housing element 2016\housing element.mxd Date: 6/3/2016

Fallbrook Community Planning Area F6 - Aerial

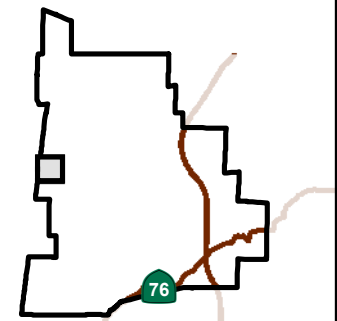
Housing Element Sites Inventory

Legend

 Potential Sites



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Fallbrook Community Planning Area F6 - Environmental Factors

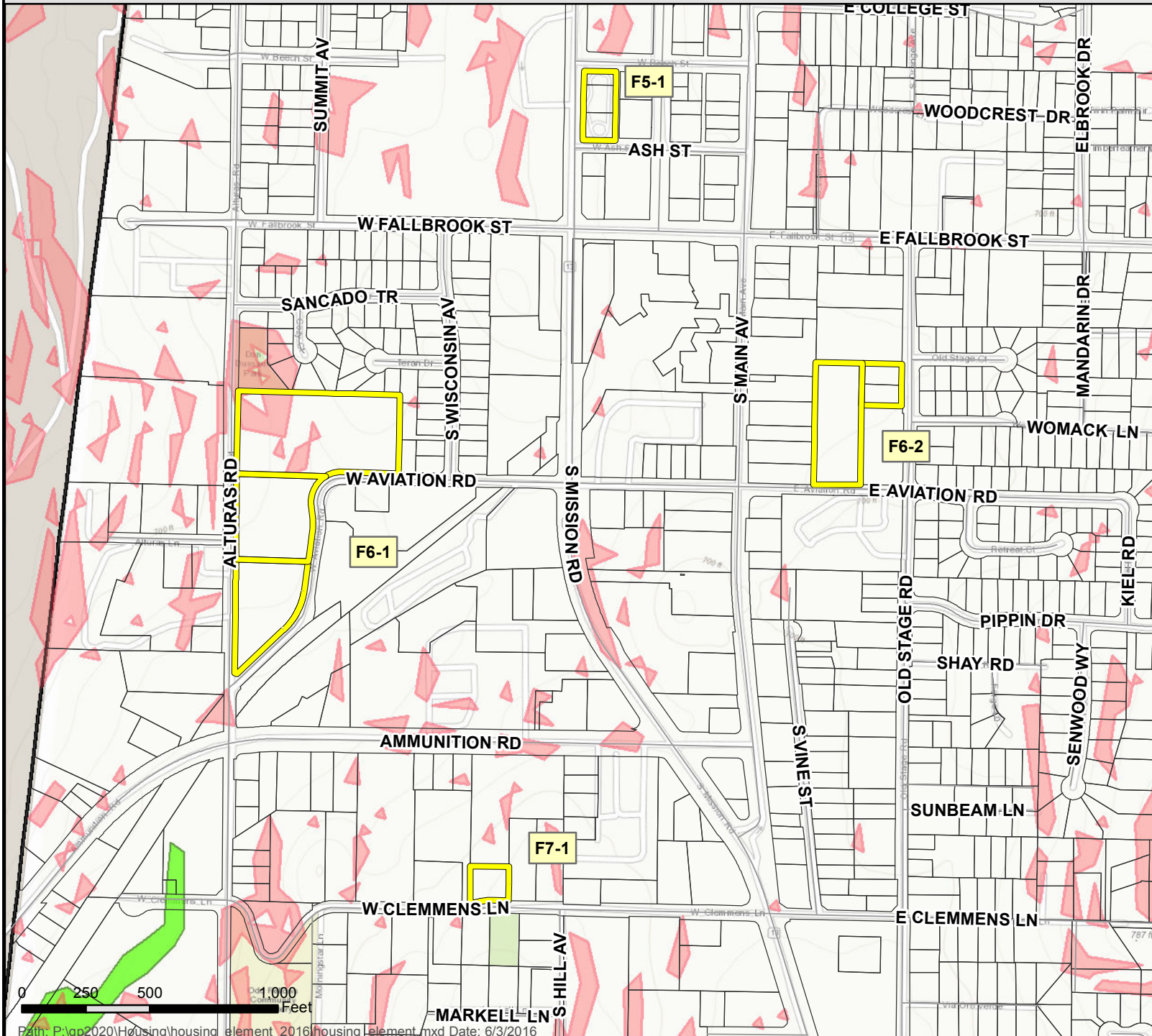
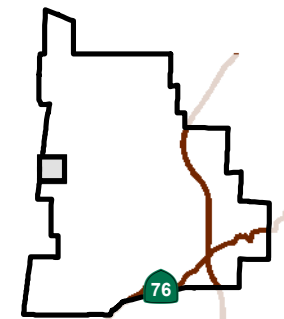
Housing Element Sites Inventory

Legend

-  Potential Sites
-  Slope >25%
-  Wetlands (RPO)

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Fallbrook Community Planning Area F6 - Vegetation

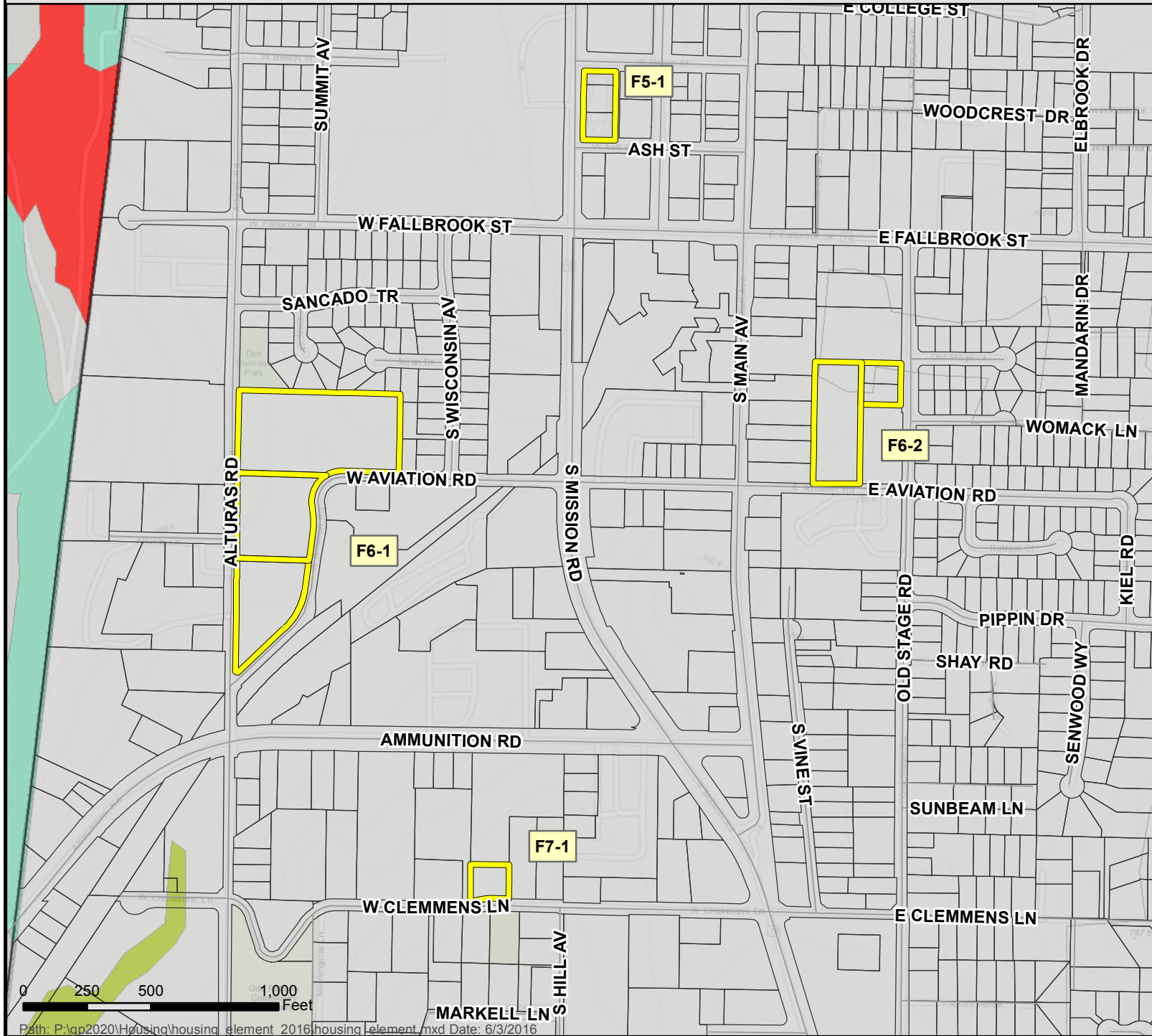
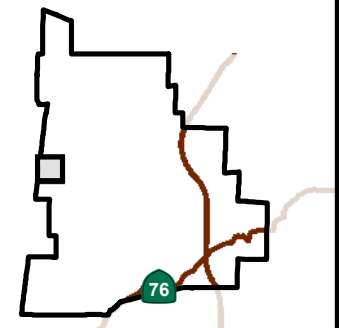
Housing Element Sites Inventory

Legend

-  Potential Sites
-  Coastal Sage Scrub
-  Grassland
-  Riparian Scrub
-  Disturbed Habitat, Agriculture, Eucalyptus Woodland

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Fallbrook Community Planning Area F7

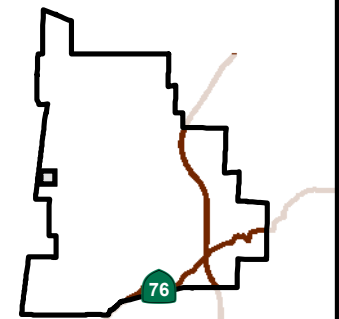
Housing Element Sites Inventory

Legend

-  30 du/acre
-  24 du/acre
-  Vacant Site

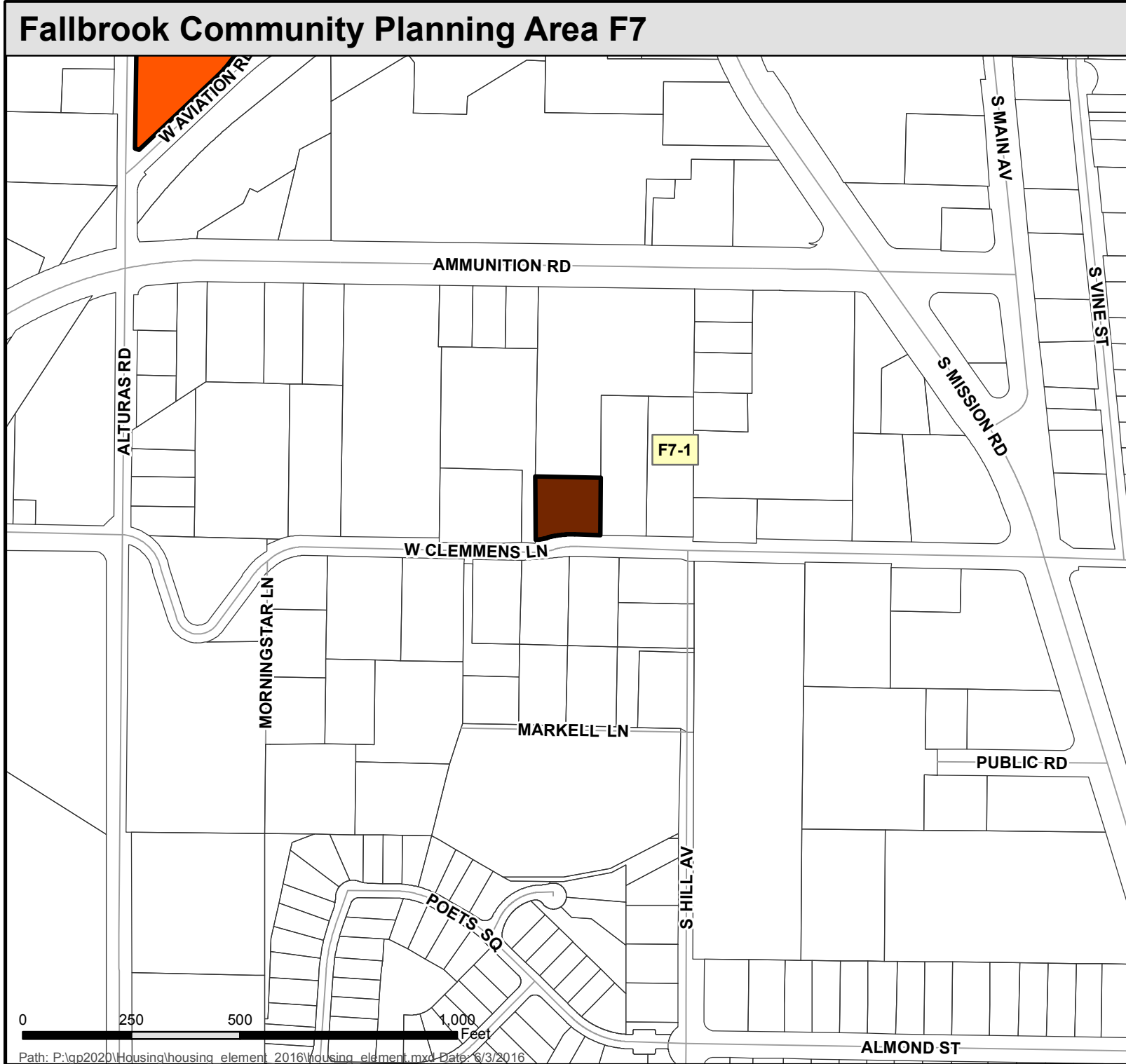
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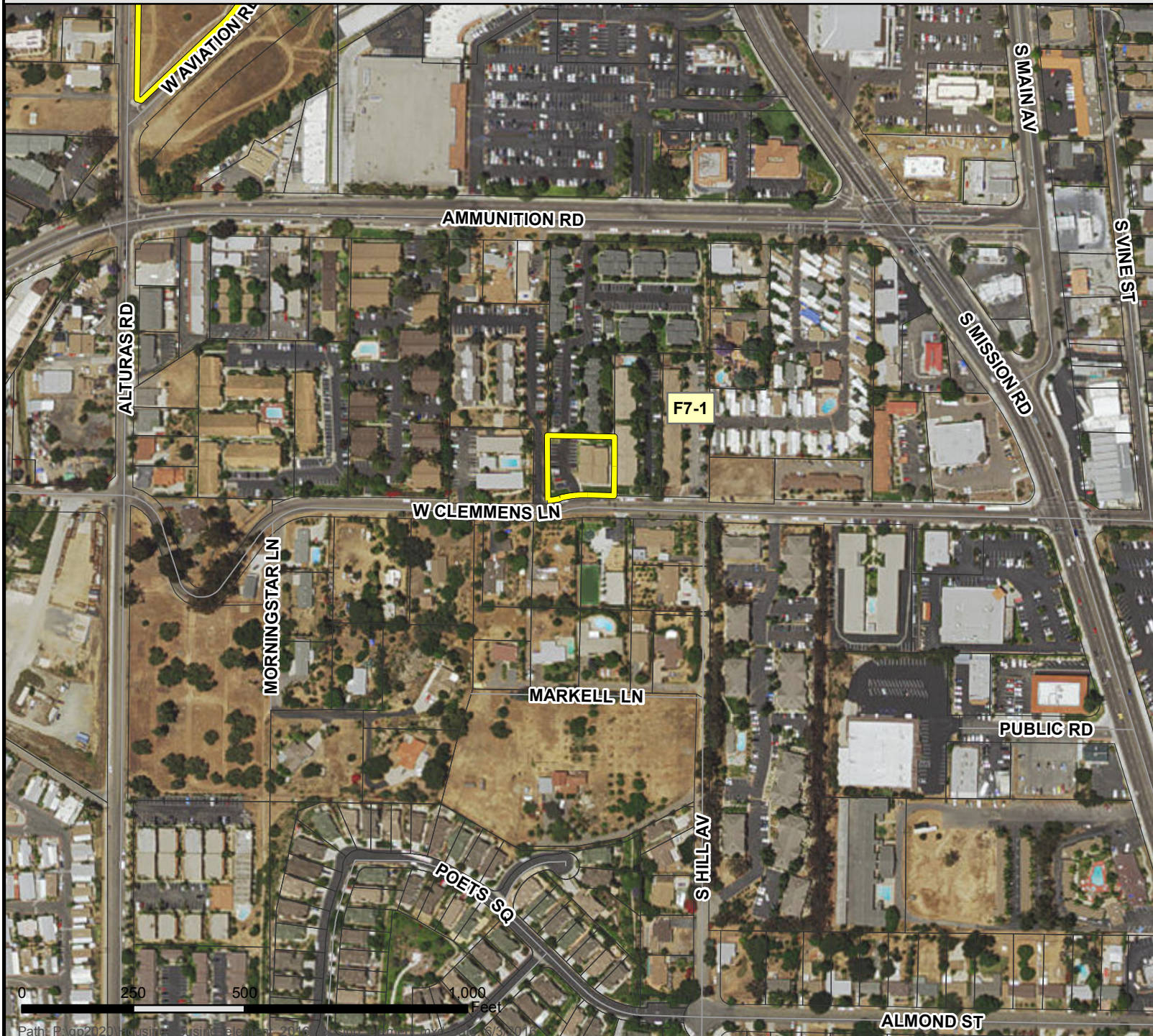
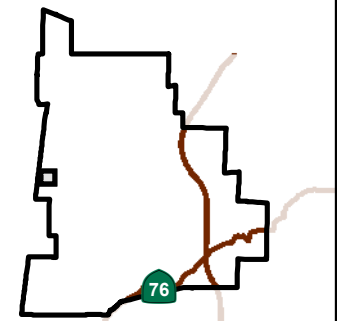
Fallbrook Community Planning Area F7 - Aerial

Housing Element Sites Inventory

Legend

 Potential Sites

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Fallbrook Community Planning Area F7 - Environmental Factors

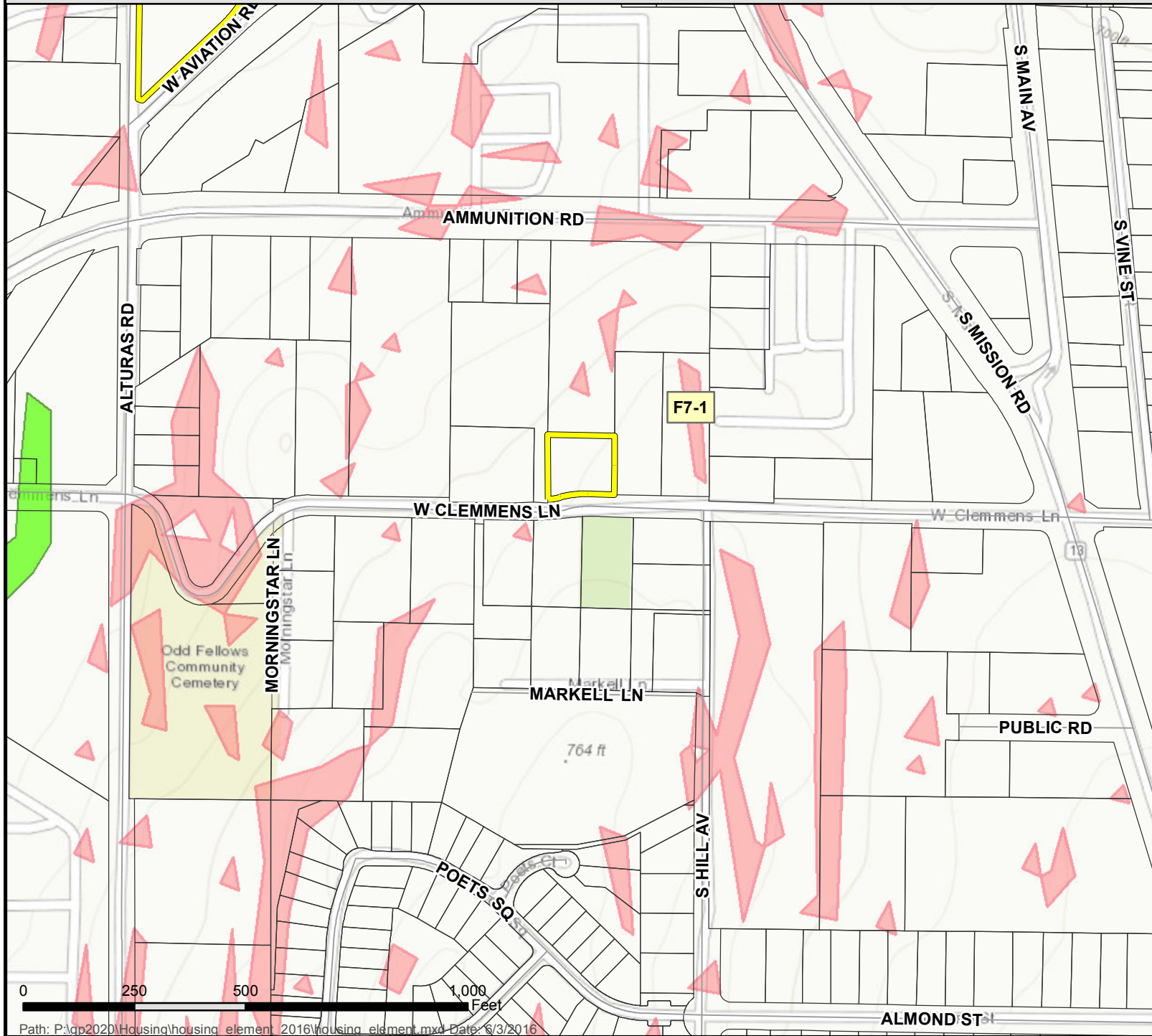
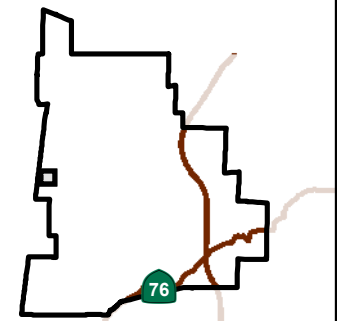
Housing Element Sites Inventory

Legend

-  Potential Sites
-  Slope >25%
-  Wetlands (RPO)

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Fallbrook Community Planning Area F7 - Vegetation

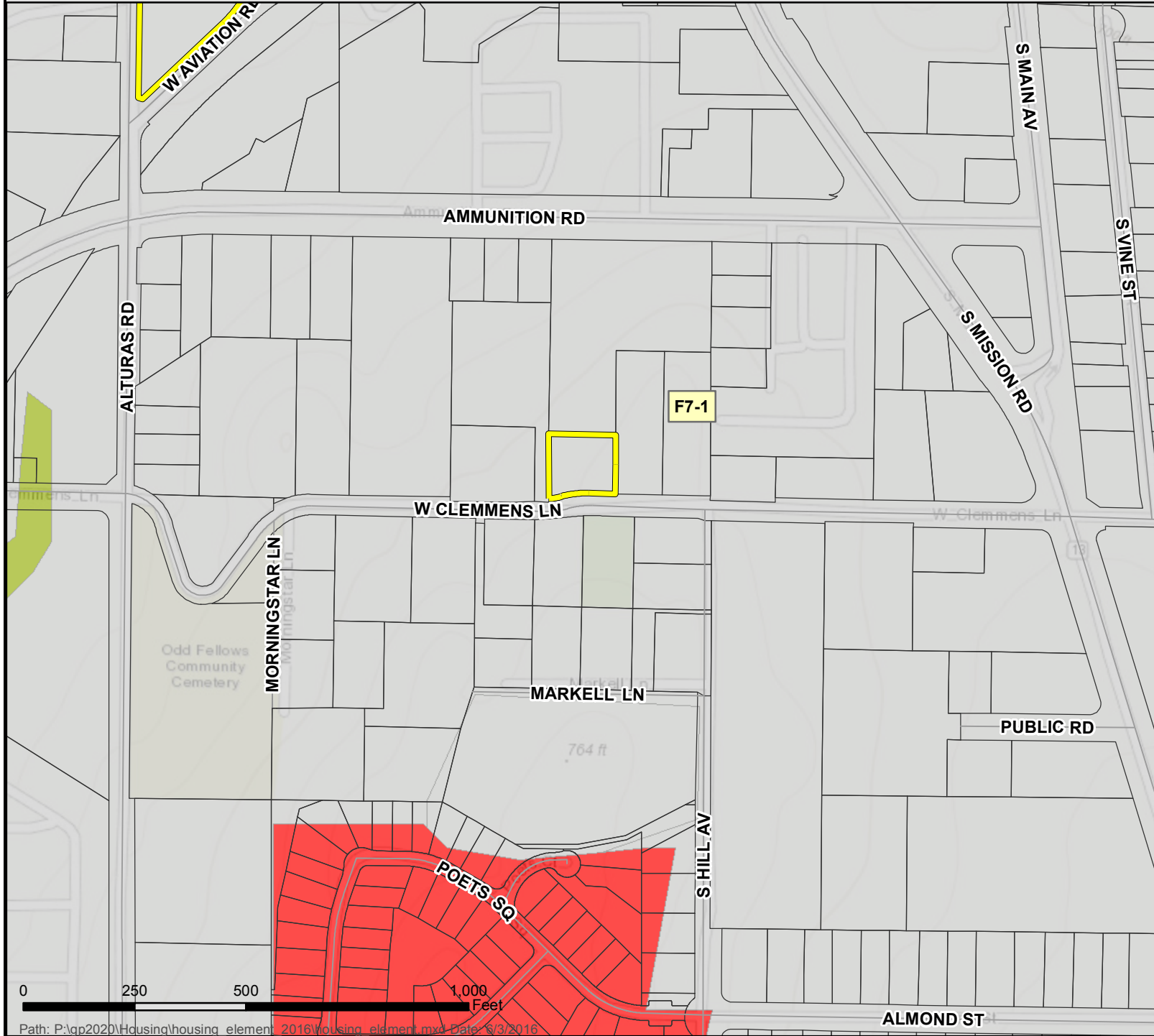
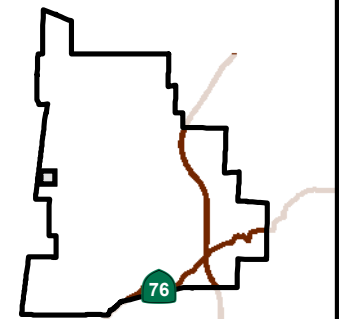
Housing Element Sites Inventory

Legend

-  Potential Sites
-  Coastal Sage Scrub
-  Riparian Scrub
-  Disturbed Habitat, Agriculture, Eucalyptus Woodland

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Fallbrook Community Planning Area F8

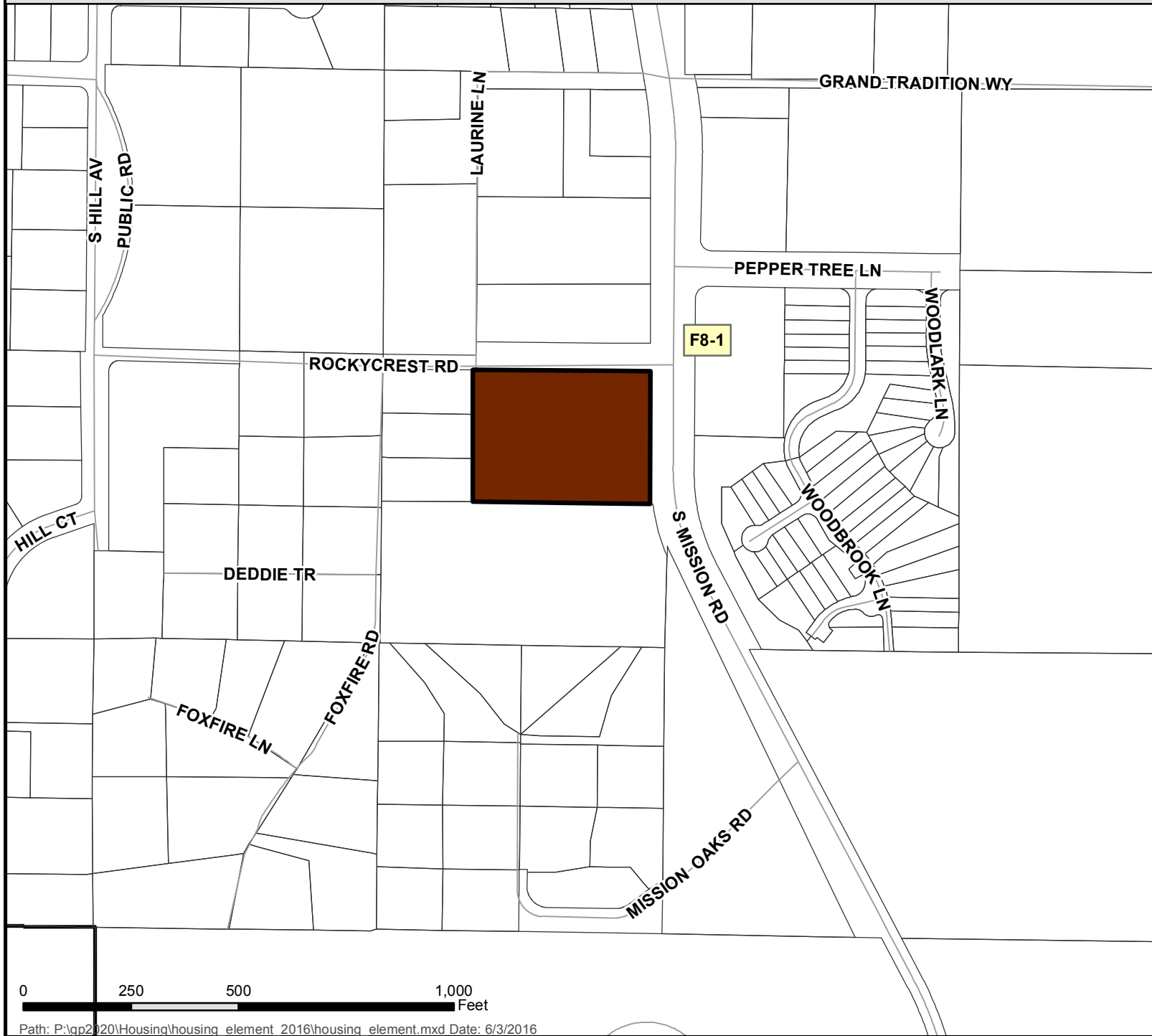
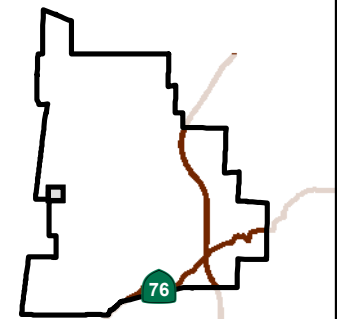
Housing Element Sites Inventory

Legend

- 30 du/acre
- Vacant Site

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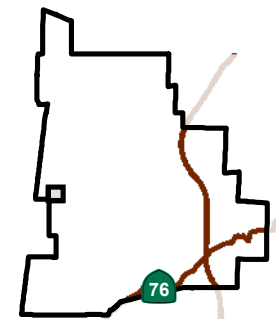
Fallbrook Community Planning Area F8 - Aerial

Housing Element Sites Inventory

Legend

 Potential Sites

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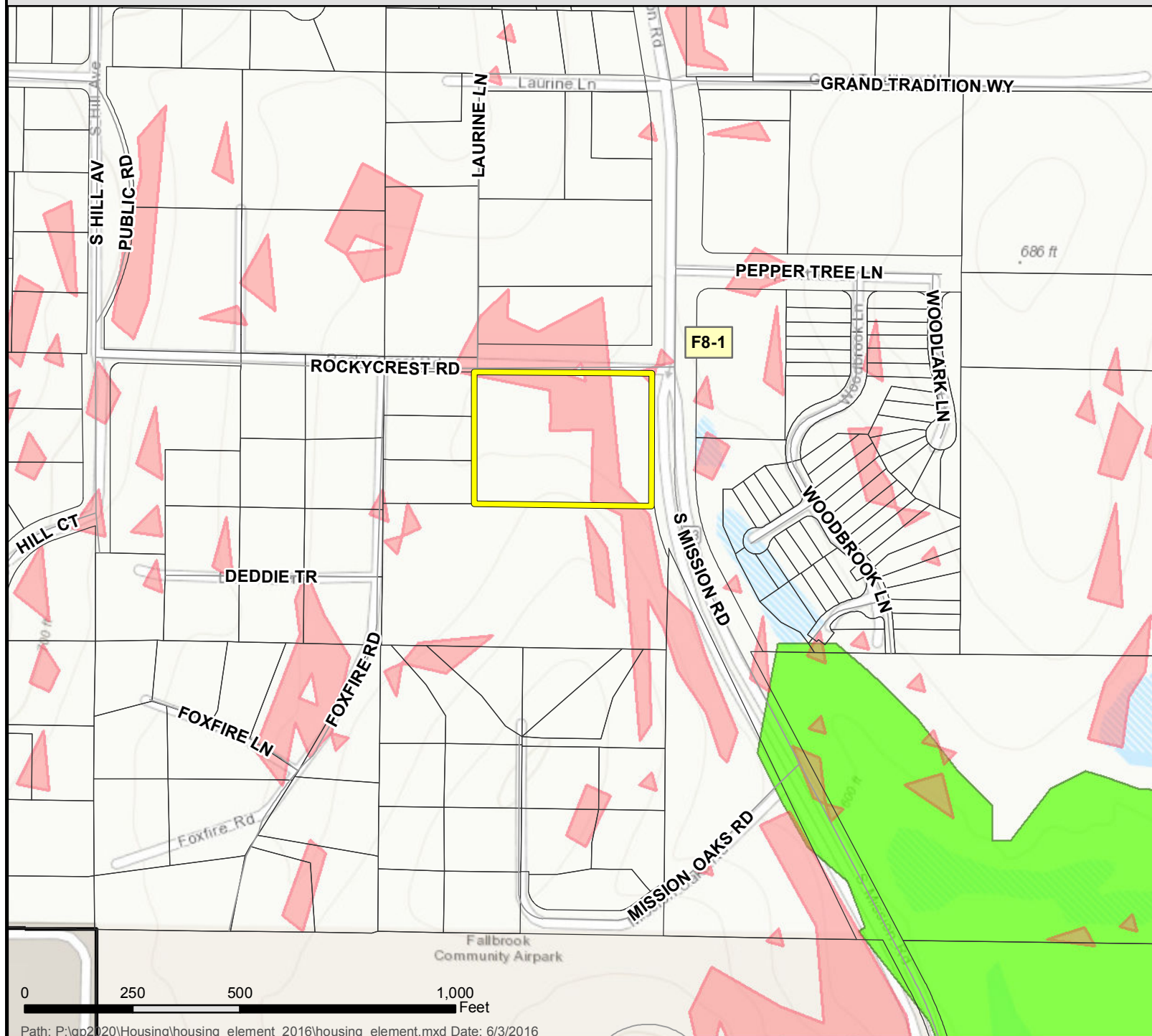
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Fallbrook Community Planning Area F8 - Environmental Factors

Housing Element Sites Inventory

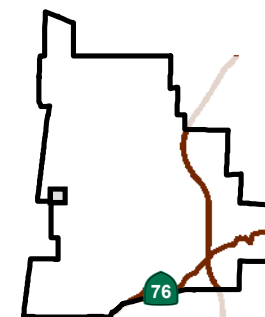
Legend

-  Potential Sites
-  Slope >25%
-  Wetlands (RPO)



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Fallbrook Community Planning Area F8 - Vegetation

Housing Element Sites Inventory

Legend

-  Potential Sites
-  Grassland
-  Riparian Scrub
-  Water
-  Disturbed Habitat, Agriculture, Eucalyptus Woodland

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