

FB19+ Analysis Area

(Fallbrook)

2012 Proposal: Change from RL20 to SR10

Requested by: Pettigrew, Lightfoot (no longer owner), and Do

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| Staff Recommendation | Proposed |
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| CPG Recommendation | Proposed |
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| PC Recommendation | Proposed |
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Property Description

Property Owner:

PSR: Pettigrew, Miranda, and Do

Size:

579 acres

61 parcels

Location/Description:

¼ mile east of I-15; approximately 3 miles north of SR-76; in the vicinity of Stewart Canyon Road; Rainbow Municipal Water District

Prevalence of Constraints

● – high; ◐ – partially; ○ - none

● Steep slope (greater than 25%)

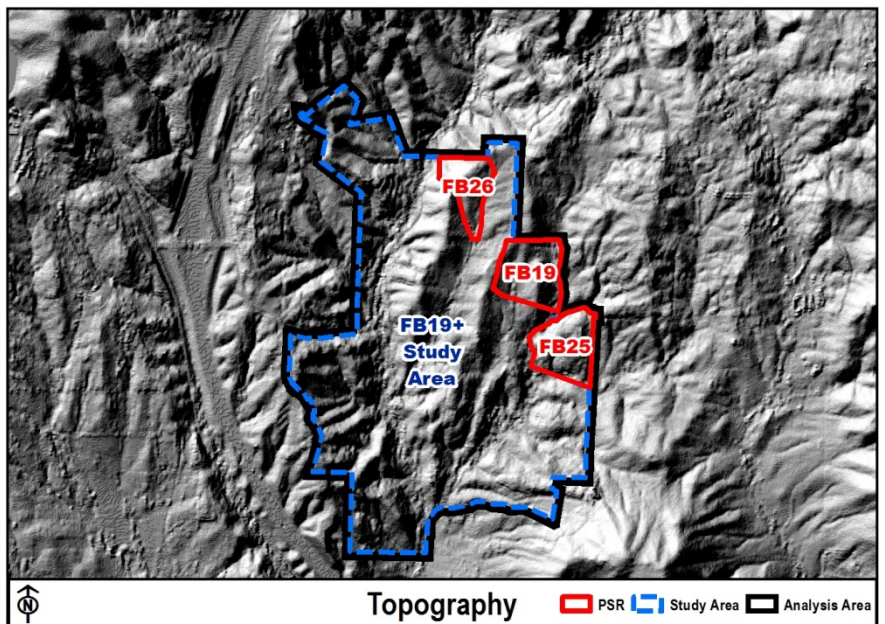
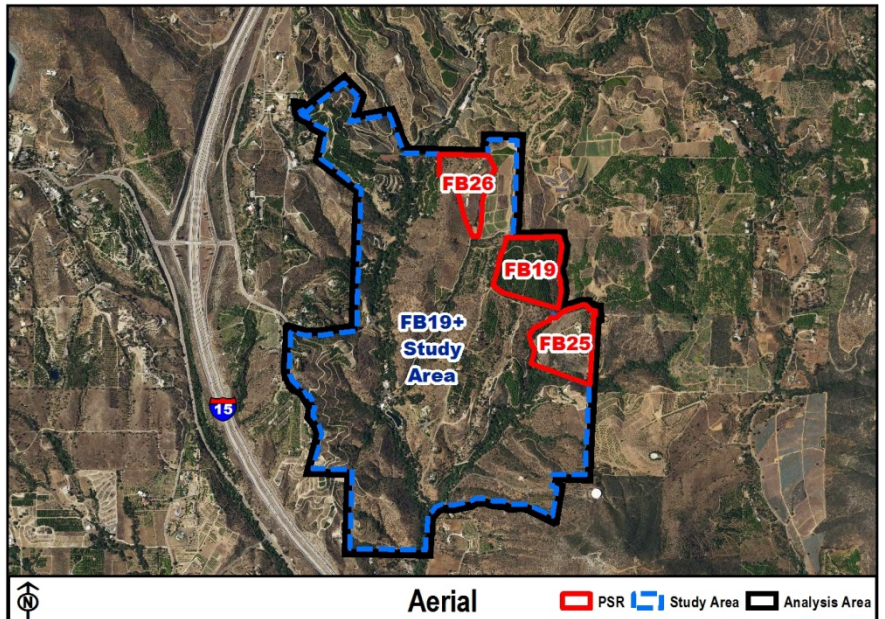
○ Floodplain

◐ Wetlands

◐ Sensitive Habitat

◐ Agricultural Lands

◐ Fire Hazard Severity Zones



Staff Recommendation Rationale

Mapping Consistency & Community Character (Guiding Principle 3, Policies LU-1.3, LU-2.3)

- The Analysis Area is adjacent to a 400+ acre area of SR-10 to the west that has similar access constraints and steep slope constraints; another 900-acre area of SR-10 is less than one mile to the east
- Though the northern portion is close to the community edge, a "greenbelt" (per the General Plan definition) would be maintained and there is no estimated additional density potential in the northern end, under the proposal

Fire Hazards and Fire Protection Considerations (Guiding Principle 5; Policies LU-6.11, S-1.1)

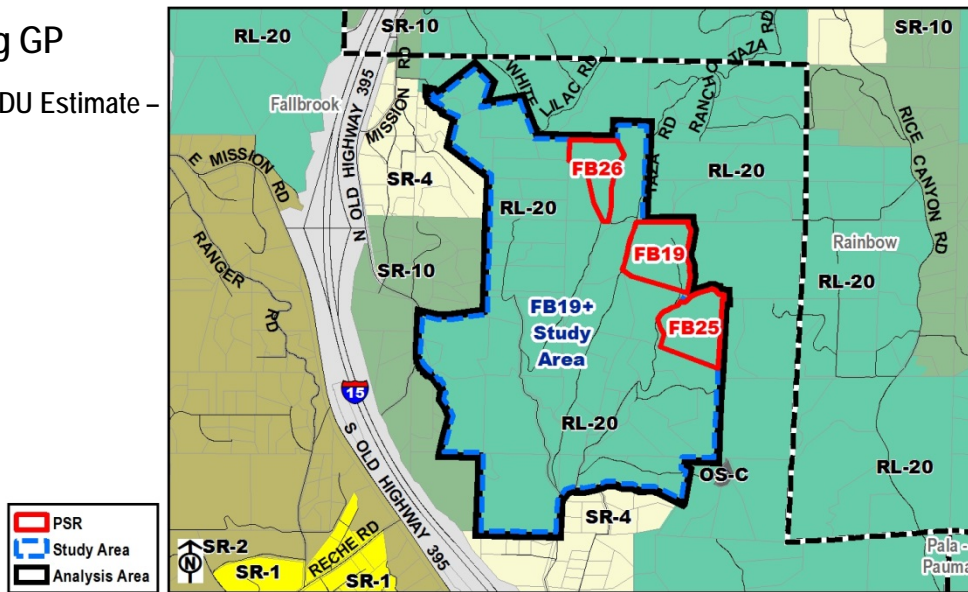
- All roads are private; however, the parcel with estimated additional density potential is closest to the public portion of Stewart Canyon Road, approximately ¼ mile south
- The southern portion (with the additional density potential parcel) is approximately 2.5 miles from the North County Fire Protection District station; within an area of 0-5 minute estimated fire response time

Habitat/Constraints/Feasibility (Guiding Principles 4 & 5; Policies LU-1.9, LU-6.2)

- Considering existing parcelization, estimates show only one additional dwelling unit is possible under the proposal (in the southern parcel), as the existing RL-20 and proposed SR-10 apply the same density in areas of steep slopes (which cover most of the Analysis Area)
- Riparian and upland habitats can be avoided with only one additional DU; Conservation Subdivision requirement remains

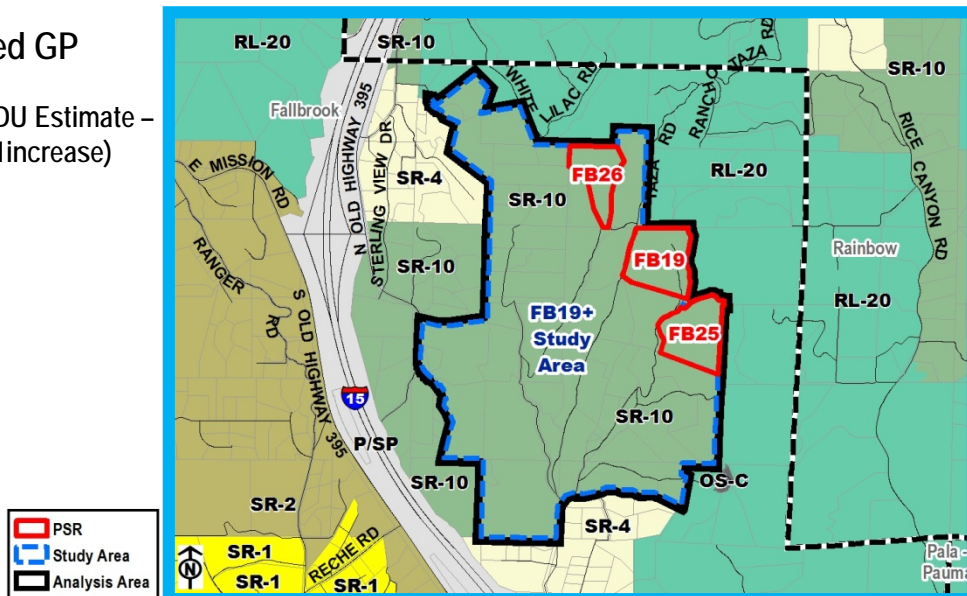
Existing GP

Potential DU Estimate –
61 Units



Proposed GP

Potential DU Estimate –
62 Units (1increase)



Staff Recommendation

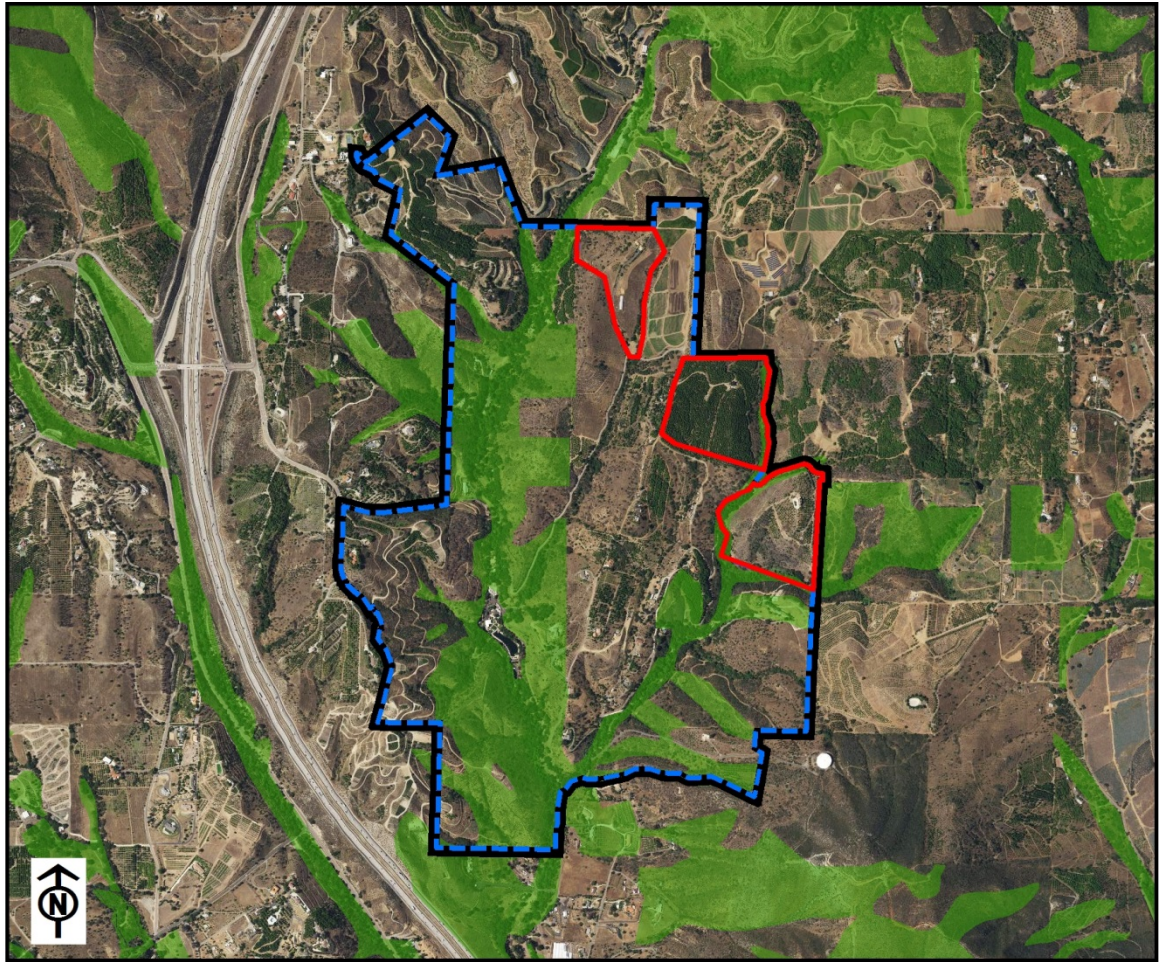
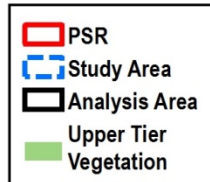
Alternative GP

Potential DU Estimate –
N/A

No Alternative Map

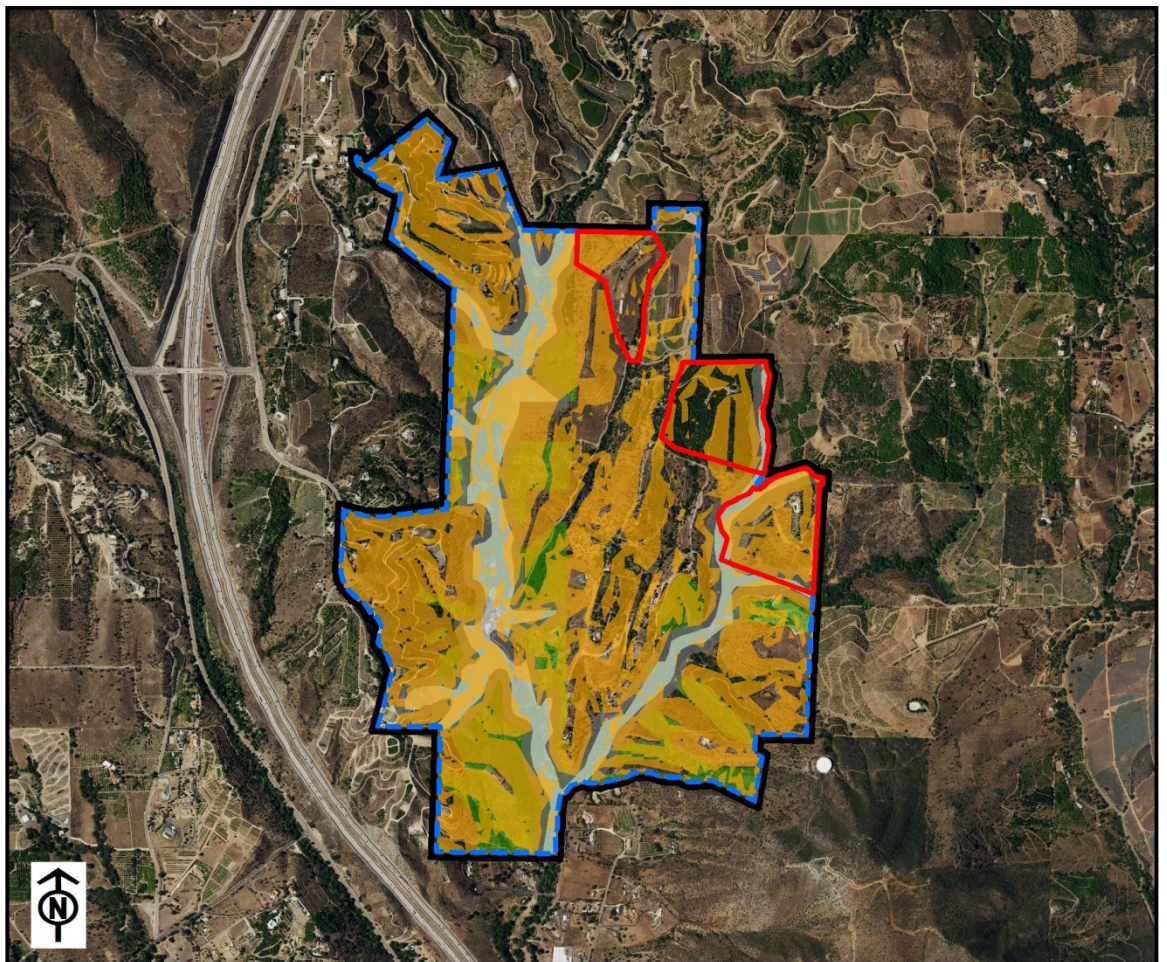
Upper Tier Vegetation

● Sensitive Habitat



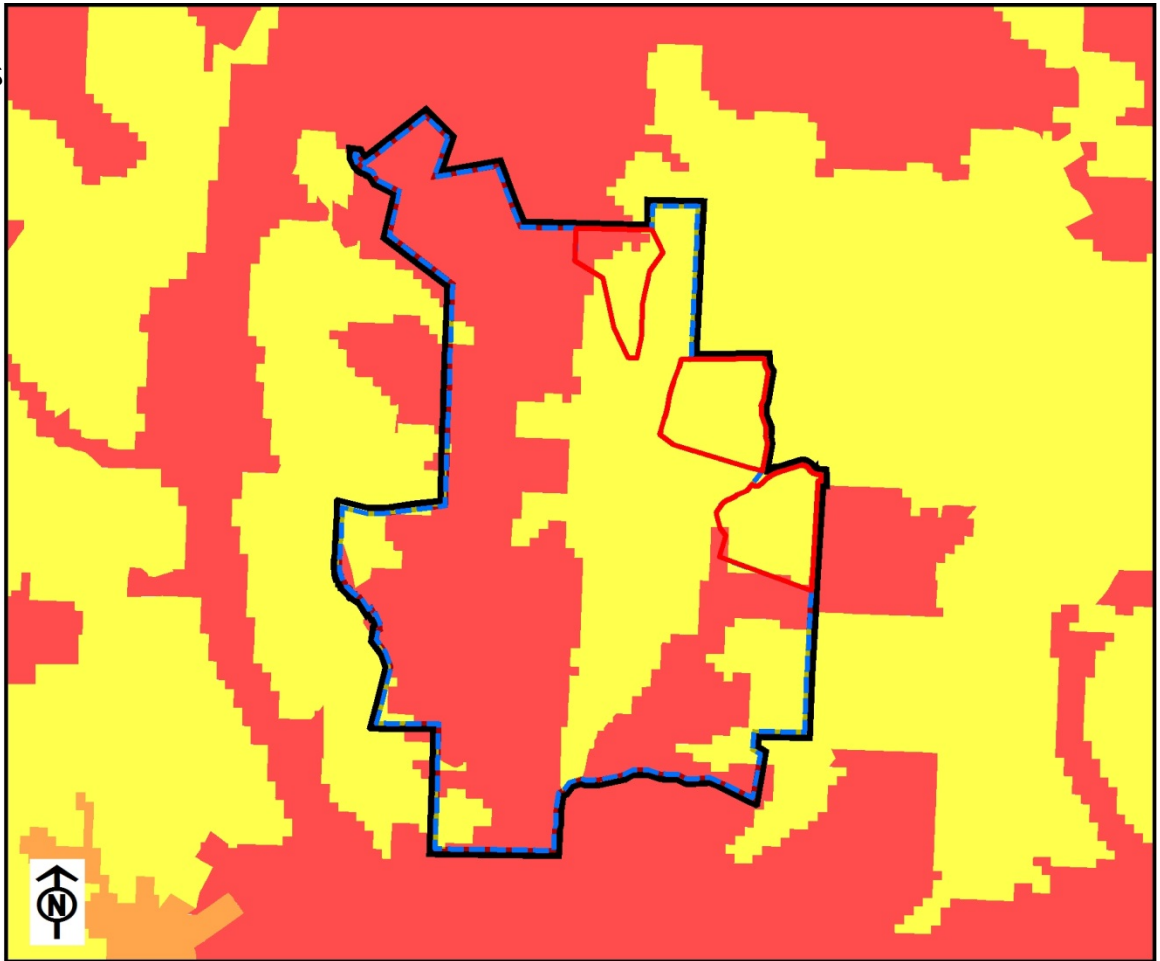
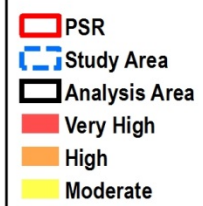
Composite Constraints

● Steep slope
 ○ Floodplain
 ● Wetlands
 ● Sensitive Habitat



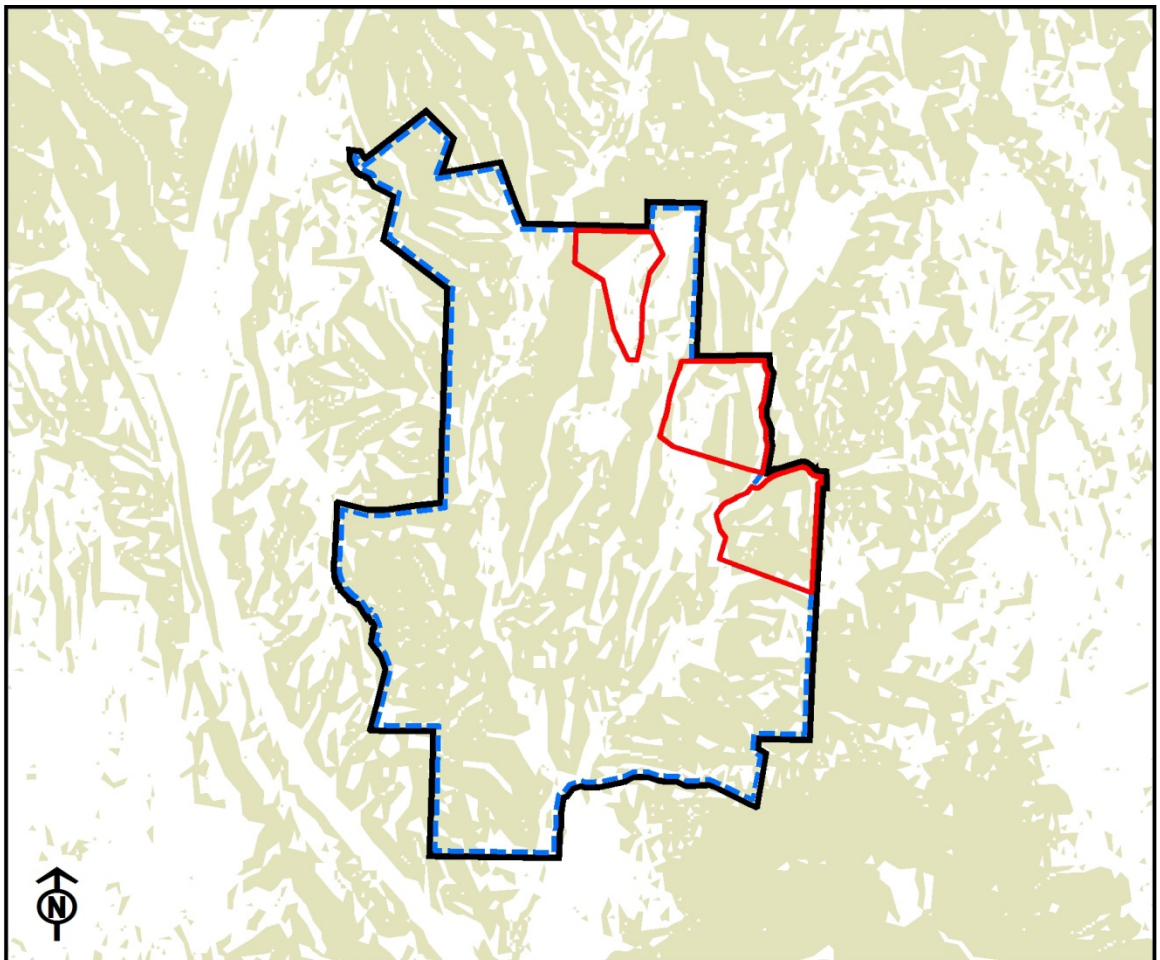
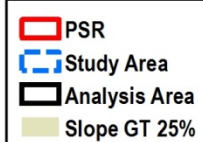
Fire Hazard Severity Zones

Fire Hazard Severity Zone



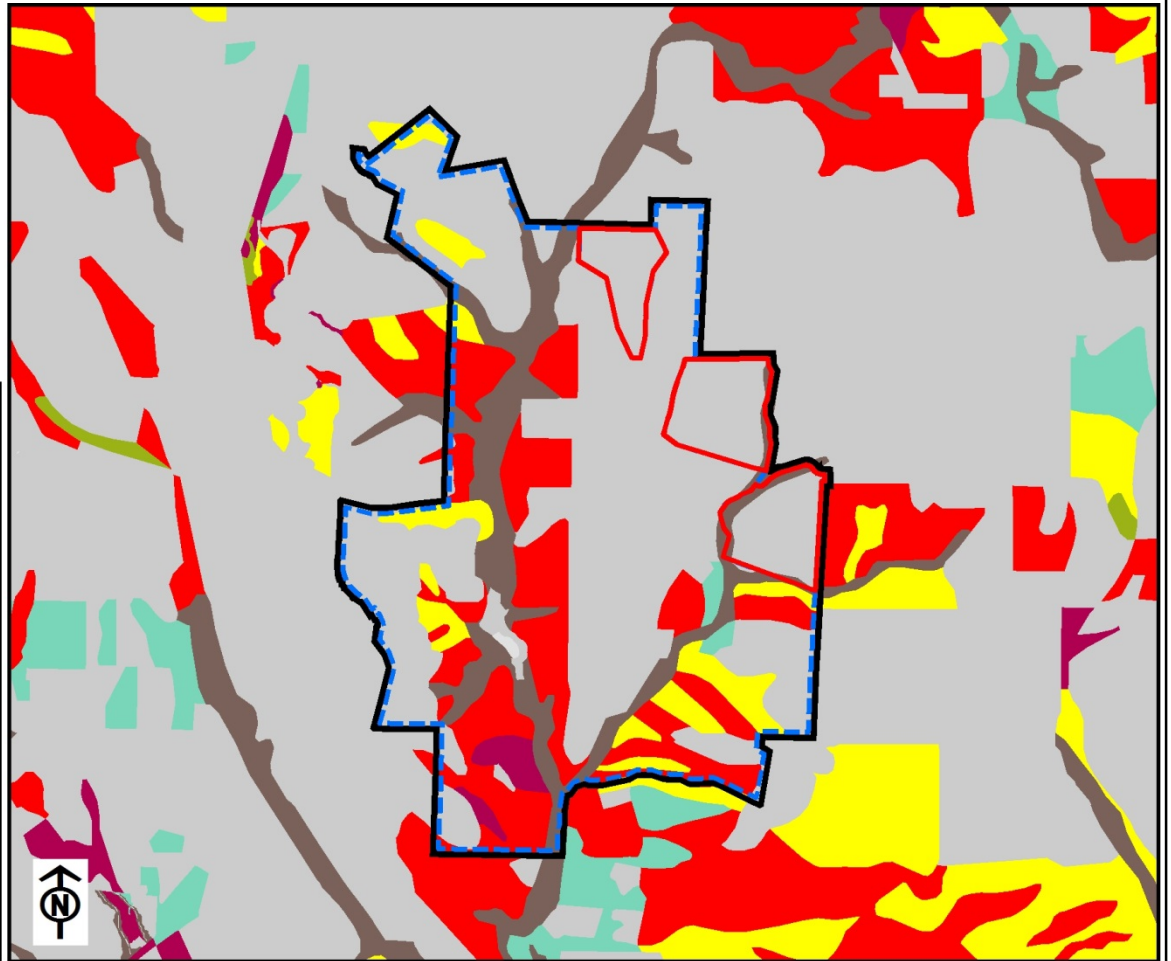
Steep Slopes

Steep slope (greater than 25%)



Vegetation

● Sensitive Habitat



Prime Agricultural Soils

● Agricultural Lands

