

FB17 Analysis Area

(Fallbrook)

2012 Proposal: Change from SR2 to SR2/SR1

Requested by: Garrett

Staff Recommendation	Alternative
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CPG Recommendation	Existing
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Property Description

Property Owner:

PSR: Garrett

Size:

107 acres

6 parcels

Location/Description:

Adjacent to Reche Road on the south and Ranger Road on the east; approximately ½ mile west of I-15; within the County Water Authority boundary

Prevalence of Constraints

● – high; ◐ – partially; ○ - none

◐ Steep slope (greater than 25%)

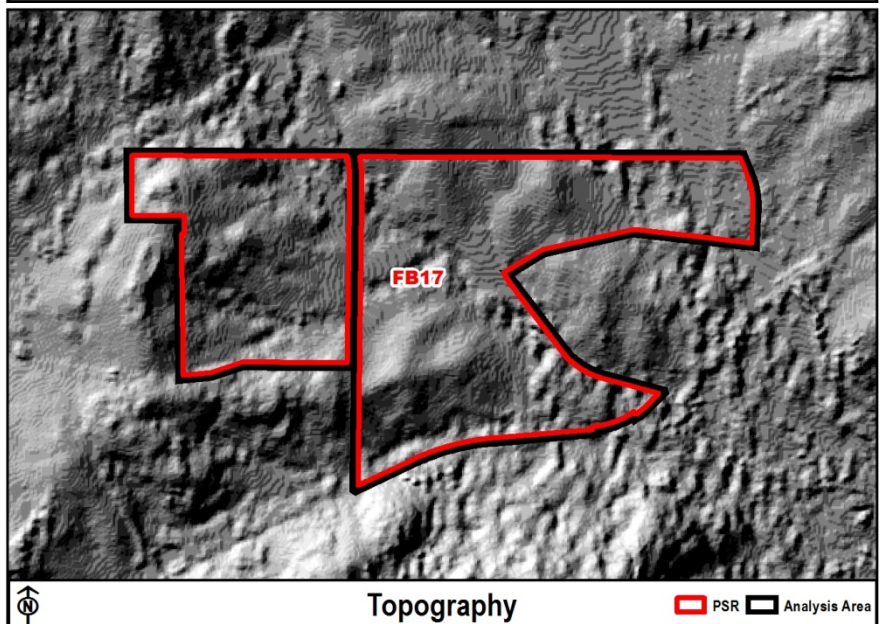
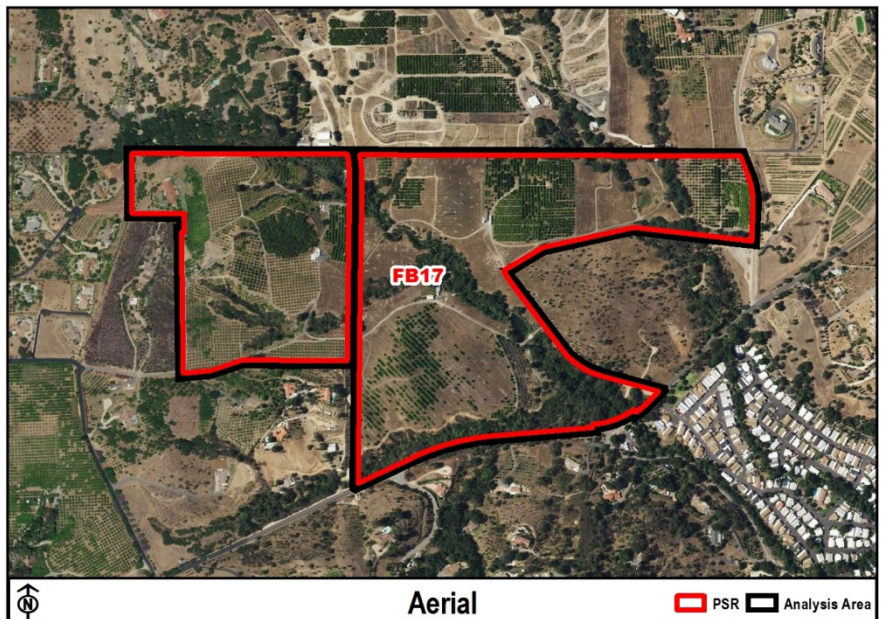
○ Floodplain

◐ Wetlands

◐ Sensitive Habitat

● Agricultural Lands

◐ Fire Hazard Severity Zones



Staff Recommendation Rationale

CDM/Existing Infrastructure-Services and Fire Hazards/Protection (Guiding Principles 2 & 5; Policies LU-1.1, LU-1.9, LU-6.11, S-1.1)

- Almost all of adjacent SR-1 is in the sewer service area, FB17 is not; septic at this density could have feasibility issues considering the wetland constraints, necessary buffers, and slope constraints
- Almost all of the area is estimated beyond the 5 minute travel time for SR-1; estimated wetland corridor mostly blocking access to Reche Rd on the south; internal access could be difficult with the locations of estimated wetlands

Agricultural Conservation and Mapping Consistency/Community Character (Guiding Principles 8 , 3; Policies LU-7.1, LU-1.3, LU-2.3

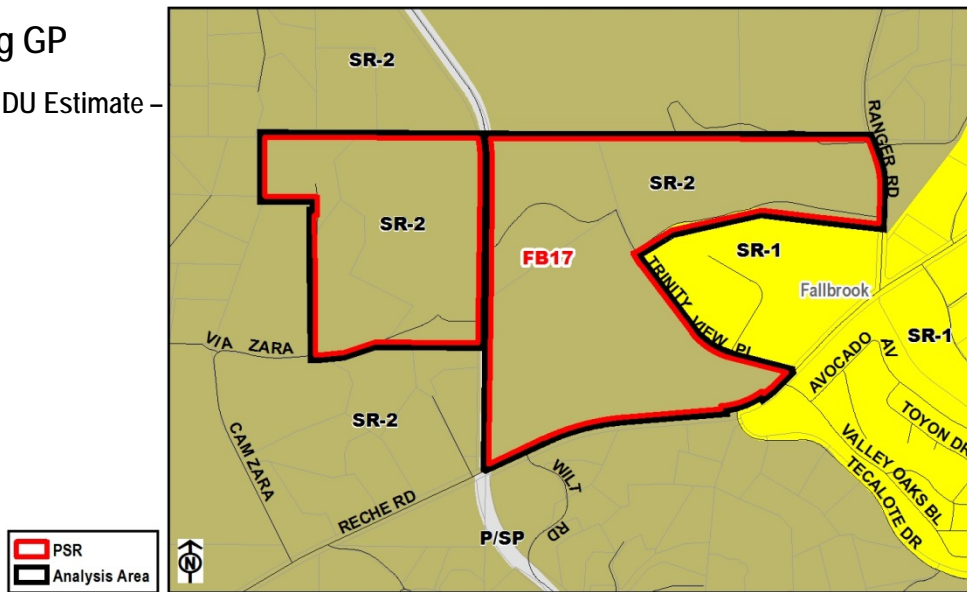
- The site and surrounding area contain agricultural operations
- Most of this area of Fallbrook is SR-2, reflecting Community Plan goals of combined residential and agricultural uses
- Research leads to a conclusion of an SR-2 threshold to preserve agricultural operations (see Policy LU-7.1 review for FB17 in Attachment C)

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

- Wetland corridors in spread-out locations, impacting access options and septic feasibility for proposed density
- The Alternative Map limits SR-1 to the eastern with less wetland constraints, better access options, and closest to the fire station

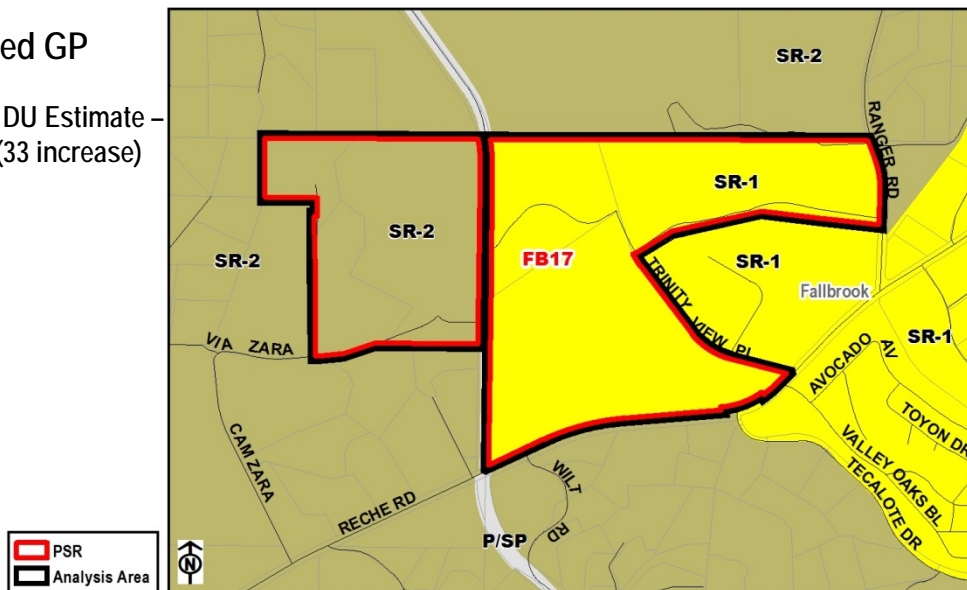
Existing GP

Potential DU Estimate –
49 Units



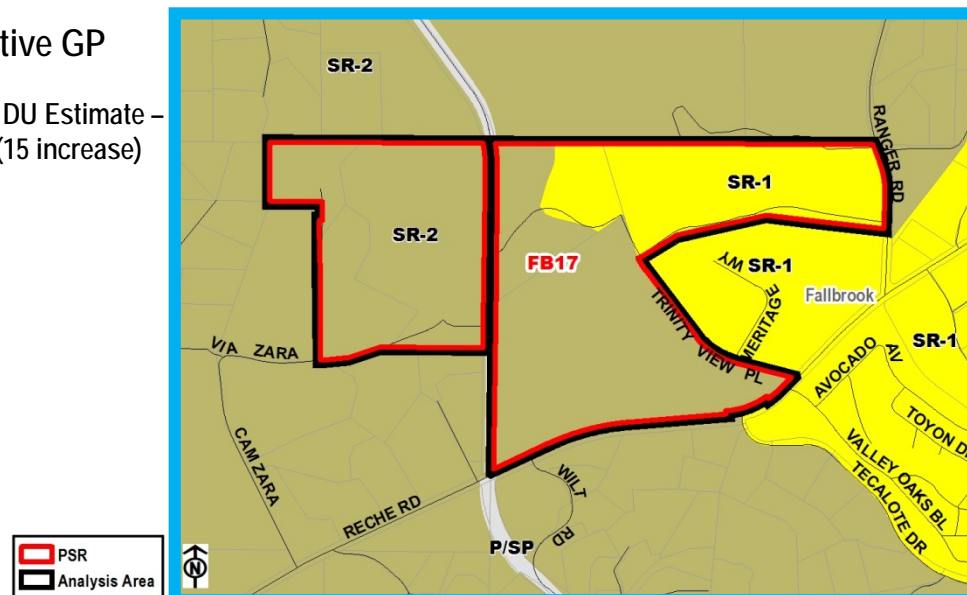
Proposed GP

Potential DU Estimate –
82 Units (33 increase)



Alternative GP

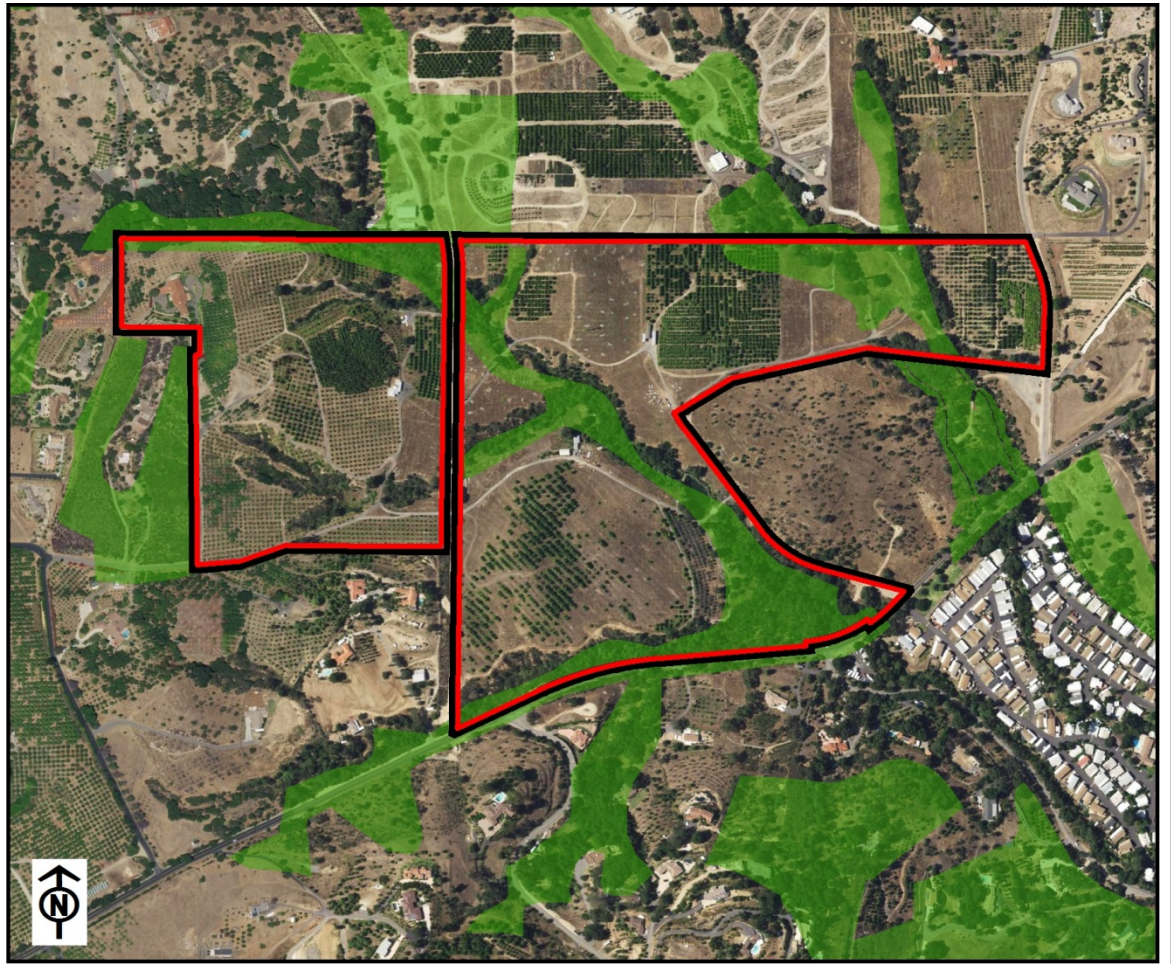
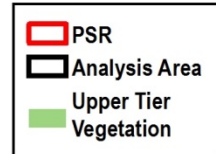
Potential DU Estimate –
64 Units (15 increase)



Staff Recommendation

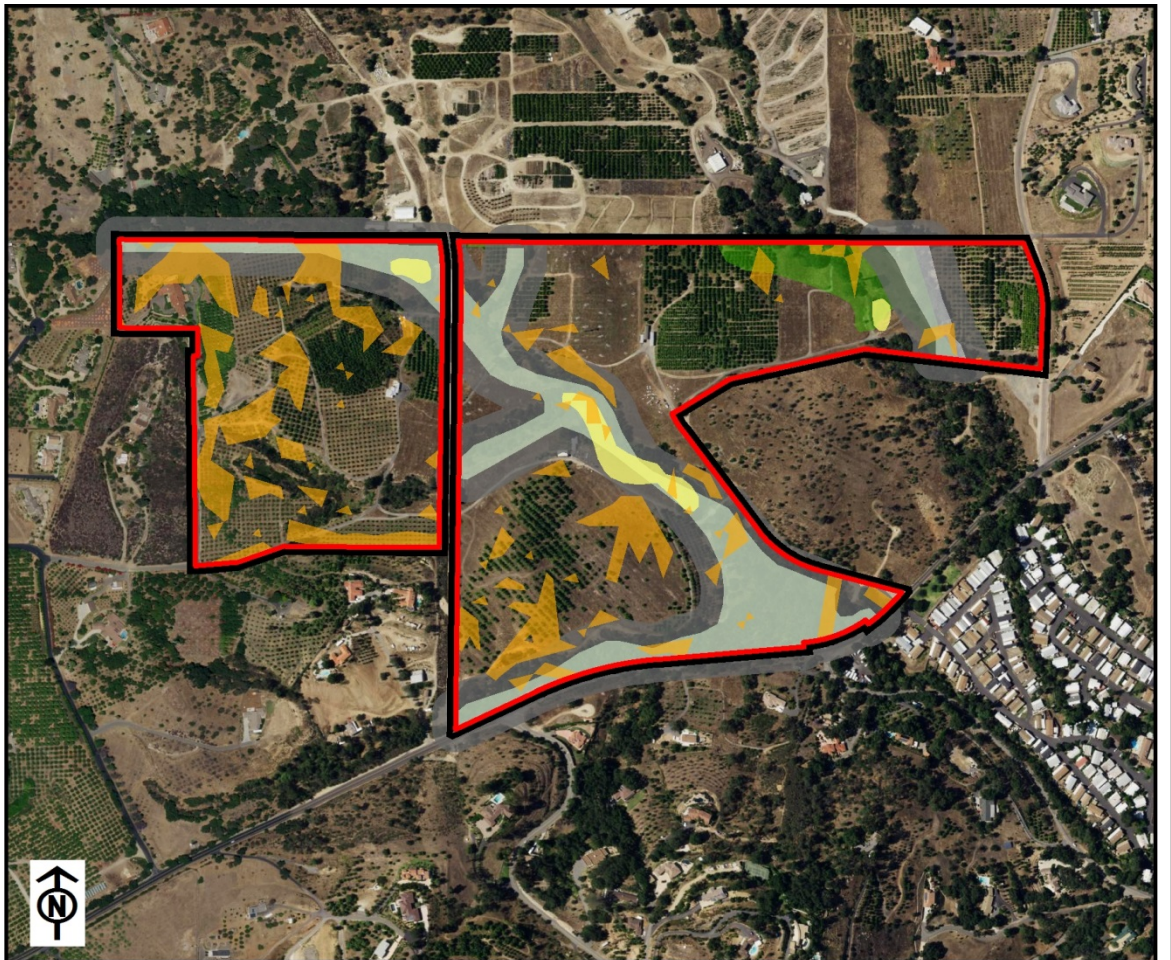
Upper Tier Vegetation

● Sensitive Habitat



Composite Constraints

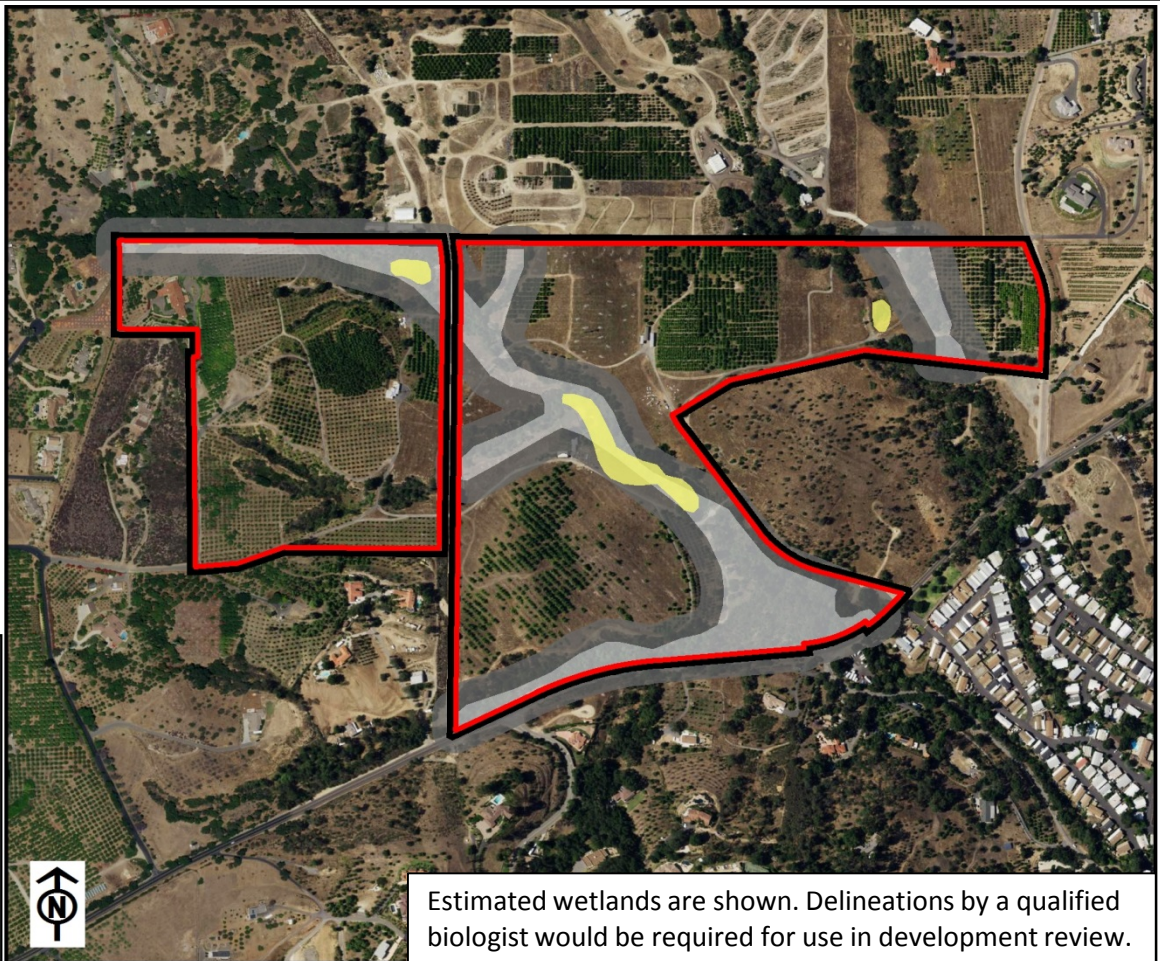
● Steep slope (greater than 25%)
 ○ Floodplain
 ● Wetlands
 ● Sensitive Habitat



Estimated Wetlands

Wetlands

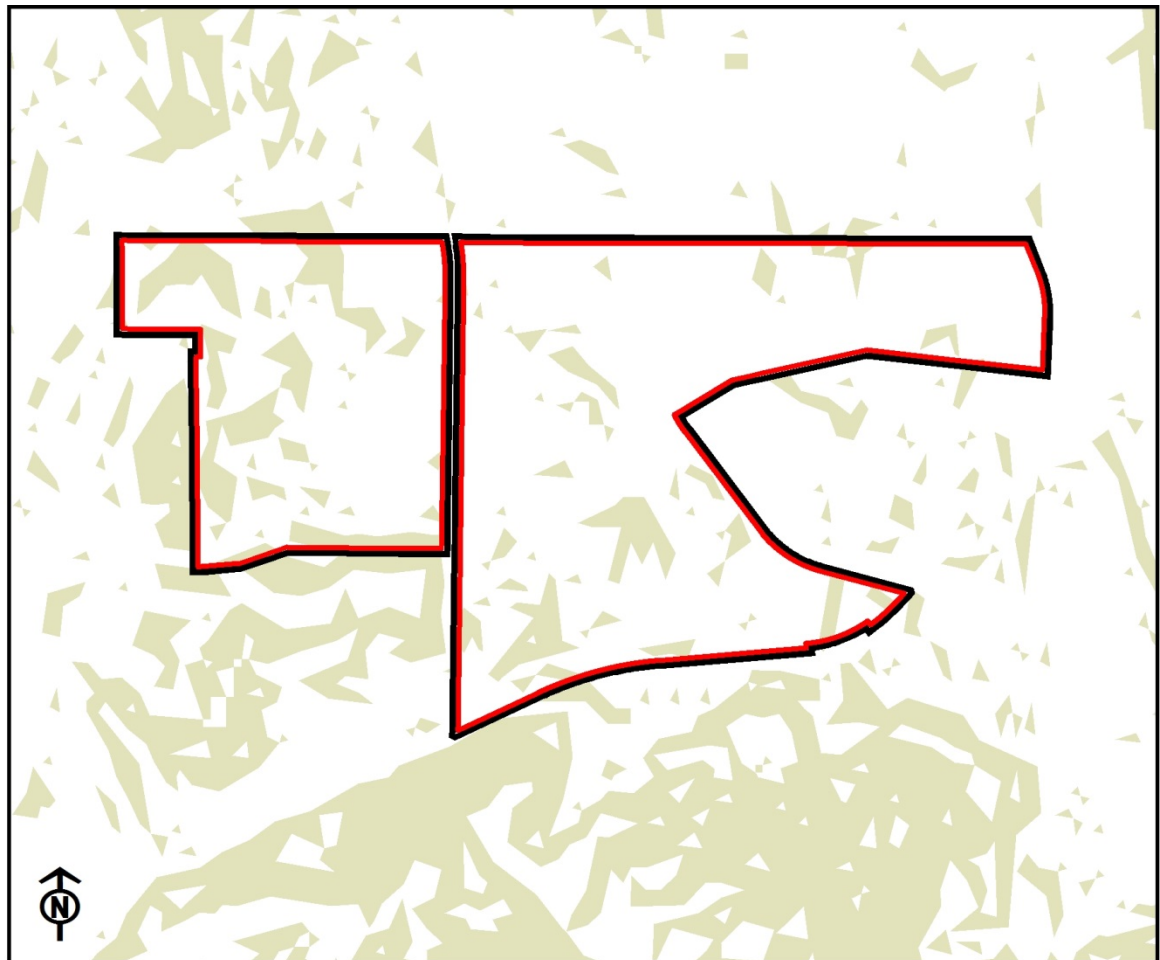
- PSR
- Analysis Area
- USFWS
- National
- Wetlands
- Inventory
- Estimated RPO
- Wetlands Buffer
- Estimated RPO
- Wetlands



Steep Slopes

Steep slope
(greater than 25%)

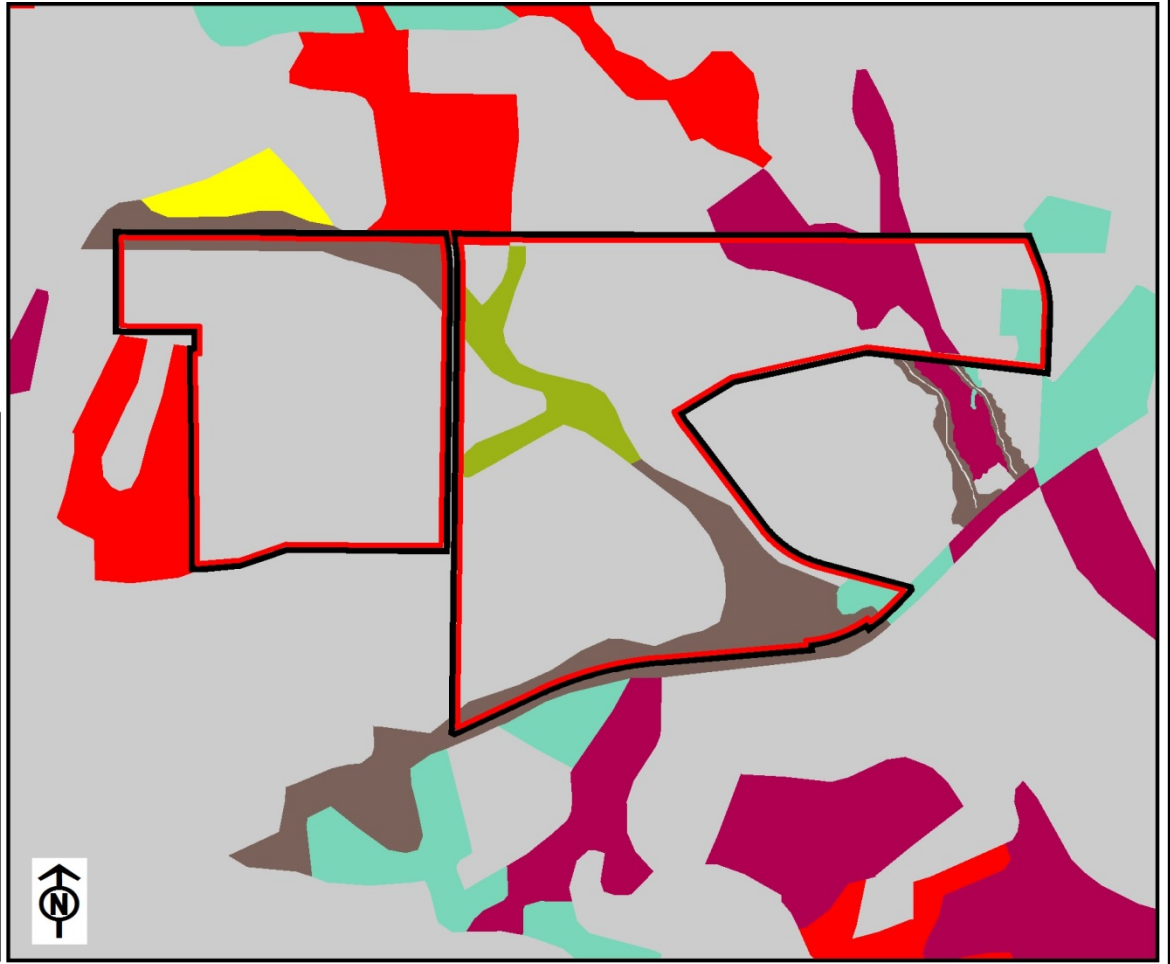
- PSR
- Analysis Area
- Slope GT 25%



Vegetation

● Sensitive Habitat

- PSR
- Analysis Area
- Coastal Sage Scrub
- Chaparral
- Grassland
- Riparian Scrub
- Riparian Forest
- Other Woodlands
- Water
(incl. 11200,
13200)
- Urban,
Disturbed Habitat,
Agriculture,
Eucalyptus,
Woodland



Prime Agricultural Soils

● Agricultural Lands

- PSR
- Analysis Area
- Prime Farmland Soils
- Statewide Significance Soils

