

FB21+ Analysis Area

(Fallbrook)

2012 Proposal: Change from RL20 to SR10

Requested by: Wylie, Saunders, and DeHoney

Staff Recommendation	Existing
CPG Recommendation	Proposed

Property Description

Property Owner:

PSR: Wylie, Saunders, and Serafina Holdings (new owner)

Size:

679 acres

52 parcels

Location/Description:

Adjacent to the Riverside County line; accessed via Sandia Creek Drive; approximately 4 miles north of E. Mission Rd and 6.5 miles west of I-15 (9 road miles to on-map); inside the County Water Authority boundary

Prevalence of Constraints

● – high; ◐ – partially; ○ - none

● Steep slope (greater than 25%)

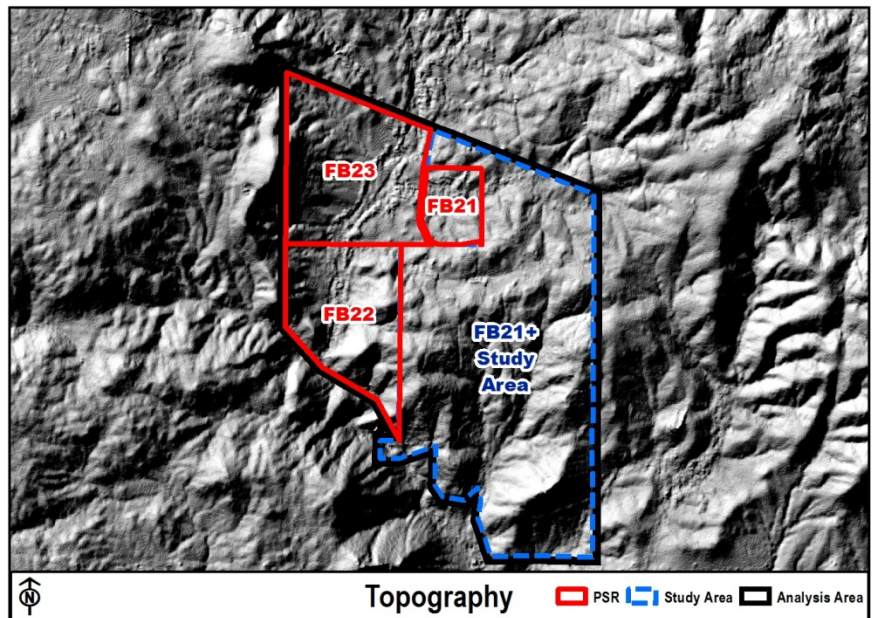
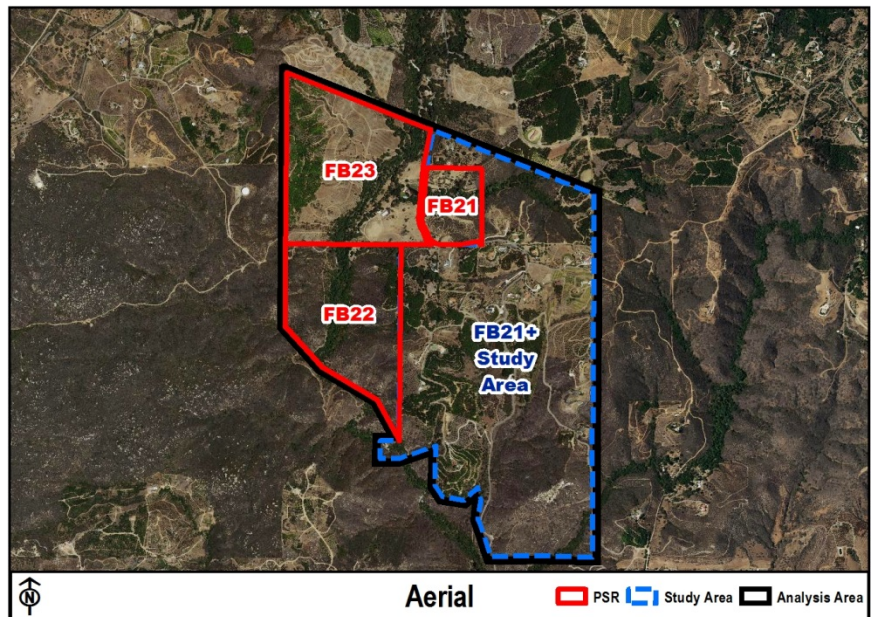
○ Floodplain

◐ Wetlands

● Sensitive Habitat

◐ Agricultural Lands

◐ Fire Hazard Severity Zones



Staff Recommendation Rationale

CDM/Mapping Consistency/Existing Infrastructure-Services (Guiding Principles 2 & 3; Policies LU-1.1, LU-1.3, LU-2.3)

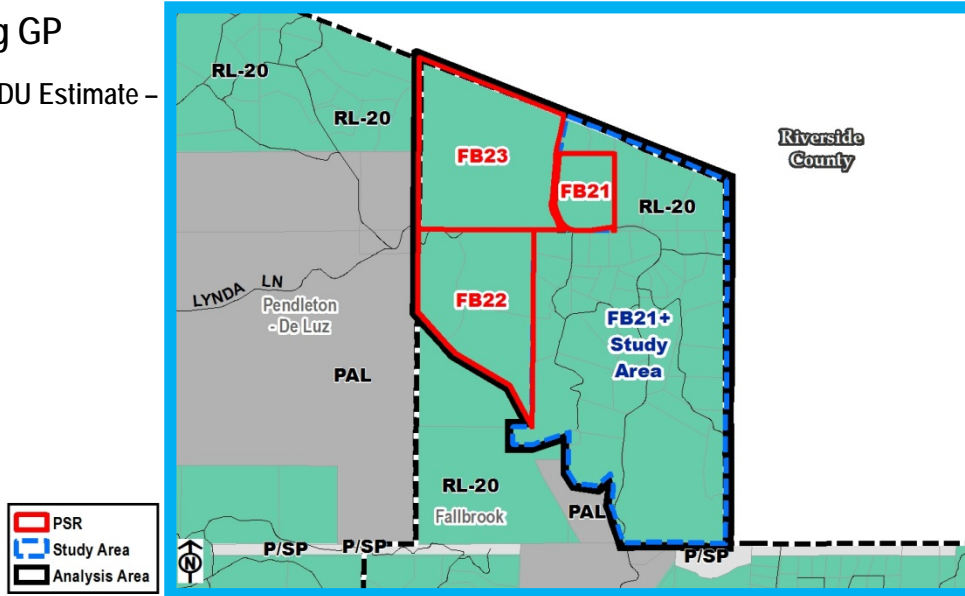
- All private lands north of the Santa Margarita River in Fallbrook are designated Rural Lands (consistent with community-specific mapping rationale during General Plan Update); no Semi-Rural within 2 miles; one of the most constrained areas in this "greenbelt" of Rural Lands
- No public roads; main access is a winding road with steep drop offs; over 3 miles to an east-west public road – evacuation concerns; most area of additional density potential is estimated beyond 20 min. travel time; very costly road improvements with any subdivision

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

- Draft Pre-Approved Mitigation Area (PAMA) in the draft North County MSCP with corridor connections on all sides – BLM preserve, Fallbrook Public Utilities District Santa Margarita River properties, Riverside County PAMA equivalent; direct riparian connection to federal Critical Habitat Area less than a mile away, for riparian endangered species
- Most additional density potential is on properties of steep canyons with wetlands through the middle; questionable feasibility with wetland buffers and limited allowed slope encroachment; sensitive habitats are more widespread than shown in current GIS vegetation map

Existing GP

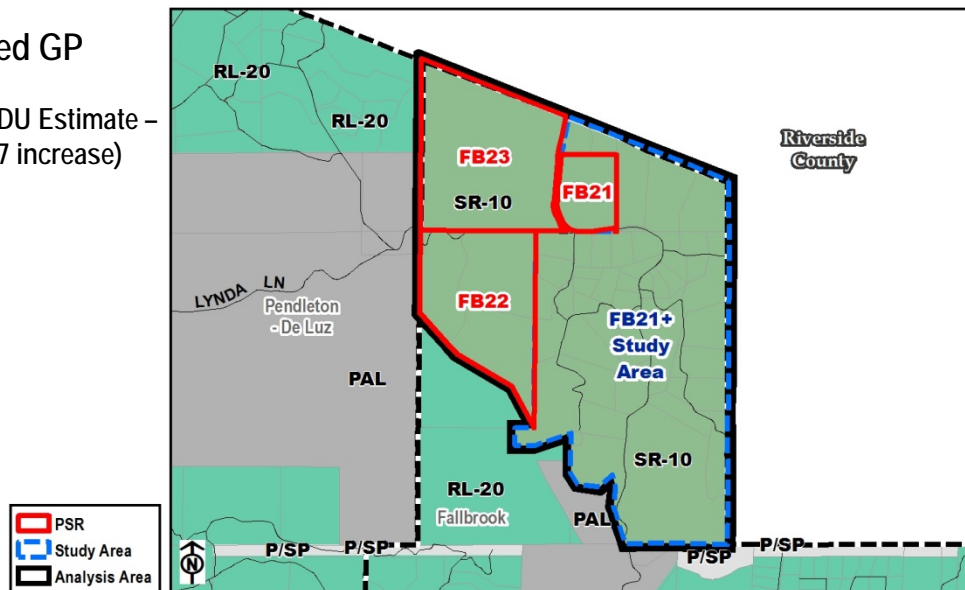
Potential DU Estimate –
61 Units



Staff Recommendation

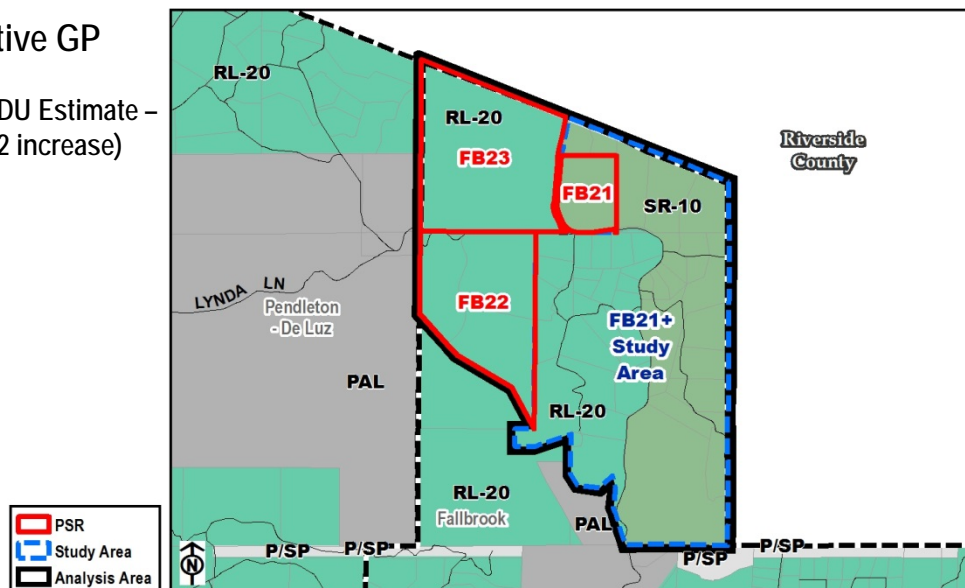
Proposed GP

Potential DU Estimate –
68 Units (7 increase)



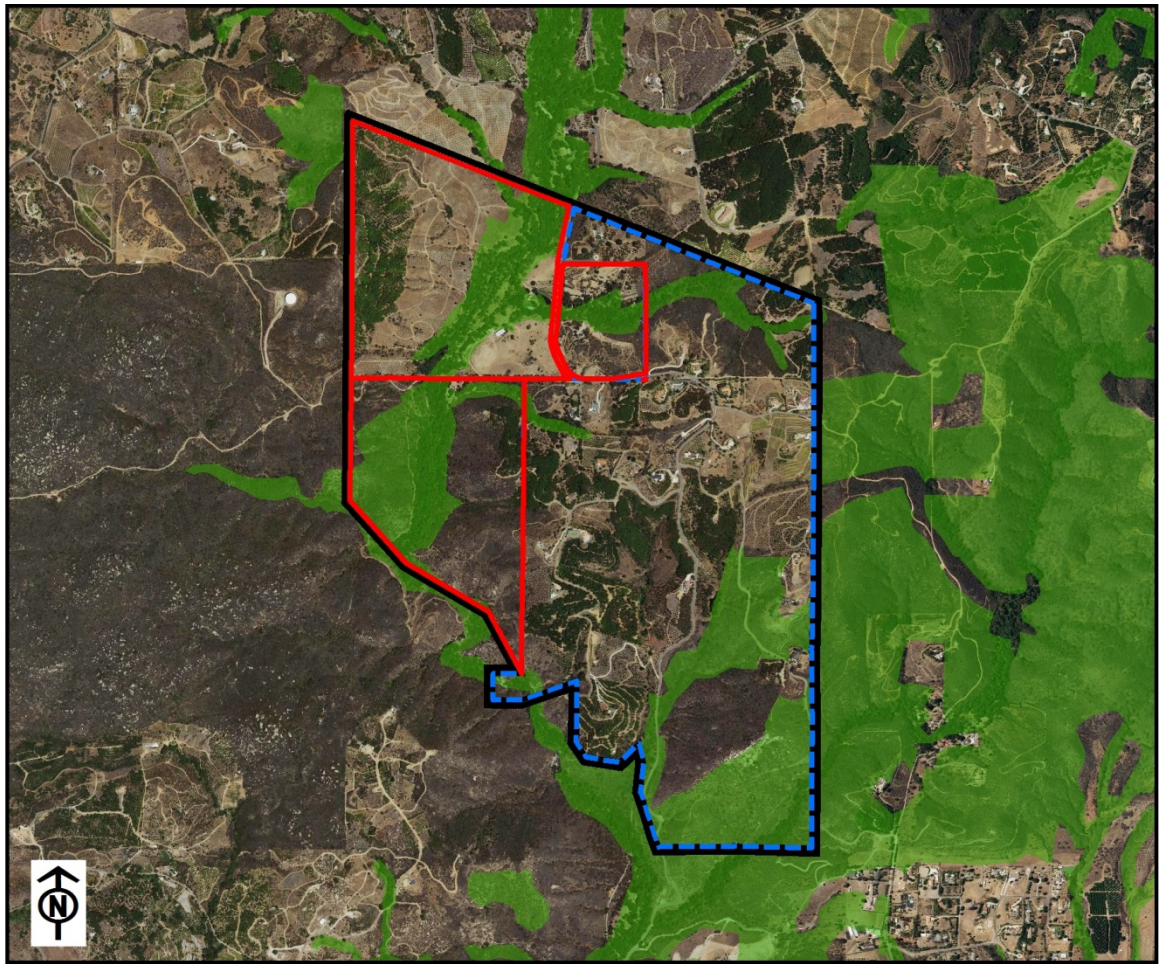
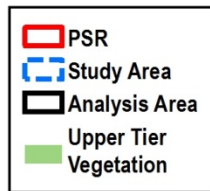
Alternative GP

Potential DU Estimate –
63 Units (2 increase)



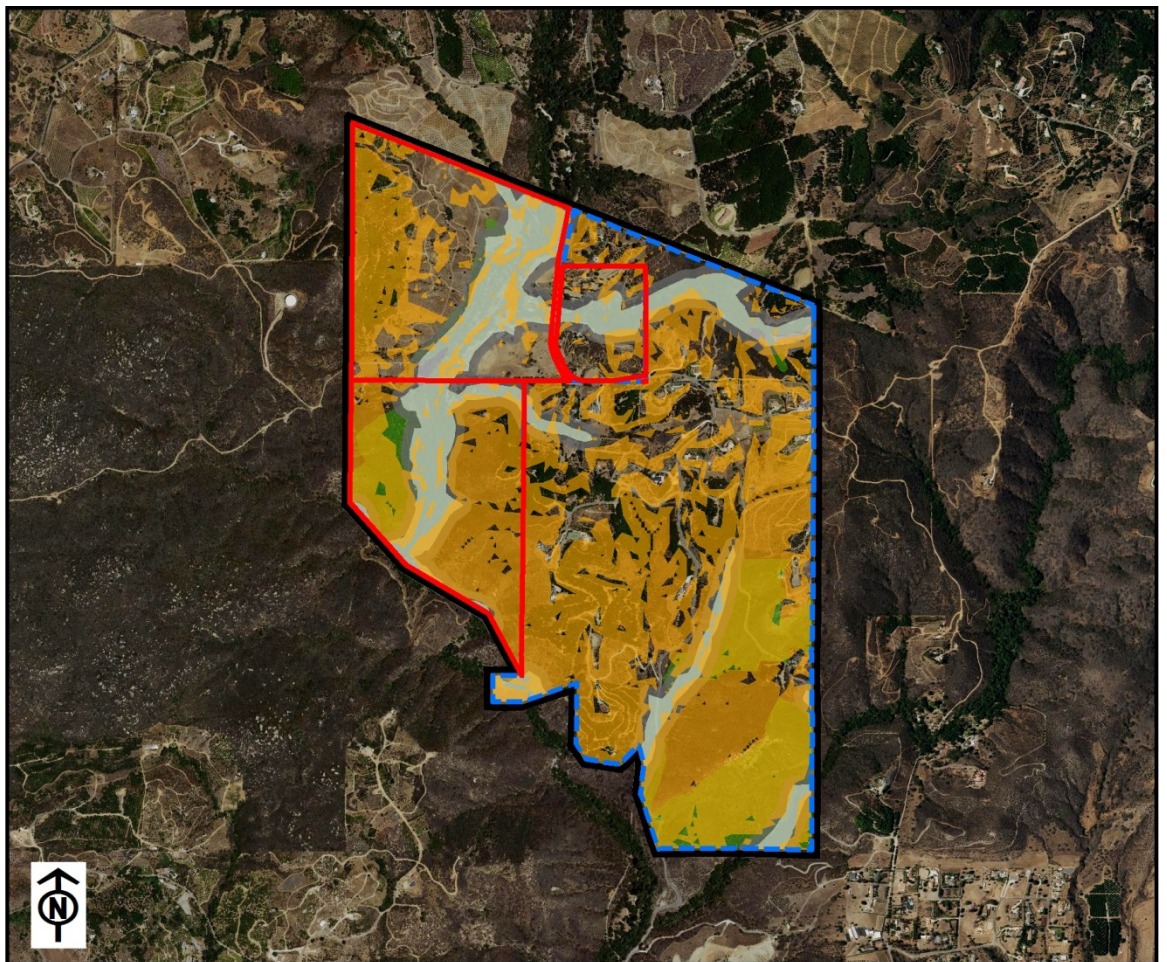
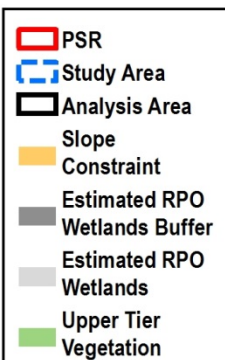
Upper Tier Vegetation

● Sensitive Habitats



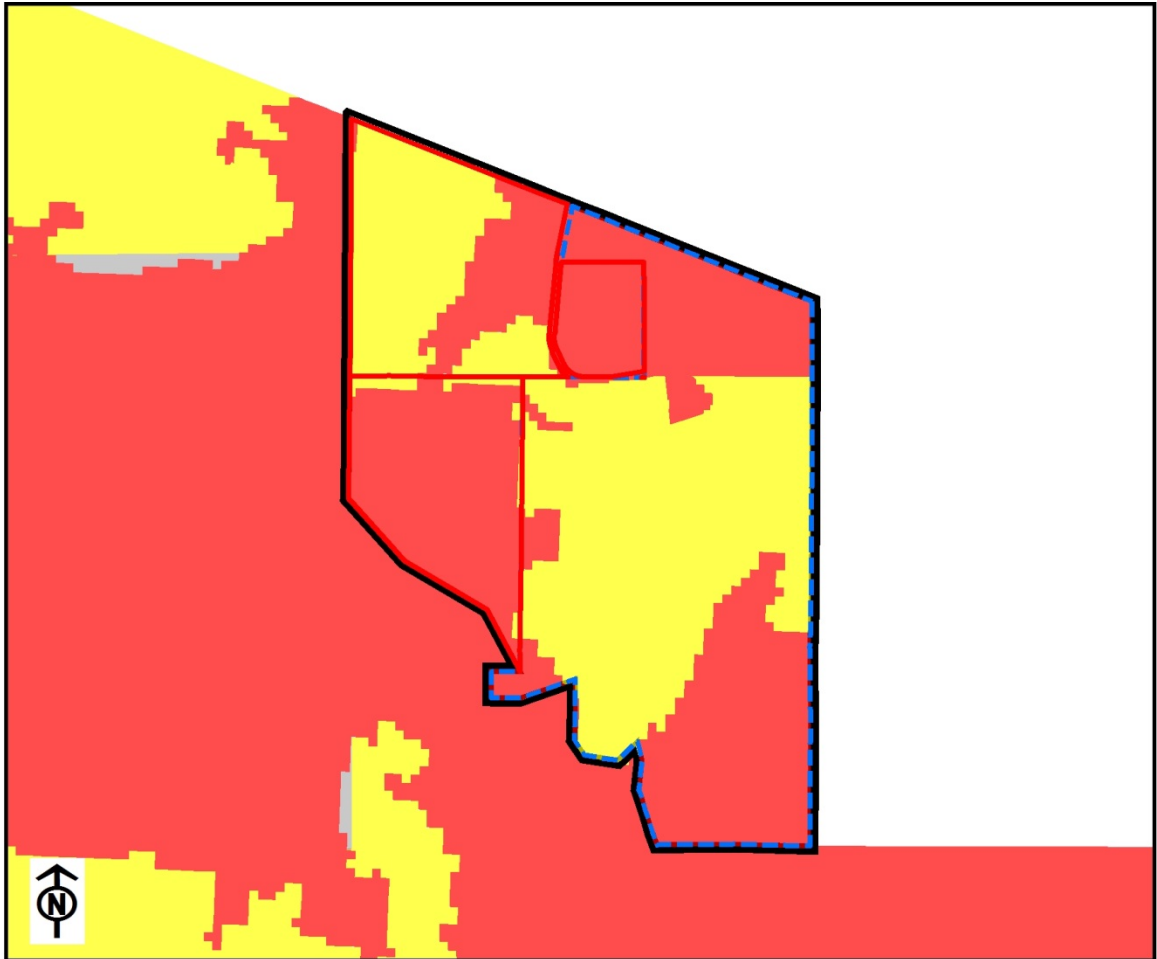
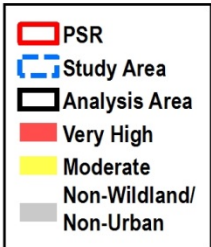
Composite Constraints

● Steep slope
 ○ Floodplain
 ˆ Wetlands
 ● Sensitive Habitat



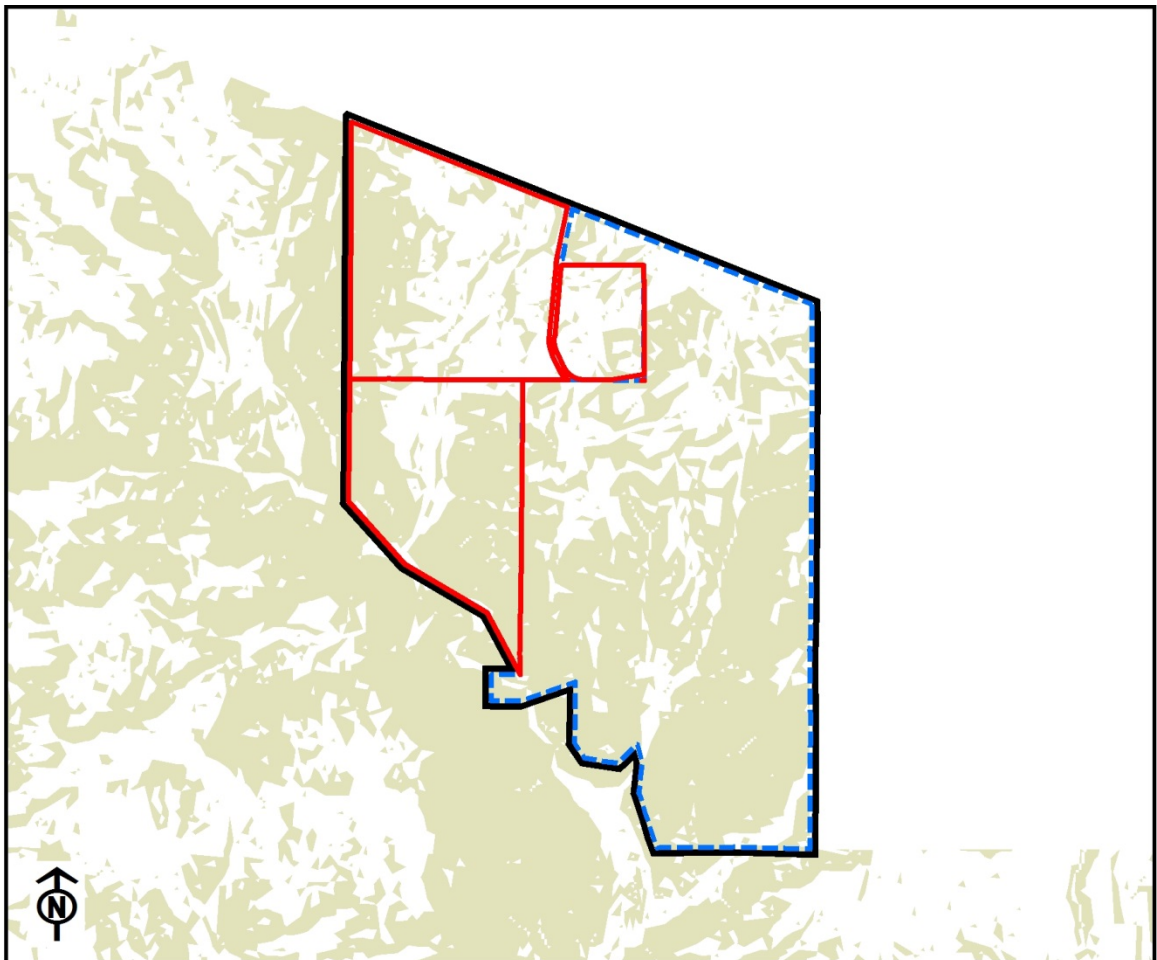
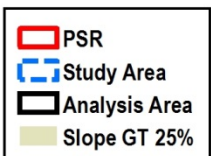
Fire Hazard Severity Zones

Fire Hazard Severity Zone



Steep Slopes

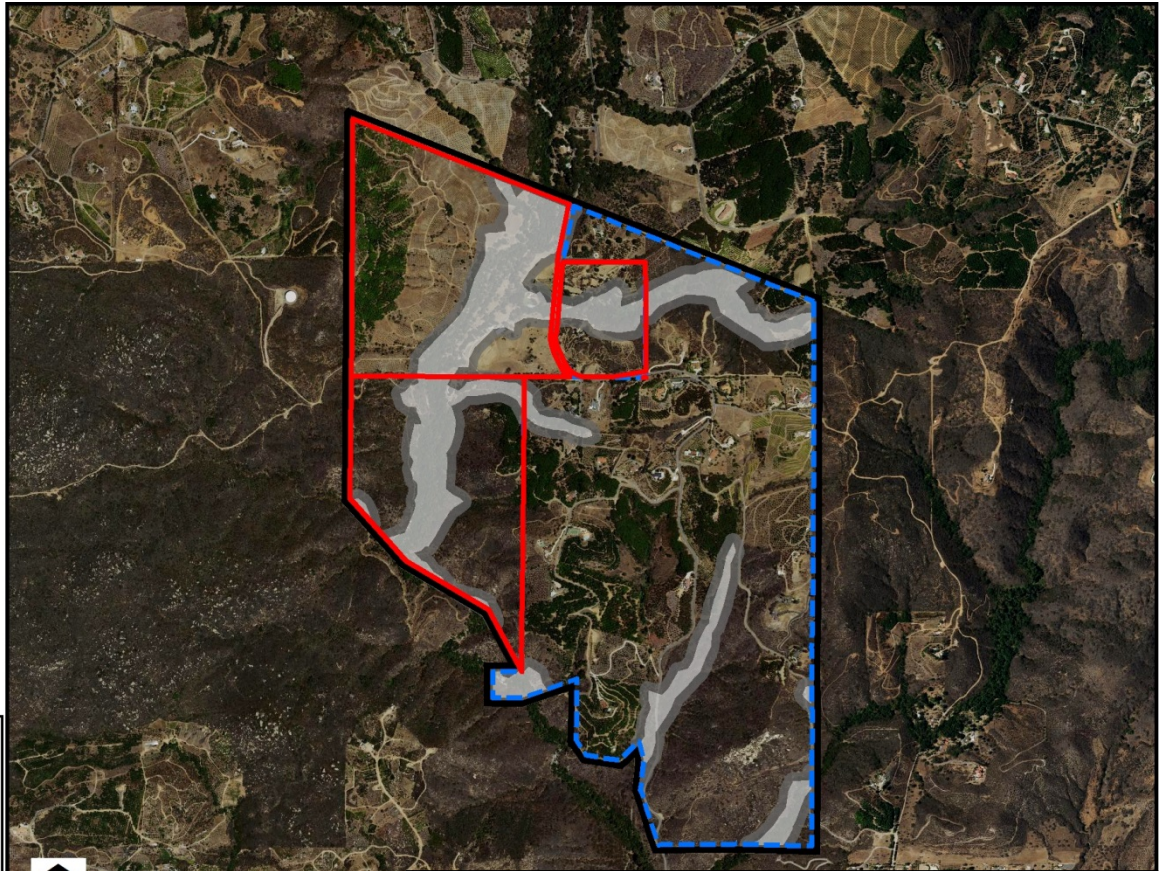
Steep slope (greater than 25%)



Wetlands

Wetlands

- PSR
- Study Area
- Analysis Area
- Estimated RPO Wetlands Buffer
- Estimated RPO Wetlands

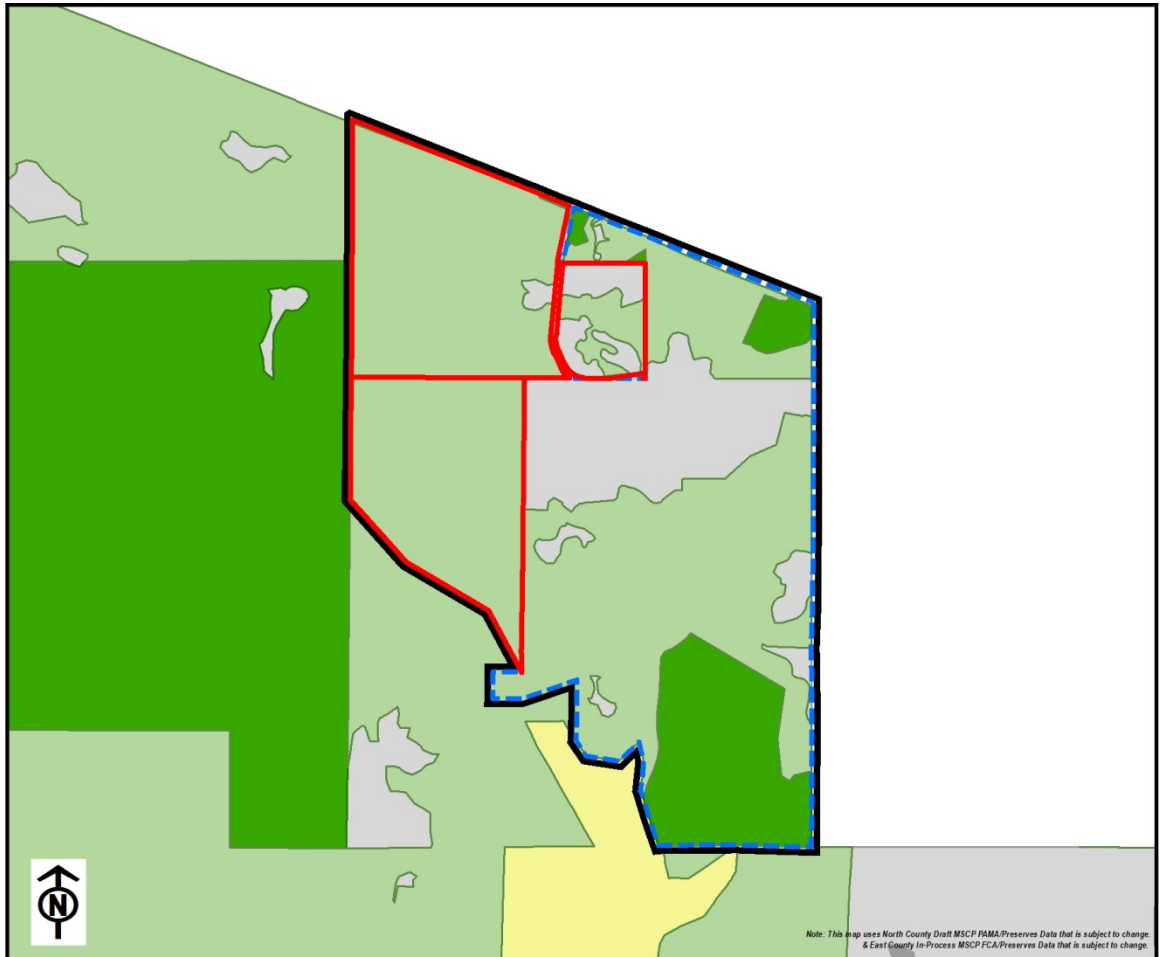


Estimated wetlands are shown. Delineations by a qualified biologist would be required for use in development review.

North County MSCP

Sensitive Habitat

- PSR
- Study Area
- Analysis Area
- Baseline Preserve
- PAMA
- Outside PAMA
- Other Lands
- Special Districts



Note: This map uses North County Draft MSCP PAMA/Preserves Data that is subject to change & East County In-Process MSCP FCA/Preserves Data that is subject to change