The Arbors
DRAFT Project Description

August 4, 2025

Project Summary

The proposed Arbors project ("the Arbors" or "the Project") is a Tentative Map and Density Bonus Permit application for 36 single-family homes in the Fallbrook Community Plan Area (CPA). The approximately 12.91-acre project site consists of four parcels (105-380-19-00, 105-380-20-00, 105-380-54-00, 105-380-55-00) bounded by E. Mission Road on the north, N. Stage Coach Lane to the west, Gum Tree Lane on the south, and existing residential uses to the east (See Figure 1, Project Location). In addition to the proposed 36 single-family lots, the Arbors proposes three internal common areas, landscaping, a water quality basin and a circulation system providing access from Gum Tree Lane.

The overriding purpose of the project is to implement a General Plan-compliant subdivision maximizing the residential yield under density bonus and local zoning regulations in a "new-suburban" configuration that provides for multi-generational, independent living. Project objectives include:

- Efficiently maximize an underutilized property within a Village for the permitted residential uses anticipated by the General Plan and allowed under Density Bonus.
- Provide a variety of housing typologies to meet the needs of disparate populations, including affordable housing and attainable housing.
- Establish high quality architectural design to complement the agricultural history of the Fallbrook community.
- Implement new-urbanist design principles to encourage interaction among residents, including alley-loaded garages, enhanced streetscapes, and front patios/porches/ courtyards.
- Provide a series of private parks and amenity areas for residents to recreate on-site and facilitate connections to future trails to the local community.
- Take advantage of views to the west, northwest, and north.

Surrounding Land Uses

Surrounding land uses include the William H. Frazier Elementary School to the south/southeast, single-family homes to the southwest, northwest, north and east, and agricultural operations to the north/northeast of the project site, including The Vineyard 1924 winery. A vacant, approximately 1-acre rural commercial (RC) zoned property abuts the project site to the west. (See Figure 2, Project Setting)

Existing Land Use, Zoning, and Previous Approvals

The Project site is located at 1808 Gum Tree Lane, within the "Village" Regional Category in the Fallbrook CPA (See Figure 3, Fallbrook Regional Category Map). The project site is designated "VR-2" in the County General Plan and zoned RR (Rural Residential) (Figure 4A, General Plan Land Use and Figure 4B, Zoning).

A Tentative Map (TM 5268) for 17, one-half acre lots, was approved for the project site on November 13, 2009. The Tentative Map was subsequently extended though a TM Extension (TM 5268TME) most recently on June 11, 2019; however, the map has since expired. The previous project included CEQA analysis through an Initial Study and Mitigated Negative Declaration under ER- 01-02-049.

Existing Site Conditions

The project site was historically disturbed and used for agricultural purposes but is currently vacant. A dilapidated structure and studio remain in the middle of the project site. Several concrete foundations are present on the property, along with a series of driveways. The site slopes gently from the south to the northwest. Elevations range between approximately 920 feet above mean sea level to 855 feet above mean sea level. Vegetation consists predominantly of disturbed and developed areas, with portions of the site converted to eucalyptus woodland.

Density Bonus

The Project proposes a General Plan-consistent residential development that would implement state Density Bonus as administered locally under the County's Zoning Ordinance Section 6350 et sequencing.

Based the site's existing Land Use Designation of VR-2, which allows for 2 units per acre, and a project site of 12.91 acres, the property has a "Base" density of 26 units prior to the application of Density Bonus. Specifically, 12.91 acres x 2 du/ac = 25.82 units which "rounds up" to 26 units under Zoning Code Section 4115 ("*A product with a fraction of more than one half of a dwelling unit shall be rounded up to the nearest whole number of dwelling units*").

The project proposes to reserve 3 of the "base" units as very-low income affordable housing units. Under both local and state density bonus, projects that provide 11% of the "base" unit count as affordable to very-low income households (i.e., 50% of the Area Median Income) are eligible for a 35% density bonus.

Using the 26 "base" units, applying a 35% density bonus would allow for 10 density bonus units (9.1, which "rounds up" to 10). Accordingly, the project is eligible for a total of, and proposes, 36 units, of which three (3) would be deed-restricted, very-low income affordable units. See Table 1 for a summary of the Project's proposed density bonus calculations.

Table 1. Density Bonus Units

Acres	12.91 acres
Land Use/Density	2 du/ac (VR-2)
Base Units	26 du
Proposed Very-Low Income Units	3
% of Base Units	11.2% (3/26)
Density Bonus (AB2345)	35%
Density Bonus Units	10 du (26 * 35%)
Total Units	36 du (26 + 10)

Based on the provision of 11% of the base units as very-low income affordable housing, the project is eligible for unlimited waivers and up to 3 incentives or concessions.

Waivers

Waivers are changes or reductions to development standards that would otherwise preclude construction of a project. For instance, if a project could not otherwise achieve the permitted yield under density bonus due to excessive setbacks, a project may "waive" the minimum setbacks to facilitate the permitted yield under density bonus.

The project anticipates requesting the following waivers to development standards under the County's Zoning Ordinance; however, a revised list of Density Bonus-waivers may be compiled following staff review of the proposed project:

- Net Lot Area – The Zoning Ordinance stipulates that density is calculated based on the Net Lot Area, which is the lot area after accounting for exclusions including Right-of-Way, any easements, pending Irrevocable Offers or Dedication, and any area in the panhandle of a panhandle lot. The Project proposed to waive the use of Net Lot Area and use the Gross Lot Area of 12.91 acres.
- Minimum Lot Size – The required minimum lot size in the RR zone is 0.5 acres. To achieve the density-bonus permitted 36 units, the project proposes to waive the minimum lot size. Based on preliminary planning, the minimum lot size is approximately 4,000 square feet.
- Setbacks – The project site is subject to the "G" designator for setbacks. This designator requires the following setbacks
    - FYSB – 50', proposed to be reduced to 6' to achieve "new-suburbanist" design principles of activating streets with front porches/patios
    - SYSB – 10', proposed to be reduced to 4' to accommodate the total unit count and project design.
    - Exterior SYSB - 35', proposed to be reduced to 4' lot line to accommodate the total unit count and project design.

  - RYSB – 40', proposed to be reduced to 9' to accommodate alley-loaded garages, thus achieving a Project Objective to implement "new-suburbanist" design concepts to remove garages from front elevations.
- Building Type – the project site has a 'C' designator for Building Type. The project proposes to waive the Building Type designation to permit the construction of a variety of housing typologies to implement the project as designed.

In addition to the above waivers to development standards under the County's Zoning Ordinance, the project requests the following waiver from the County Subdivision Ordinance.

- A wavier from Section 81.401(h) of the County Subdivision Ordinance is requested for side lines of each lot shall, such that side lines must not be at approximately right angles or radial to the road upon which the lot fronts with a maximum deviation of up to 10 degrees for a minimum distance of 1/3 of the lot depth.

Incentives

In addition to the waivers identified above, density bonus projects are eligible to receive incentives or concessions. California Government Code section 65915(k)(1) defines a concession or incentive as "A reduction in site development standards or a modification of zoning code requirements or architectural design requirements … that results in identifiable and actual cost reductions, to provide for affordable housing costs … or for rents for the targeted units to be set as specified in [the Density Bonus Law]."

The project proposes one incentive as permitted under Section 6365 of the Zoning Ordinance.

- Incentive #1 – Right-of-way Improvements. The proposed project does not trigger off-site roadway improvements to E. Mission Road or N. Stage Coach Road. Accordingly, while these Mobility Element Roadways front the project site, their improvement is not mitigation for the proposed project. Any requirement to widen or improve these roadways is therefore an additional cost to the project. Under density bonus, an Incentive may to be used when they would result in identifiable cost savings that would help facilitate the production of affordable housing. Therefore, the project will only perform minimal improvements to E. Mission Road and N. Stage Coach Road but would not improve these to their full Mobility Element classifications.

Site Plan/Tentative Map

The Preliminary Site Plan, shown on Figure 5, Conceptual Site Plan, provides for a "new-suburbanist" design with courtyard homes surrounding the perimeter of the development, with an alley-loaded cottage product in the middle of the project site. The site plan provides for landscaped parkways with walkways leading to the private recreation areas and connecting to Gum Tree Lane and the William Frazier Elementary School immediately south of the project site to facilitate children walking to and from school. Three areas are

programmed to provide residents with an opportunity to gather and recreate. A water quality/detention basin is sited on the west side of the project site to capture, treat, and outlet runoff in accordance with applicable requirements. Perimeter slopes along the west and north of the project site will provide for Fuel Modification, and will be landscaped in accordance with FMZ requirements.

Figure 6A through 6E, Project Renderings, provide renderings of the proposed project from various internal vantage points, as well as two "birdseye" views to provide an overview of the final buildout of the project.

Access and Circulation

The project site is surrounded by General Plan Mobility Element roadways on the south (Gum Tree), north (E. Mission Avenue) and west (N. Stage Coach). Access to the project is expected to be taken from a new driveway on Gum Tree Lane. The driveway location was designed to minimize conflicts with the elementary school driveways to the south. No access is proposed along N. Stage Coach (due to the short frontage distance) or along E. Mission Ave (due to topographic constraints, specifically, final project elevations are much higher than the elevation of E. Mission Ave).

Internal circulation would be provided on 33' wide street (53' ROW) that would provide for parking on one side of the street, as well as 4' sidewalks and 6' landscaped parkways. In addition, 24' alleys are anticipated behind each lot to provide access to alley-loaded garages. This configuration increases the amount of on-street parking while minimizing potential conflicts between pedestrians and vehicles by limiting driveways bisecting sidewalks.

Architecture

In accordance with the primary objective of the project to implement a General Plan-compliant project that maximizes the total residential yield under local density bonus and zoning regulations in a configuration which provides for multi-generational living and provides a variety of housing typologies to meet the needs of disparate populations, the proposed project includes two lots sizes, each which is intended to provide a different housing product.

The first lot size is a 60' x 85' "Courtyard" home which is designed with a front patio/court area to encourage residents to live "on the street". The second lot size is a 50' x 97' lot; however, these lots are parked from an alley behind the lots which allows for no driveways or curb cuts on the front of the homes. Instead, these units are anticipated to have expansive front patios. Figure 7, Conceptual Architectural, provides examples of the proposed architecture of the Cottage/Carriage and Courtyard homes.

Table 2, Conceptual Product and Unit Size(s)

Type	Units	Sq. Ft.	Parking
Courtyard Unit	24	3,120	2 garage, 1 street
Cottage/ Carriage Unit	12	2,564 SF (Cottage) + 1,190 SF (Carriage)	4 garage, 1 street

It is anticipated that the architecture would largely be consistent with the "farmhouse" vernacular, lending to gable roofs, board and batten and/or Hardie plank siding, composite shingle or standing seem roofing and light-colored finishes. Enhanced siding, including stained wood and stone, may also be incorporated into the final architecture to differentiate units.

Landscape Architecture

The proposed landscaping would be drought tolerant and implement a native plant palette. Ornamental landscaping would be planted along the on-site roadway system, recreation areas, and in and around the bioretention basin. Plantings would complement the architectural theme of the community. Fuel modification zones along the north and west perimeter of the project have been designed to achieve the required spacing and reviewed by fire protection professionals.

The proposed project includes a variety of walls and fences on the south, west, north and east sides of the project site, as well as internal walls and fences. As detailed in the wall and fence plan, and in compliance with the Fire Protection Plan, the proposed walls and fences have been designed with fire-resistant materials and would be a minimum of 5' around the perimeter of the project site.[1]

Sustainability Commitment(s)

The proposed project would comply with the requirements of the County's Climate Action Plan (September 2024) to mitigate GHG emissions to less than significant levels. Because the project is General Plan compliant, no additional measures are required to address and reduce GHG emissions; however, the project would implement the following features:

1. The project would utilize Tier IV construction equipment.
2. The project would install low flow water fixtures in all residential units.

[1] It is noted that the proposed fence material is anticipated to meet any requirement(s) for reducing roadway noise from off-site or perimeter Mobility Element Roads, including E. Mission Road and N. Stage Coach Road.

3. All lighting within the project would be designed using LED technology for both indoor and outdoor areas.
4. The project would provide separate waste containers to allow for simpler material separations.
5. The project would not install hearth options in residential units.
6. The project would install XXX kilowatts (kW) of solar.
7. The project would provide circuits and capacity in all residential garages for use by electric vehicles.
8. The project would install high-efficiency water heaters or solar water heater systems.
9. The project would comply with ENERGYSTAR appliance requirements and would meet ENERGYSTAR for Homes.
10. The project would install water efficient/drought tolerant and/or native landscape, use smart evapotranspiration controllers, would use reclaimed water on non-agricultural project landscaping areas and would limit conventional turf.
11. The project would install high-efficiency heating, ventilation, and air conditioning (HVAC) systems areas.
12. The project would comply with CalGreen Tier II standards.
13. The Project would compile and be prepared to distribute a New Homebuyer Information packet that includes accurate information and marketing materials regarding battery storage systems, San Diego Community Power's 100% renewable energy plan or any other applicable equivalent program, and any available associated rebate(s), to each first-time homeowner.

Wildfire Protection Features

While the project site is surrounded by existing qualified urban uses and was previously developed, it has been mapped by CalFire as moderate, high, and very-high fire hazard severity zones. Accordingly, the project proposes the following design features, as contemplated by the Fire Protection Plan, to reduce wildfire risk.

1. Sprinkler systems based on the latest adopted Building and Fire Codes for occupancy types, including Chapter 7A, that meet NCFPD requirements.
2. Fuel Modification will be provided around the perimeter of the Project, as required by NCFPD, and will be 100 feet wide or equivalent in all directions through onsite Fuel Modification Zones (FMZ) and Defensible Space of a combination of onsite and offsite FMZ equivalent areas.
3. For any Planning Area in which the square footage or footprint of a proposed building has been modified from that described in this fire protection plan, the applicant shall submit and the NCFPD shall have approved the revised fire protection plan for the Planning Area, consistent with Item 2 above.
4. Landscape plantings will not utilize prohibited plants that have been found to be highly flammable. Refer to Appendix D, *Prohibited Plant List*.

5. Fire apparatus access roads (i.e., public, and private streets) will be provided throughout the development and provide at least the minimum required unobstructed travel lanes, lengths, turnouts, and turnarounds, and clearances required by applicable codes. Primary access and internal circulation will comply with the requirements of the NCFPD.
6. The Project shall demonstrate provision of water capacity and delivery to ensure a reliable water source for operations and during emergencies which may require extended fire flow.
7. The HOA/Property Manager will hire a 3rd party, NCFPD, FMZ inspector and landscape plan reviewer to provide annual certification (written report submitted to NCFPD by May 1) that the properties including all FMZs are maintained and meet the requirements of this FPP.
8. Should future iterations of the Project's site plan result in buildings that do not achieve a minimum of 100 feet of defensible space, then alternative materials and methods may be proposed to provide the functional equivalency of a full 100 feet of defensible space. Alternative materials and methods will be to the satisfaction of the NCFPD and may include structural hardening enhancements or landscape features, like non-combustible walls.

In addition, the following measures shall be established in the CC&Rs for the Project and implemented by the HOA/Property Manager. Annual maintenance should occur before May 1st of each year and be inspected by NCFPD or an approved third party.

9. On-going maintenance of all fuel modifications will be managed by the HOA, or another approved entity, at least annually or as needed.
10. The HOA will provide home owners with informational brochures, including Fallbrook Fire Safe Council 2022 Community Wildfire Protection Plan at time of occupancy, which will include an outreach and educational role to ensure fire safety measures detailed in this FPP have been implemented and prepare development-wide "Ready, Set, Go!" plans.

Grading and Retaining Walls

The project site would be graded to allow for the proposed improvements. Grading required for project implementation would include approximately 93,140 cubic yards (CY) of cut and fill in a balanced grading operation. Proposed maximum cut slopes would be 30 feet in height; maximum fill slopes would be 30 feet in height. Retaining walls are proposed on the south of the project site, behind lots 21-24 to support slopes leading to Gum Tree Lane. Retaining walls are staggered, with a maximum individual wall weight of 8' and a maximum combined height of approximately 20'.

Construction Schedule

Development of the site would occur at one time, and would not be phased. All proposed site improvements are anticipated to be constructed within a period of approximately 3 to 4 months, beginning in June 2027. Thereafter, an 18-month vertical construction schedule is anticipated. Table 3 provides the estimated project construction schedule.

Table 3, Anticipated Construction Schedule

Construction Phase	Start Date	End Date	Duration
Demolition / Clearing	June 1, 2027	June 15, 2027	10 days
Grading	June 16, 2027	August 15, 2027	45 days
Utilities and Infrastructure	August 16, 2027	September 15, 2027	23 days
Paving	September 16, 2027	September 30, 2027	10 days
Building Construction	September 1, 2027	February 28, 2029	18 months

Attachments/Figures

1. Figure 1, Project Location
2. Figure 2, Project Setting/Surrounding Land Uses
3. Figure 3, Fallbrook Regional Category Map
4. Figure 4A, General Plan Land Use and Figure 4B, Zoning
5. Figure 5, Conceptual Site Plan
6. Figure 6A through 6E, Project Renderings
7. Figure 7A through 7E, Conceptual Architectural

Figure 1, Project Location

Figure 2 Project Setting / Surrounding Land Uses

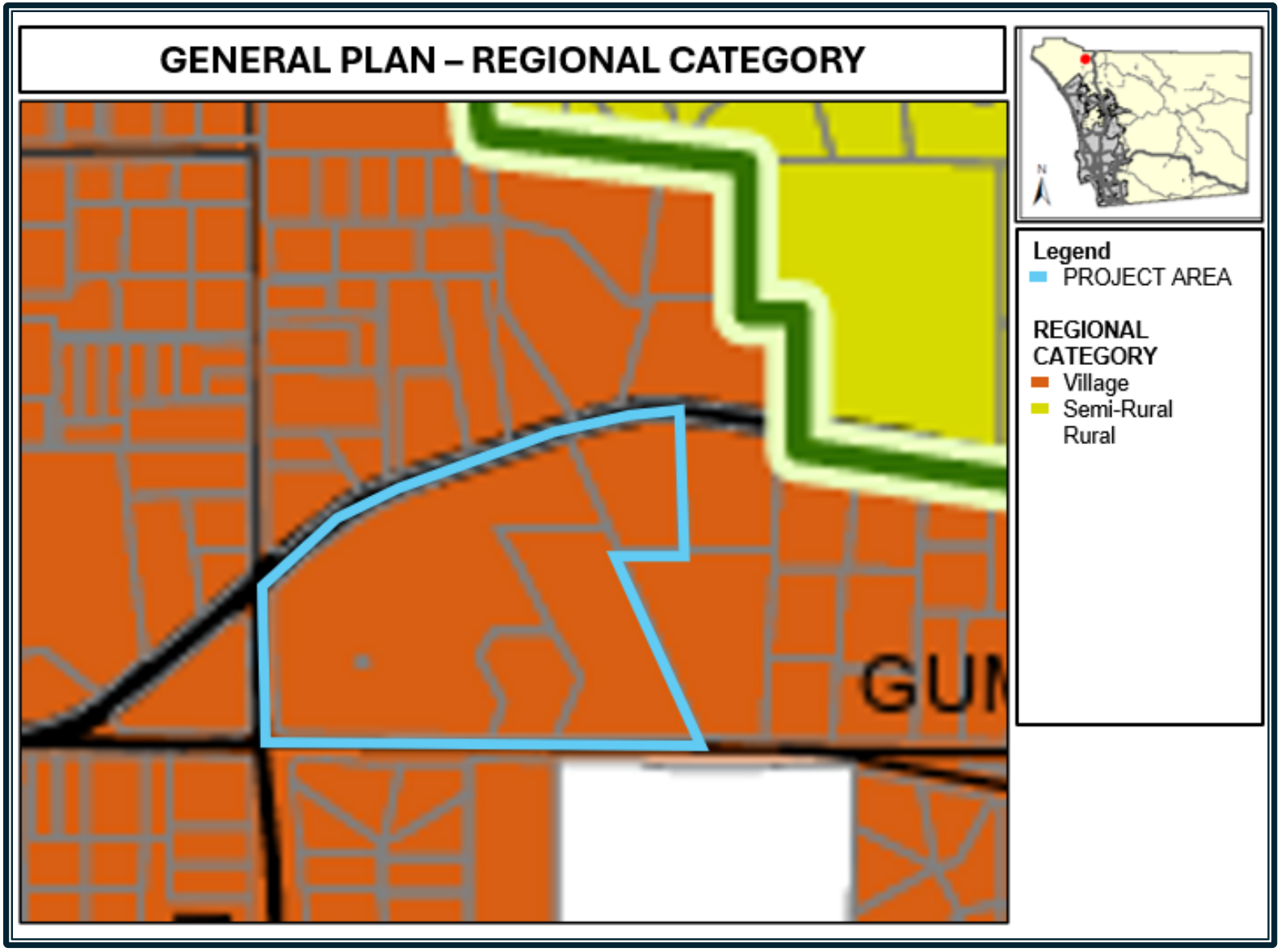

Figure 3, General Plan Regional Category Map

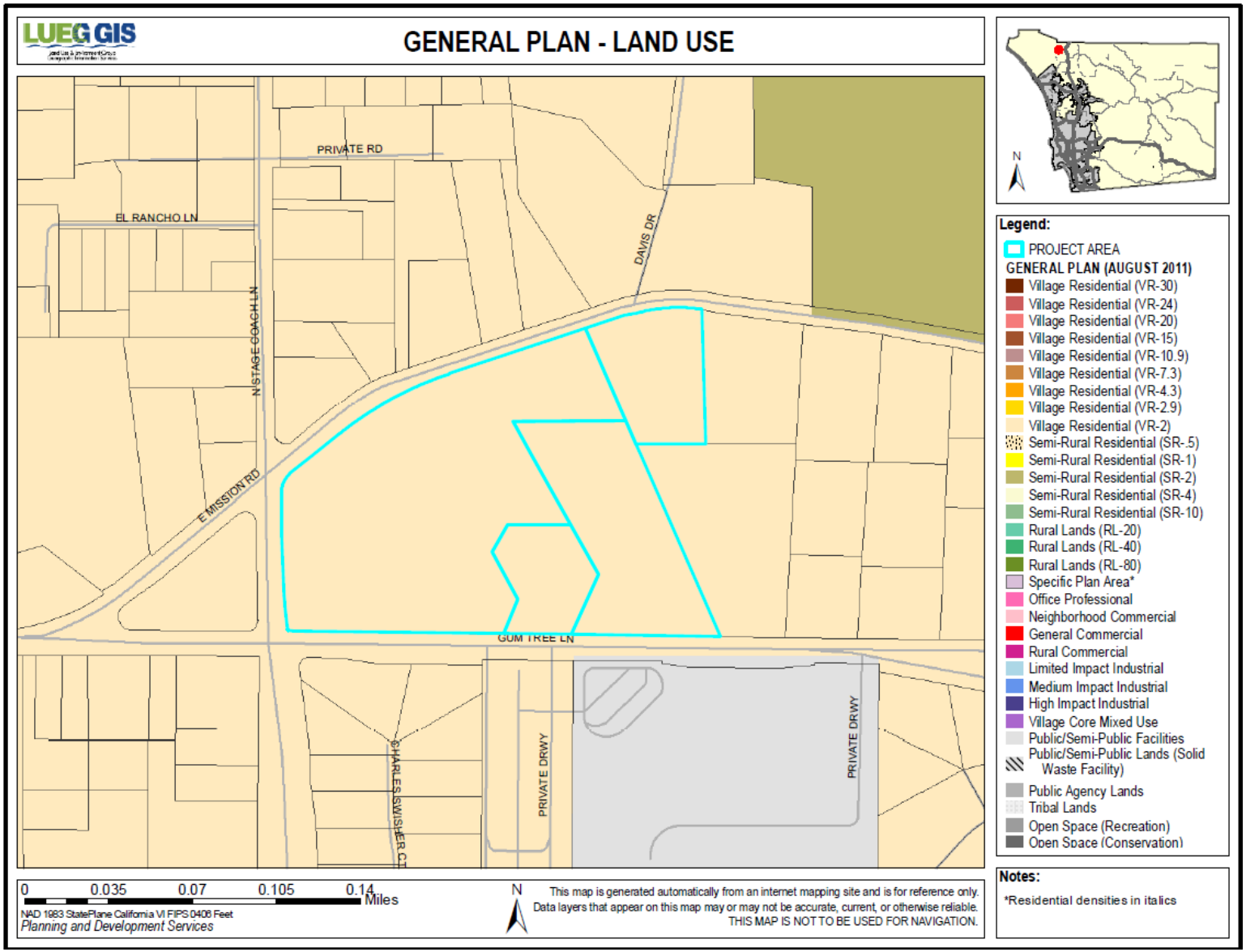

Figure 4A, General Plan Land Use Designation

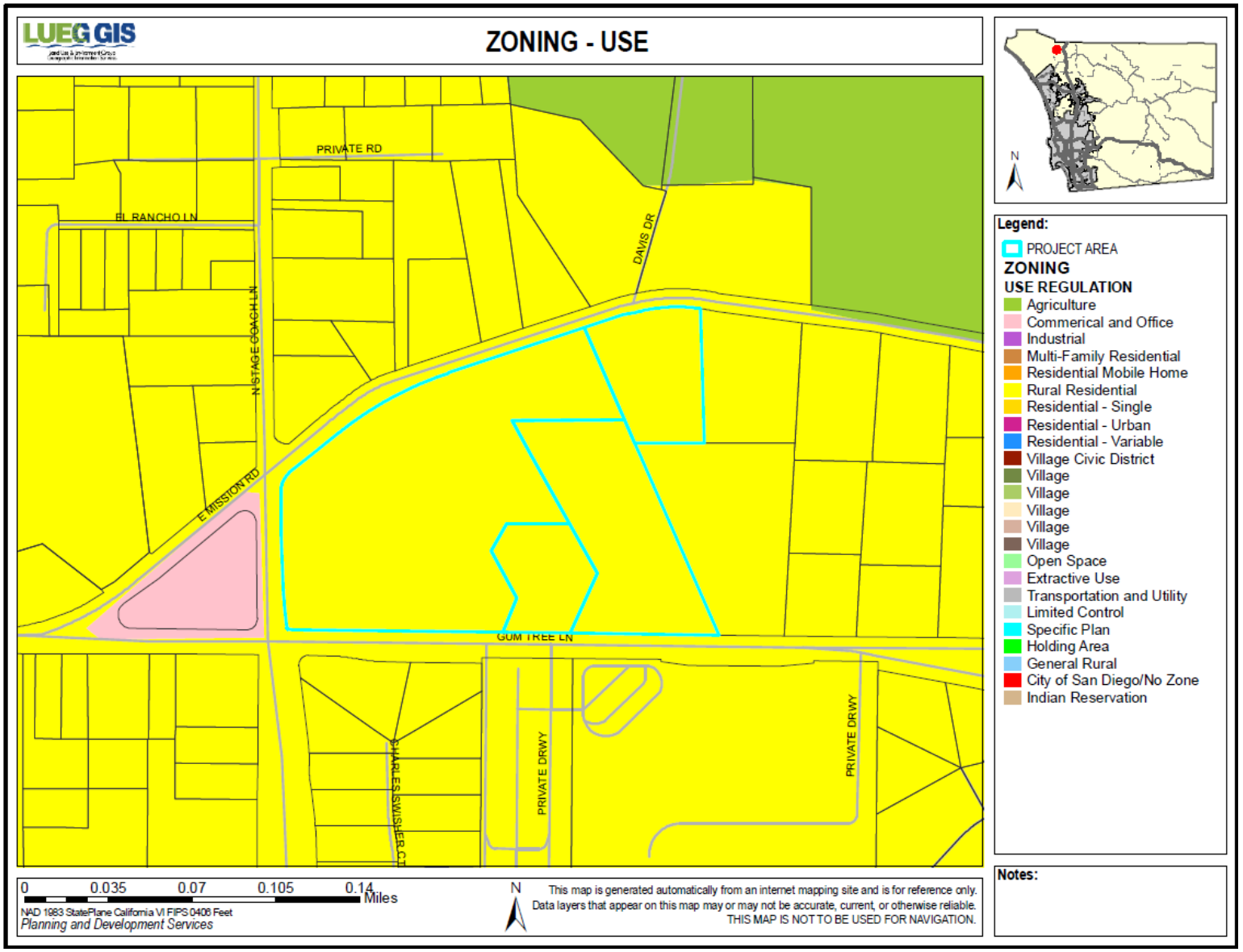

Figure 4B, Zoning Map

Figure 5, Conceptual Site Plan

Figure 6A, Rendering (from Project Entry, Looking West)

Figure 6B, Rendering (from "Gather" Park looking Northwest

Figure 6C, Rendering (from Cul-de-sac Looking Southwest)

Figure 6D, Rendering (Birdseye from Southwest)

Figure 6E, Rendering (Birdseye from Northwest)

Figure 7A, Conceptual Architecture (Courtyard Elevations)

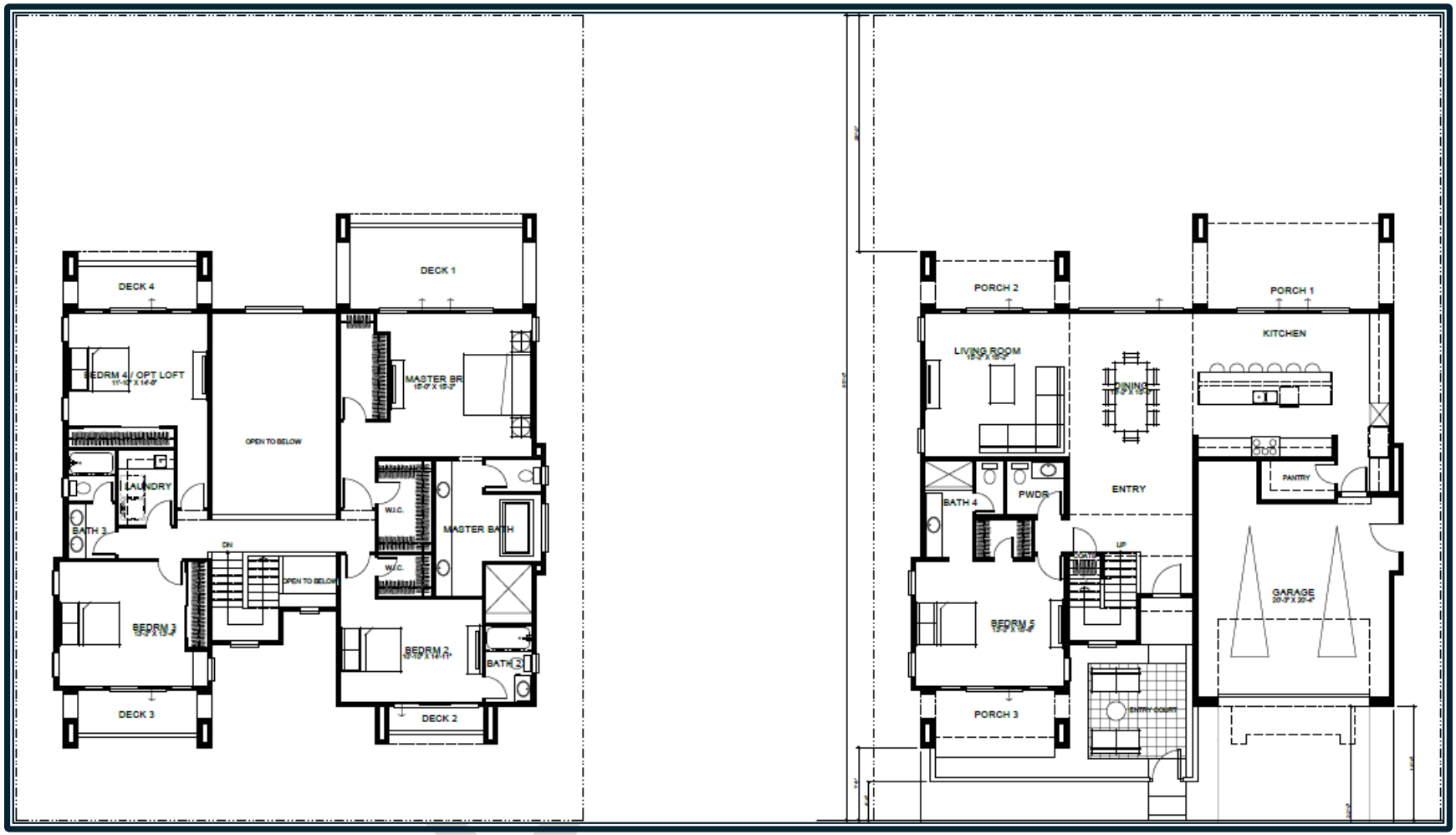

Figure 7B, Conceptual Architecture (Courtyard Floor Plan)

Figure 7C, Conceptual Architecture (Cottage Elevations)

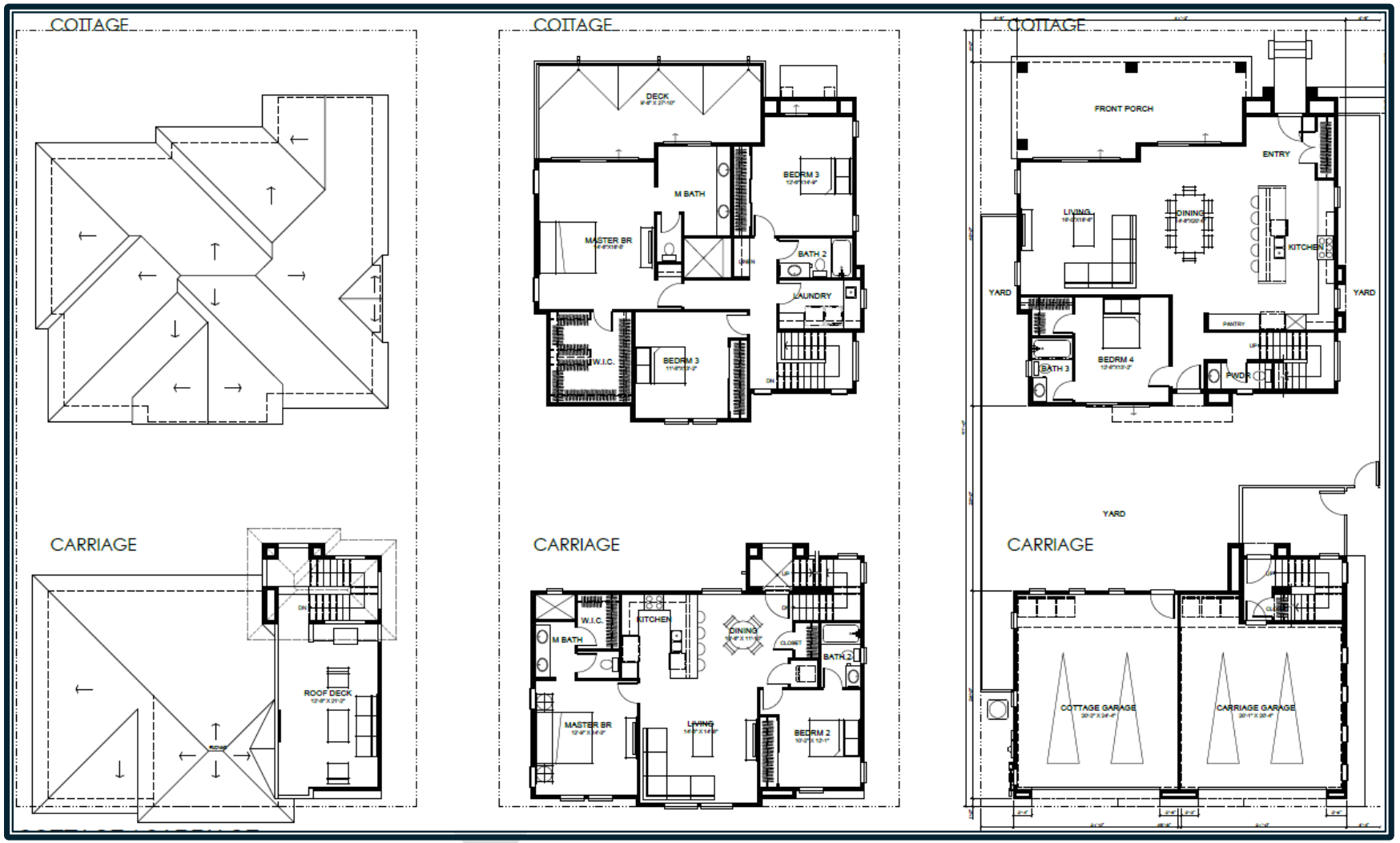

Figure 7D, Conceptual Architecture (Cottage/Carriage Floor Plans)

Figure 7C, Conceptual Architecture (Carriage Elevations)