

## FALLBROOK COMMUNITY PLANNING GROUP

And

## FALLBROOK DESIGN REVIEW BOARD

Regular Meeting

Monday 16 April 2012, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook

### AGENDA

**NOTE: There will be 8 seats on the Fallbrook Planning Group up for election in the November General Elections. Application can be made at the San Diego County Registrar of Voters between 16 July and 10 August.**

1. Open Forum. Opportunity for members of the public to speak to the Planning Group on any subject matter within the Groups jurisdiction but not on today's agenda. Three minute limitation. Non-discussion & Non-voting item.
2. Approval of the minutes for the meetings of 19 March 2012. Voting item.
3. Presentation by Ron, Steve, Department of Public Works on the proposed Fallbrook Street Extension and alignment. 858-694-2567, [Steve.Ron@sdcounty.ca.gov](mailto:Steve.Ron@sdcounty.ca.gov). **Circulation Committee**. Community input. Non-voting item.

As you know, residents and Circulation Committee members at the February 14, 2012 Field Review and Circulation Committee meeting had several questions about the need for Fallbrook Street Extension. Since that time we confirmed that Fallbrook Street Extension was shown on the previous General Plan and on the General Plan Update recently adopted by the Board of Supervisors.

We also confirmed that the General Plan Update did not study alternatives to Fallbrook Street Extension. This was not an error or omission, rather, alternatives are not studied during the planning phase if the issue was never raised during public review.

Therefore, in order to provide a more complete picture to the Planning Group and residents, DPW will analyze and present a comparison of Alternative 3A, 4, and widening Stage Coach Lane and Reche Road (Alternative 5). Upon completion of this analysis and presenting it to the Planning Group this summer, DPW will recommend a preferred alignment based on the new information for EIR purposes. The EIR will take 9-12 months, during which additional public comment will be accepted.

4. DPW has created a website to host the *draft* technical information for the TIF Update. It is located at the top of the main TIF webpage: <http://www.sdcounty.ca.gov/dpw/land/tif.html> And here is the direct link: <http://www.sdcounty.ca.gov/dpw/land/tifupdate2012.html> There you will find many detailed documents and an outline of our expected process just as we have described during our public engagement sessions. We will look at the roads now included and prepare comments for the Board of Supervisors' meeting on May 9. The direct link to these materials has a summary of the process and a list of all related documents. <http://www.sdcounty.ca.gov/dpw/land/tifupdate2012.html>.

The summary page would be important for members to read, as well as to look through the "Transportation Needs Assessment Report" (a 127-page document, but the first 35 pages provide a summary, and of those only 6 describe roads/costs in Fallbrook).

It would also be important to look at the TIF Facilities map shown at:

<http://www.sdcounty.ca.gov/dpw/land/landpdf/Docs/FacilitiesMapNorth.pdf> (This is the map that they posted on the wall at their meeting last month, but they did not have copies available to distribute.)

Also included at this link are the documents related to the GP Update. The Mobility Element map is an 84 page document that has been available for some time and I think most members already have a copy of it. County Planner **Everett Hauser**, PTP, Transportation Specialist, DPW Land Development, 858-694-2412. Circulation committee. Community input. Voting item.

5. Presentation by Carl Stiehl, Land Use Environmental Planner II, Advance Planning, County of San Diego, Department of Planning and Land Use, 858.694.2216, [carl.stiehl@sdcounty.ca.gov](mailto:carl.stiehl@sdcounty.ca.gov), on the following. “ as part of the General Plan Update adoption in August 2011, thousands of parcels were rezoned with new and revised use regulations, building types, lot sizes, special area regulations, etc. in property specific zoning. There were some minor errors, omissions and oversights that can now be corrected comprehensively with a countywide cleanup rezone to help with implementation of the new General Plan. There are a few changes in Fallbrook.

We'll be sending out some maps next week for your group to consider. Additionally, property owners affected will be noticed next week. I just wanted to give you a heads up, since we're headed to the Planning Commission in May and your next meeting will be your first opportunity to provide comments. At your request, I am available to attend your next meeting and clarify and recommended changes in zoning. Community input. Voting item.

6 Response to the county on several requests for changes in Fallbrook properties designations made by the General Plan Update. County planner: Kevin Johnson, 858-694-3084, [Kevin.johnson@sdcounty.ca.gov](mailto:Kevin.johnson@sdcounty.ca.gov). **Land Use Committee**. Community input. Voting item.

Video recordings of the January 9, 10 and 11 workshops with the Board of Supervisors are available for public viewing on the Board's webpage at: [http://sdcounty.granicus.com/ViewPublisher.php?view\\_id=2](http://sdcounty.granicus.com/ViewPublisher.php?view_id=2)

FB2, Owner: FRITZ FAMILY TRUST, Pala Mesa Dr and Rice Canyon Road. Former General Plan Designation (17) 1du/2, 4 ac. Current GP: RL20, **Request: SR2. Level of change MAJOR**

FB18, Owner: FRITZ FAMILY TRUST, South of Pala Mesa Heights Drive on Rice Canyon Road, Former General Plan: (20) Gen Ag 1du/10ac, Current GP: RL40, **Request: SR10. Level of change MAJOR**

FB 17, The county and the property owner have a compromise (graphic attached) for the General Plan Update Property Specific Request (PSR) FB17 (PSR requested by Diane Garrett; property near Reche Road and I-15). I was hoping you could place this on your April agenda for a vote on the compromise graphic detailing a split designation of SR-2 and SR-1.

7 AD12-008 Request for an Administrative Permit for an existing second dwelling unit on the 3.03 acres located at 1976 Willow Glen Road, APN 102-711-37. Owner Lynne Auret 760-723-2159. County planner Beth Ehsan, [Beth.Ehsan@sdcounty.ca.gov](mailto:Beth.Ehsan@sdcounty.ca.gov). Land Use Committee. Community input. Voting item.

**NOTE:** The Planning Group occasionally has openings on its **Land Use** (Jack Wood 731-3193), **Circulation** (Anne Burdick 728-7828), **Parks & Recreation** (Jackie Heyneman 728-5395), **Public Facilities** (Roy Moosa 723-1181), **Design Review** (Eileen Delaney 518-8888) committees for non-elected citizens. Interested persons please contact the Chair. This is a preliminary agenda. If any changes are made, a final agenda will be posted at the North County Fire District, 315 E. Ivy Street, Fallbrook, at least 72 hours prior to the meeting.

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