

FALLBROOK COMMUNITY PLANNING GROUP

And

DESIGN REVIEW BOARD

Regular Meeting

Monday 15 April 2013, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook

AGENDA

1. Open Forum. Opportunity for members of the public to speak to the Planning Group on any subject matter within the Group's jurisdiction but not on today's agenda. Three minute limitation. Non-discussion, & Non-voting item.
2. Approval of the minutes for the meetings of 18 February 2013. Voting Item.
3. Presentation by Jackie Ann Richter, 760-731-1041 for a dog park in Fallbrook. Community input. Non-voting item.
4. TPM21199 Request for a Minor Subdivision to divide the 0.98 acres located at 129 W. Fallbrook Street into 4 lots for single family dwelling units. Owner Dominick Arena 760-758-0339. Contact person Scott Harry, 760-728-1134 scott.harry@karnengineering.com. County planner Dennis Campbell at 858 505-6380, or email: Dennis.Campbell@sdcounty.ca.gov. **Land Use Committee**, Community input. Voting item. (3/20)
5. In July 2012 a draft Site Implementation Agreement ordinance amending the County Regulatory Code was provided to you for your review. Since that time staff has edited and further amended the ordinance in response to comments and further discussions with stakeholders. Although the aforementioned changes are not significant when compared to the prior version, a considerable amount of time has elapsed since this ordinance was last put out for public review. Therefore, PDS would like to provide another opportunity for additional review and comment of the attached ordinance.

The proposed ordinance introduces a new framework for a Site Implementation Agreement (SIA). The SIA would serve the function of a companion permit, in most instances, for subdivision maps. The SIA would assist in assuring the implementation of project requirements (i.e. conditions) associated with the development of subdivisions, mitigation of identified impacts, and on-going requirements after map recordation.

Condition satisfaction is a challenging process for developments that are seeking entitlements. For starters, project mitigation conditions are currently found in multiple, unrelated documents --- this disjointed approach to project conditioning is difficult to follow for applicants, community members and staff. The SIA would serve as a valuable tool that introduces a simple and flexible option in determining how and when conditions are met. Our current system does not easily allow for this flexibility.

The draft ordinance is being sent out for a 30-day public review period. Comments on this proposed amendment are requested by April 22, 2013. A hearing before the Board of Supervisors is expected this summer. Please send your comments or questions to Joseph Farace at (858) 694-3690 or by e-mail at joseph.farace@sdcounty.ca.gov.

The draft Site Implementation Agreement ordinance (POD 08-006) can also be viewed on the Planning & Development Services - Advance Planning page of the County of San Diego website at the following address:

<http://www.sdcounty.ca.gov/dplu/ordamend.html>

County planner Joseph Farace, joseph.farace@sdcounty.ca.gov, 858-694-3690. **Land Use Committee**.

Community input. Voting item.

NOTE: The Planning Group occasionally has openings on its **Land Use** (Jack Wood 760-731-3193), **Circulation** (Anne Burdick 760-728-7828), **Parks & Recreation** (Jackie Heyneman 760-728-5395), **Public Facilities** (Roy Moosa 760-723-1181) and **Design Review** (Eileen Delaney 760-518-8888) Committees for non-elected citizens. Interested persons please contact the Chairman. 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.

Jim Russell, Chairman, 205 Calle Linda, Fallbrook, California 92028, (760) 728-8081 Russellfarms@Roadrunner.com