FALLBROOK COMMUNITY PLANNING GROUP
And
DESIGN REVIEW BOARD
Regular Meeting
Monday 15 September 2014, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook

AGENDA

NOTICE. There will be two openings on the Fallbrook Community Planning Group and Design Review Board for two elected members to be appointed by the Board of Supervisors at the end of this year. Interested community members please send your resumes to the chairman at the below e-mail address.

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 August 2014. Voting Item.


4. Request for a waiver of the B Designator Design Review requirement for a Site Plan for a used car lot that will allow no more than three used cars at a time to be on the lot, located at 416 N. Pico Ave, APNs’s 103-131-02, 03 & 04.. Owner David Paulsen, 760-532-7712, knightflight747@gmail.com. County planner Debra frischer, 858-495-5201, debra.froischer@sdcourse.ca.gov. Continued at the 18 August meeting. Design Review Committee. Community input. Voting item. (7/11)


6. TM·4713-7: Request from Meritage Homes of California, Chris Courtnery, 951-314-8301, chris.courtnery@merritagehomes.com to make changes to the below listed three conditions on our approved map. County planner Michael D. Johnson, 858-694-3429, Michael.Johnson1@sdcourse.ca.gov. Land Use Committee. Community input. Voting item. (8/7)

1. Condition C.4.d: As discussed in our last meeting that Meritage would not be required to stabilize the dam we would like to remove all conditions regarding the dam. If this condition needs to stay then we would request deferring to Units 9 or 10; however, we don't feel it is necessary since new hydromodification requirements require on lot retention and any overflow is nominal.

2. Condition C.15.b: Meritage is dedicating the open space within its control on the Unit 7 final map; however, we cannot control the dedication of the open space on the remainder of the open space that is controlled by North County Investments. We request to defer this condition or split this condition by ownership.

3. Condition C.15.c: As discussed with Ken Brazell, it makes more sense to dedicate the
limited building zones on each final map for which it applies to ensure their accuracy. We would like to have this condition re-written to allow the IBZ to be dedicated on each final map for Units 7-10.


GOAL
To establish a web of safe, interconnecting pathways that will take people on a walkabout to any location in town or beyond to a 30-mile loop trail around Fallbrook.

Plan of Action
- Identify safe and practical locations for the pathways, using a subset of the Community Trails Master Plan
- Create maps showing potential pathways
- Develop a team of volunteers to “ground-test” each proposed trail
- Use only pathways on FLC preserves, or in public right-of-way in initial phase.
- Ensure public access to additional pathways through agreements, and purchase of easements, if necessary
- Collaborate with neighboring communities of Bonsall, Valley Center, Pala/Pauma, Oceanside, and Temecula to expand the web into their areas.

Phase 1:
An 7-mile loop going north from Fallbrook Union High School (FUHS) along Stage Coach Lane to the Dinwiddie Preserve, and to Fallbrook Street to Potter, to Alvarado, to Main Street to S. Mission to the Los Jilgueros Preserve, and back to FUHS. An additional loop would go down Reche Rd. past Potter Jr. High and Live Oak Elementary School.

Phase 2:
Continue down Reche Rd. to Highway 395, and over to Stewart Canyon Rd. to connect to Monserate Mountain and the pathways developed by DR Horton along Pankey Rd.

Phase 3: Connect to the FPUD Santa Margarita Trail

Future Phases: Add links to the interior web of pathways, and expand the exterior loop trail.


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.

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