

# FALLBROOK COMMUNITY PLANNING GROUP

And

## DESIGN REVIEW BOARD

Regular Meeting

Monday 19 March 2018, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook

AGENDA as of 3/3//2018

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. Administer the oath of office to newly appointed member Steve Brown.
3. Approval of the minutes for the meeting of 19 February 2018. Voting Item.
4. TPM21239 Request to subdivide the 3 acres at 1669 McDonald Road, (APN 106-140-20) into 3 lots for 3 single family dwelling units. The single family home on lot 2 will remain. In order to connect the two parts of Rod Street the project also is requesting a Private Road Standards Design Exception Request: for an exception from the Subdivision Ordinance (Section 81.401) requirement for a 40' Private Road Easement and an exception from the San Diego County Standards for Private Roads Section 3.1 DESIGN STANDARDS for "750 or Less" Vehicle Trips Per Day. Specifically the requirement for 32' Graded Width will require an exception, but other requirements listed in this section may also need to be included in the exception request. Owner Lianne Jenkins, 760-845-8201. Applicant Kevin Fortmeyer, 760-845-8201, keviei2011@yahoo.com. Contact person Rod Bradley, 760-931-8700, rbradley@bhaincsd.com. County planner John Leavitt, 858-495-5448, john.leavitt@sdcounty.ca.gov. Continued at the 18 July 2016 FCPG meeting. **Land Use and Circulation Committees.** Community input. Voting item (6/15)
5. Comments on the Draft Environmental Impact report for the proposed Bonsall High School. To comply with the California Environmental Quality Act (CEQA), the Bonsall Unified School District (BUSD) has prepared the Bonsall high School (proposed project) Draft Environmental Impact Report (EIR). The proposed project would construct a new high school to serve existing and future high school-aged students within the BUSD service boundary. BUSD, as the Lead Agency, has prepared this Draft EIR to provide the public and trustee agencies with information about the potential effects on the local and regional environment associated with implementation of the proposed project. This Draft EIR has been prepared in compliance with the CEQA of 1970 (as amended), codified at California Public Resources Code Sections 21000 et. Seq. and the CEQA Guidelines in the Code of Regulations, Title 14, Division 6, Chapter 3. Bonsall High School currently serves grades 9, 10, 11 and 12 and shares campus space with the 17.4 acre Sullivan Middle School, and will graduate its first class in 2018. Bonsall High School has a current enrollment of 328 students and operates out of a single two-story building and four portable classrooms. The high school shares food service, athletic fields/facilities and parking with Sullivan Middle School. Expansion of Bonsall High School in its current location on the Sullivan Middle School campus has been determined to be infeasible due to physical site constraints. Anticipated high school student population growth requires that a new high school be constructed on a stand-alone site which can accommodate typical high school facilities and programs. Once the new high

school is completed, the existing Bonsall High School facilities on the Sullivan Middle school campus will be converted to middle school facilities.

The objectives for the proposed project are as follows:

Design and construct the high school to avoid or minimize impacts to sensitive environmental resources and the surrounding community.

Minimize impacts to the regional circulation system.

Construct a public high school campus to accommodate the anticipated growth in the BUSD high student population and relieve overcrowding of high school students over the next 20 years.

Allow for continued growth in the middle school student population and associated educational facilities at the existing Sullivan Middle School.

Allow for phased construction of the high school campus in accordance with student population growth projections and available construction funding from local sources as well as the District's eligibility for potential State Bond Funding from Proposition 51 in the approximate amount of \$9 Million.

Contact person David Medcalf, david.medcalf@bonsallusd.com. Community input. Voting item.

NOTE: The Planning Group occasionally has openings on its **Land Use** (Jack Wood 760-731-3193), **Circulation** (Roy Moosa 760-723-1181), **Parks & Recreation** (Donna Gebhart 760-731-9441), **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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