

FALLBROOK COMMUNITY PLANNING GROUP
PRELIMINARY AGENDAS FOR SUB-COMMITTEE MEETINGS

COMMUNITY PLANNING GROUP will meet at Live Oak School, 7 PM, Monday, April 15, 2013.

Jim Russell, Chair 760-728-8081

Land Use Committee will meet at the Palomares House at 10:00 AM Tuesday, April 9, 2013. There will be a site visit to item # 3 on the agenda. Please meet at the Palomares House at 9:00 AM to carpool.

1. Open Forum. Opportunity for members of the public to speak to the Land Use Committee on any subject matter within the committee's jurisdiction but not on today's agenda. Three minute limitation. Non-voting item, no discussion.
2. Approval of the minutes for the meeting of February 12, 2013.
3. 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)

4. 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.

Jack Wood, Chair 760-731-3193

Circulation Committee will not meet in April.

Anne Burdick, Chair 760-728-7828

Design Review Committee will not meet in April.

Eileen Delaney, Chair 760-518-8888

Parks and Recreation Committee will not meet this month.

Jackie Heyneman, Chair 760-728-5395

Public Facilities Committee will not meet this month.

Roy Moosa, Chair 760-723-1181
