

FALLBROOK COMMUNITY PLANNING GROUP

And

DESIGN REVIEW BOARD

Regular Meeting

Monday 19 March 2018, 7:00 PM, Live Oak School, 1978 Reche Road, Fallbrook

Preliminary Minutes

The meeting was called to order at 7:00PM.

Eleven (11) members were present: Jim Russell, Jack Wood, Roy Moosa, Jerry Kalman, Lee J. DeMeo, Ron Miller, Donna Gebhart, Jim Loge, Bill O'Connor, Rich Billburg and Steve Brown. Eileen Delaney, Karel Hanson, Ike Perez and William Leach were excused.

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. **The oath of office was administered to newly appointed member Steve Brown.**
3. Approval of the minutes for the meeting of 19 February 2018. Voting Item.

Ron Miller moved to approve the minutes and ten members voted to approve, Donna Gebhart abstained.

4. Presentation by County Parks and Recreation Marcus Lubich, 858-378-3878, marcus.lubich@sdcounty.ca.gov on the progress of the Park Land Dedication Ordinance (PLDO) update. Community input. Voting item.

Marcus Lubich presented the revised and proposed changes to the PLDO before they are scheduled to be submitted to the County Board of Supervisors in April. A final draft document will be out for review March 26, 2018. Copy of his presentation is attached by reference. The following items are not on the paper copy or represent amplifications at the 19 March meeting:

- **Eileen Delaney, Fallbrook Community Planning Group Design Review Chair, is a member of the PLDO Advisory Committee.**
- **In adjusting boundaries, Camp Pendleton and DeLuz are in a separate and dedicated LPPA area apart from CSA 81, as is Rainbow.**
- **The current fee structure has been in place since 2007. Under a revised fee structure, based on projected occupancy rates, the proposed fees for Fallbrook projects are \$7237 for a single family structure, \$8264 for a multi-unit structure and \$3849 for an accessory dwelling unit.**
- **Preserve lands owned and/or administered by the Fallbrook Land Conservancy and Fallbrook Trails Council are not used to tally acreage set aside for parks administered or used by the County to determine park allocations.**

- **The Board of Supervisors is considering the use of matching funds from the General Fund to assist Community Service Areas meet maintenance obligations on County maintained parks.**
- **Roy Moosa noted that parks in commercial/industrial areas enhance communities.**
- **Donna Gebhart encouraged the County to consider a pathway or trail along south Stage Coach Rd. to facilitate high school students using that road as a running area. Bill O'Connor and Lee DeMeo suggested the appropriate County agency work with the Fallbrook High School and School District Board to accomplish it. Marcus Lubich noted the difference between pathways and trails, each of which is administered by a separate department in the County's Planning and Development Services Division, and that Everett Hauser in PDS is the appropriate person for pathways, which would be the result for such use along the roadway.**
- **Jack Wood inquired about the use of funds to acquire and develop parks along the San Luis Rey River and Marcus Lubich reported that the County will not be using PLDO funds to acquire and develop this park.**

The proposed changes to the PLDO as presented and noted in these minutes were approved and it passed unanimously.

5. 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)

Kevin Fortmeyer presented the applicant plans, and Jack Wood and Roy Moosa noted that the plans as presented during their respective committee meetings were approved by both Land Use and Circulation committees.

Roy Moosa moved to approve the project as presented and it passed unanimously.

6. 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.

Chair Jim Russell opened discussion by noting that the purview of the Fallbrook Community Planning Group for discussion of the proposed Bonsall Unified School District proposed high school is the draft EIR AND NOT THE PROJECT. He also said that a high school is a State of California issue and comments by the local Planning Group are advisory and should not be construed as a vote for or against the project but are included here as a discussion on the EIR, per se.

While some community comments and observations by Planning Group members dwelled on the history of the proposed high school and alternative sites, these statements did not address the EIR and are not included in these minutes.

Theresa Platt (savegirdvalley@gmail.com) and three other residents of the area all noted that the presence of the proposed high school would adversely affect traffic along Gird Road. Brad Jordan, a resident on Old Post Rd., said that there are 30 driveways and 26 roads feeding into Gird that would be affected by an increase of student driving along Gird. Catherine Robinson, a resident on Gird, noted that in the past year the CHP filed reports on four separate accidents on Grid that affected her property, and there were two other incidents on or near the property not reported to the CHP. She alleged this type of incident would increase with an influx of students driving along Gird.

Jack Wood, Vice Chair of the Planning Group and a resident who chaired a committee inquiry into the project in 2011, reported that the project would be on undulating land and, in

spots, is riparian in nature and reportedly has several endangers species on it. He said that construction of buildings and parking areas would disrupt the natural quality of the parcel. He further noted that parking and roads in the area for a projected 1500 students would also adversely affect the surrounding area. He also said that there is another large parcel in the area that, when developed, would feed an inordinate amount of traffic onto Gird. He said the two (proposed high school and as yet uncommitted Lowell Ranch development) would each compound traffic problems.

Planning Group Chair Jim Russell said that the EIR contains several concerns about head counts. He also forecast that a high school there would devastate Gird with off-site parking along the roadway due to a shortage of parking on the proposed campus.

In the absence of a motion, the project EIR as presented was neither approved nor denied but these comments are submitted as requested input to the draft EIR sent to interested parties February 5, 2018.

The meeting was adjourned at 8:15PM.

Respectfully submitted, Jerry Kalman, Secretary

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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