

# FALLBROOK COMMUNITY PLANNING GROUP

And

## DESIGN REVIEW BOARD

Regular Meeting

Monday 21 October 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 16 September 2013. Voting Item.
3. GPA05-003, SPA -001, REZ 05-005, TM5424. Campus Park West located in the north east corner of I-15 and SR-76. NOTICE IS HEREBY GIVEN that the County of San Diego is circulating for public review a draft Environmental Impact Report in accordance with the California Environmental Quality Act along with a General Plan Amendment and Specific Plan for the following project. The draft Environmental Impact Report, General Plan Amendment and Specific Plan can be reviewed on the World Wide Web at [http://www.sdcounty.ca.gov/pds/ceqa\\_public\\_review.html](http://www.sdcounty.ca.gov/pds/ceqa_public_review.html) and at Planning & Development Services (PDS), Project Processing Counter, 5510 Overland Avenue, Suite 110, San Diego, California 92123 and at the public libraries listed below. Comments on these draft documents must be sent to the PDS address listed above and should reference the project numbers and name. PDS2005-3800-05-003 (GPA). PDS2005-3813-05-001 (SP). PDS2005-3600-05-005 (REZ). PDS2005-3100-5424 (TM), HLP XX-XXX, LOG NO. 3910 05-02-009 (ER). SCH NO. 2009061043, CAMPUS PARK WEST PROJECT. The Campus Park West project is a proposed amendment to the Hewlett-Packard Campus Park Specific Plan; and is the result of changes in land ownership and regional planning goals, generally consistent with the 2011 County General Plan. The Project proposes two design scenarios. One (Scenario 1) is sited within the original Project boundaries and covers approximately 116.5 acres. The other (Scenario 2) would incorporate approximately 2.1 additional acres into the Project that are currently held as State Route 76 (SR-76) right-of-way by the California Department of Transportation (Caltrans). Because SR-76 is now built to its final anticipated configuration and the excess right-of-way is not anticipated to be required for state route operations, this area would be decertified and could be sold to the Project Applicant. Should this occur, the Project would encompass a total of 118.6 acres. Under both Scenarios 1 and 2, the Project includes review and proposed approval of four discretionary actions. These include:
  - A Tentative Map (TM 5424) to subdivide the property into 23 lots;
  - A Specific Plan Amendment (SPA 05-001) to amend the 1983-approved Specific Plan to the currently proposed mix of uses;
  - A Rezone (REZ 05-005) from S90 to S88; and,
  - A General Plan Amendment (GPA 05-003) to revise or reconfigure land use designations as well as amend the Mobility Element (ME)Specifically, the GPA would: (1) change the Regional Category on two parcels south of SR-76 from Rural to Village; (2) change the land use designation of three parcels south of SR-76 from Specific Plan to General Commercial and Rural Lands 40; (3) expand Limited Impact Industrial uses north of SR-76 south to Pala Mesa Drive; (4) reconfigure land use designations north of SR-76 to reflect the Project SPA; and (5) amend the ME to reclassify Pankey Road from a Collector to a Boulevard with Class II bike facilities from Pala Mesa Drive to Shearer Crossing, apply Class II bike facilities to the portion of Pala Mesa Drive within Project boundaries, and designate Pala Mesa Drive between the western Project boundary and Old Highway 395 as a Class III bike route.

The draft Environmental Impact Report (DEIR) identifies significant and unavoidable environmental impacts to Aesthetics, Air Quality, and Transportation and Traffic. The DEIR also identifies significant and mitigated environmental impacts to Biological Resources, Cultural Resources, Noise, and Paleontological Resources.

In accordance with Section 86.104 of County of San Diego Ordinance No. 8365 (N.S.) and Section 4.2.g of the Coastal Sage Scrub Natural Communities Conservation Plan Process Guidelines (November 1993), a Habitat Loss Permit is required because the project would impact Diegan coastal sage scrub.

Section 2762 of the Public Resources Code requires the County as lead agency under CEQA to prepare in conjunction with preparation of an EIR, and prior to approving the project, a statement specifying the County's reasons for permitting a proposed use in an area that contains mineral resource deposits of regional or statewide significance. The County of San Diego is considering the approval of the proposed Campus Park West project which would allow residential use on the project site which currently contains lands classified by the Mineral Resource Zone- (MRZ) system. In addition to public circulation, this statement must be provided to the State Geologist and the State Mining and Geology Board for review and comment.

Comments on this DEIR, General Plan Amendment, Specific Plan and Draft HLP must be received no later than September 23, 2013 at 4:00 p.m. (a 45 day public review period). These draft documents can also be reviewed at the Fallbrook Library, located at 124 S. Mission Rd., Fallbrook, CA 92028. For additional information, please contact Dennis Campbell at (858) 505-6380 or by-mail at [Dennis.Campbell@sdcounty.ca.gov](mailto:Dennis.Campbell@sdcounty.ca.gov).

Comments on the project related to mineral resource issues should also be directed to Dennis Campbell at [Dennis.Campbell@sdcounty.ca.gov](mailto:Dennis.Campbell@sdcounty.ca.gov) or at the above address. Comments related to mineral resource issues must be received no later than October 8, 2013 at 4:00 p.m. (a 60 day public review period). County planners Kristin Blackson, [Kristin.Blackson@sdcounty.ca.gov](mailto:Kristin.Blackson@sdcounty.ca.gov) and Dennis Campbell, [Dennis.Campbell@sdcounty.ca.gov](mailto:Dennis.Campbell@sdcounty.ca.gov).

**Design Review Committee.** Community input. Voting item. (8/8)

4. TPM21209 Dawson TPM. Request to subdivide the parcel located at 131 East Elder Street, APN 104-055-23, into 2 parcels for two existing single family dwelling units Owner Carroll R. Dawson 760-728-3850. Contact person Patrick Harrosin 858-679-8868, [harrisonrce@aol.com](mailto:harrisonrce@aol.com). County planner Kristina Jeffers, 858-694-2604, [Kristina.jeffers@sdcounty.ca.gov](mailto:Kristina.jeffers@sdcounty.ca.gov). **Land Use Committee.** Community input. Voting item. (9/25)
5. AD12-023W1 Request for an Administrative Permit Modification to construct a 468 SqFt shade roof for a work area for olive processing beside the shanahan barn on the 2.46 acres at 5078 San Jacinto Circle East. Owner and contact person Mary Shanahan, 917-318-4842, [mary.shanahan@icloud.com](mailto:mary.shanahan@icloud.com). County planner Donald Kraft, 858-694-3856, [Donald.kraft@sdcounty.ca.gov](mailto:Donald.kraft@sdcounty.ca.gov). **Land Use and Design Review Committees.** Community input. Voting item. (9/27)
6. Request for waiver of the site plan requirements for the Citrus Plaza as-built Self Storage signs at 202 W. College Ave, APN 1404-054-03. Owner Citrus Plaza (Kyle Campbell) 760-414-9000. Contact person Larry Gabele, 619-857-1985, [larry@gabelecpa.com](mailto:larry@gabelecpa.com). County planner Debra Frischer, 858-495-5201, [debra.frischer@sdcounty.ca.gov](mailto:debra.frischer@sdcounty.ca.gov). **Design Review 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](mailto:Russellfarms@Roadrunner.com)