

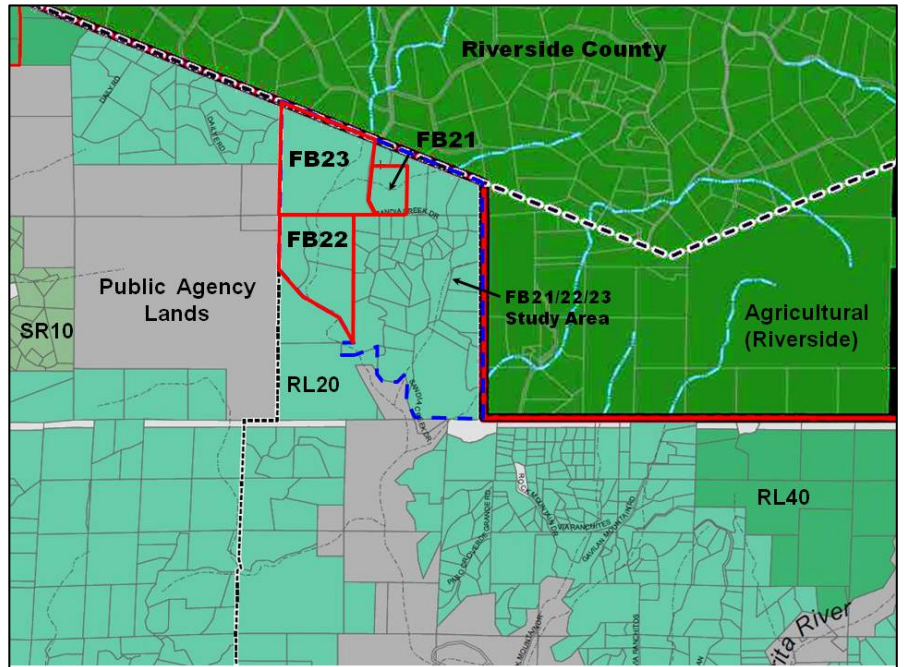
FB21, FB22, FB23 and Study Area

Existing GP Designation(s)	RL20
Requestor(s) Position: Support workplan designations	
Area (acres): 684.0 [263.2 PSR, 420.8 study area]	
# of parcels: 53	

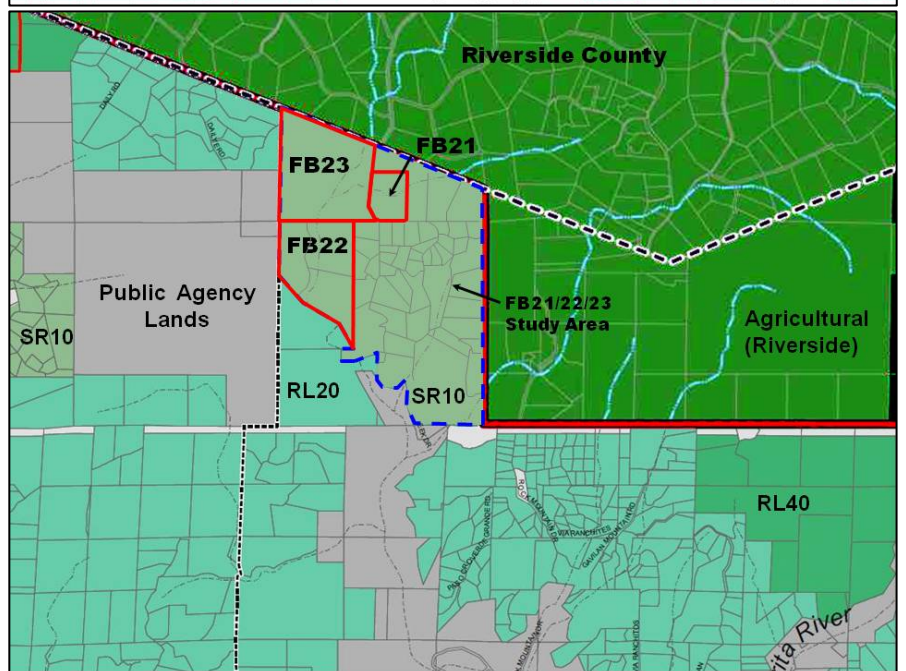
Workplan Designation(s) Evaluated	SR10
CPG Position	Support
Opposition Expected	Yes
# of Additional Dwelling Units	7
Complexity	Very Low

Discussion: This evaluated change is from Rural Lands 20 (RL20) to a slope dependent Semi-Rural 10 (SR10). Due to steep slopes and existing parcelization, the evaluated designation is anticipated to result in approximately 7 additional dwelling units. Some opposition was voiced from property owners residing in the study area over concerns of the effects of increased density in the area, as well as the fact that within the study area, Sandia Creek Drive is not maintained by the County, obligating other residents who did not request this change to bear the costs of additional road traffic in the area.

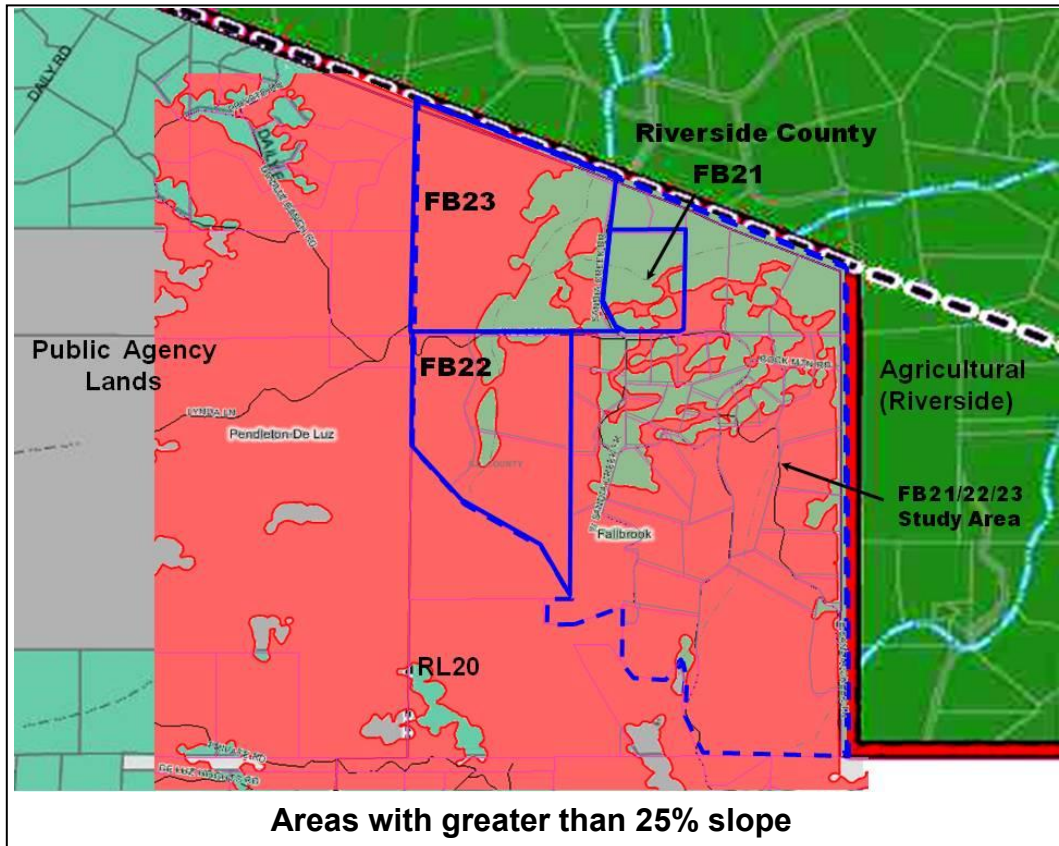
Existing General Plan Designations:



Workplan Designation(s) Evaluated:



Property Constraints



Johnston, Kevin

From: Andy Dale [andydaleco@aol.com]
Sent: Sunday, March 18, 2012 10:20 AM
To: russellfarms@roadrunner.com
Cc: DPLU, gpupdate
Subject: General Plan Study

Dear Mr. Russell:

I was referred to you by Kevin Johnston at SD County. My home is in North Fallbrook on Sandia Creek Drive and I was in receipt of a copy of the Study Area 1 map. My concern is that there is no mention on the map that Sandia Creek Drive is NOT a public road, but is maintained by the residents. In fact I don't believe ANY of the roads in this Study Area are public. I just wanted to make sure that any decisions are based on this fact, not on an assumption that Sandia Creek Drive is a county maintained road. The County has studied taking over the road in the past, but their conclusion was that it was inadequate to qualify as a County road for numerous reasons, width, grade etc. I have talked to people at the County who are uninformed about this in the past.

Sincerely,
Andrew Dale