FALLBROOK COMMUNITY PLANNING GROUP
And
DESIGN REVIEW BOARD

Regular Meeting

Monday 16 September 2013, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook

MINUTES

Mr. Russell called the meeting to order at 7:00 p.m.

Twelve (12) members were present: Anne Burdick, Roy Moosa, Tom Harrington, Jean Dooley, Ron Miller, Paul Schaden, Jim Russell, Jack Wood, Lee J. De Meo, Eileen Delaney, Jackie Heyneman and Donna Gebhart. Ike Perez, Michele Bain and Jerry Farrell were not present.

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.

Ms. Burdick informed the Group that work had begun on the Mission and Ammunition intersection improvements and that the new four way traffic control was in place and working well at Alturas and Fallbrook Street.

2. Approval of the minutes for the meetings of 19 August 2013. Voting Item.

Ms. Dooley motioned to approve the minutes and it passed unanimously.

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.htmland 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 bye-mail atDennis.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 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 and Dennis Campbell,Dennis.Campbell@sdcounty.ca.gov**.**
Land Use & Circulation Committees. Community input. Voting item. (8/8)

Ms. Camille Passon of Project Design Consultants introduced the project. She informed the Group that the Number of multi family units had been reduced from 320 to 248 units. The open space had been increased and industrial area reduced to 12.6 acres. Within the open space and the development a network of pathways and trails would link to other similar features in the adjoining developments and the college site. Ms. Passion stated that an effort was made to have the project match the Fallbrook Guidlines with a few exceptions.
Also the project now has a commitment from Rainbow Water to provide sewer and water for the development. The project currently has a EIR out for review with the comment period ending September 23.

Mr. Dennis Campbell of the Department of Planning and Development Services then commented on the County view of the project. He stated that while the project required both General Plan and Specific Plan approval these actions were going to require the developer to come back to the Planning Group and the County with more detailed designs. The pressing issue was getting the Groups comments and concerns with the proposed EIR.

Mr. Jack Wood reported on the Land Use Committee review of this project.
The Committee felt that the current plan basically is decreasing the d/u from 355 to 283.

Points of :

- **Possible combination of Residential and Reduced Footprint Alternatives.**
  Rational is that the private outdoor space per unit is totally inadequate. .
  Extensive industrial area creates long expanse backing on the I-15 freeway
  Reduce from 12.6 – 6.6 acres leaving more for a buffer zone.
- **Height of commercial buildings are of concern. North County Fire District does not have adequate equipment for buildings of the projected 45' height that includes articulation features.**
- **Proposed two bus stops only on Pankey Rd with no connection to the Park and Ride on the west side of I-15.**
- **Grading 20' – 30' cut and fill slopes near freeway. It was observed that it does shield view of backside of Industrial and Commercial buildings from I-15.**
- **Concern – Is the commercial area neighborhood-serving or regional?- documentation states that it will not conflict with Fallbrook proper commerce. Big Box stores?**
- **Commercial segments sold separately? Will each then come back to FCPG for compliance?**
- **Discussion of the pros and cons of Smart Growth.**

The Committee motioned to respond to the project with the following statement:

We oppose this project's application of Smart Growth because

1. **The livable space provided in this project effects the quality of life because of limited space per unit.**
2. **Too much industrial area. Reduce from 12.6 to 6.6 acres.**
3. **Proposed commercial would compete rather than compliment Fallbrook proper. To enhance the area and compliment Fallbrook all commercial opportunities must be neighborhood.**

Ms. Burdick reported on the Circulation Committee review of this project. **THE LACK OF IMPROVEMENTS TO PALA MESA BRIDGE: Members had serious concerns about the inadequacy of the bridge and its "T" connection to Pankey Road. Even with a signal installed at the intersection of Highway 395, the traffic will still queue onto the bridge and back up as far as Pankey Road, creating a bottle-neck in and out of the Campus Park West project.**

THE CREATION OF PANKEY PLACE AS A SUBSTITUTE EAST-WEST CONNECTOR BETWEEN HORSE RANCH CREEK ROAD AND PALA MESA DRIVE. While the Committee recognizes the over-riding issue of sensitive habitat, the members had always hoped that a direct connection between Pala Mesa Drive and Horse Ranch Creek would one day be possible. The lack of a direct connection will have a significant impact on general congestion and fire response times to all the projects east of Interstate 15.

The cul-de-sac at the north end of Pankey Road does not meet county standards and creates only one ingress and egress for the industrial park. What secondary access is available for the industrial area in the event of a closure at Pankey Road and Pala Mesa Drive?

What is the purpose of the right-in, right-out intersection on Pankey Road approximately 320 feet north of Pankey Place? This would infer that truck traffic, in fact all traffic accessing whatever area is being serviced by this intersection, would have to enter Campus Park West via Pala Mesa Bridge. That issue had been raised in 2008 and deleted from consideration in 2010. How is this circulation concept different from prior proposals?

The bike route data is confusing because the street design maps indicating Class II and Class III bike routes do not match the Circulation Plan map or the written descriptions. Figure II-11 shows Pankey Road North of SR-76 as a Class III bike route, but Figure II-9 shows it as a Class II bike route. The GPA description says it would…."amend the ME to reclassify Pankey Road….with Class II bike facilities from Pala Mesa Drive to Shearer Crossing" and does not mention Pankey Drive north of Pala Mesa Drive.

(Also, Figure 1-14 in the DESEIR shows proposed off-site roadway improvements on a 2010 On-site Circulation map.)

The volume of traffic resulting from this development will create bottlenecks at both access points: the southern access at Highway 76 and the western access at Old Highway 395. All the traffic to and from this development will need to use one of these two intersections for ingress and egress.

There was concern about freeway traffic noise affecting the residential areas. The walls suggested in the EIR appear inadequate and unsightly.

Shared parking seems inadequate based on the data presented. Parking requirements for the multi housing units should at minimum equal the requirements for single family homes because in most developments such as this there is always a shortage of parking. Parking provisions today do not reflect the reality of high density developments.

There was concern about the "significant traffic impacts" listed in the EIR. Most of the solutions for these were resolved by stating that Traffic Impact Fees would be paid. The committee felt that this answer did not adequately clarify what exactly would be done to resolve these "significant" issues. What are the specific solutions?

A Diamond Interchange for I-15 at Stewart Canyon would greatly improve most of the traffic problems created by the developments east of I-15.

The long-requested transportation node for the developments east of I-15 should be located in the Campus Park West project. The existence of a Park and Ride across the freeway is of little value to the residents, merchants, and customers east of the I-15.

The roads in the commercial/shopping areas should be built to Public Road standards in order to provide adequate access and to eliminate excessive congestion.

There is a great deal missing from these documents. Where is the on-site circulation plan? How do the described intersections feed into the road network of the various component areas? Where are the buildings located? What is the phasing of the project?

Committee members wondered why is the project coming to us now when so much of the information appears incomplete?

Next Mr. Jim Owning (a Fallbrook businessman and past Group member) spoke as an interested citizen and property owner in an adjacent subdivision and felt that his concerns matched many of his neighbors and business clients. While he had no major concerns with the General or Specific Plan he did have the following comments on the overall project.

1) **He felt the industrial element of the project should be maintained not reduced.**
2) **Mr. Owning was very concerned with pedestrian traffic crossing SR-76, both with the hazard to pedestrians and the added pollution with heavy traffic starting and stopping to allow pedestrian traffic to cross. He noted that there is already an undercrossing under SR-76 that could utilized as a pedestrian crossing and should be incorporated into the design.**
3) **Finally Mr. Owning was concerned with the projects effects on air quality. He encouraged the County to consider requiring the developer to follow Granite Construction example and place monitoring equipment prior to construction to develop a base line and then continue to monitor as the project develops to assure air quality is maintained.**

Mr. Campbell informed the Group that the project would be conditioned to provide fire equipment if they exceeded the 35 foot building height. Also while a traffic node was not a part of this project Caltrans was constructing one across the freeway by the existing park and ride. Mr. Campbell felt bus service from the college and the developments on the east side of the I-15 to the traffic node on the west side of the freeway was inevitable. He also commented the Fire response times appeared to be adequate for this development and the other developments with the proposed location of Pankey Way. In discussions with State Fish and Wildlife staff they had stated that if there was an effort to move Pankey Way north they would fight that proposal.
Ms. Jean Dooley suggested that the reduced footprint EIR alternative (223 units) be applied to the project to address the majority of the publics concerns.
Ms. Delaney felt the industrial aspect of the project was very important and should be increased even if it meant less commercial.

After lengthy further discussion Mr. Wood motioned to provide the County with all of the concerns brought up during the discussion. The motion passed unanimously.

4. Request by Mark Olson, 619-296-0605 x236, mo@nstpr.com, to provide a presentation to present information on an invasive pest that can be very deadly for citrus trees, called the Asian citrus psyllid, which has been detected in Fallbrook. Mark represents the Citrus Pest & Disease Prevention Program – a non-profit program dedicated to stopping the spread of invasive pests in the San Diego region. With 7 out of 10 residents owning backyard citrus trees in the area, his presentation will be very valuable to the Fallbrook community and board members. We will present information on the spread of this pest, what is being done about it in Fallbrook, and how residents can best protect their citrus trees. For more information http://www.californiacitrusthreat.org. (8/19)

Mr. Mark Olson introduced the presentation. He informed the Group that the Asian Citrus Psyllid had been found in Fallbrook, the LA basin, Riverside and San Bernardino. While the Psyllid itself was not harmful to citrus trees a disease it can transmit can be very deadly to citrus trees (primarily orange, lemon and lime). He illustrated the worldwide damage the disease has caused. He encouraged all citrus growers to inspect their trees and remove any old or dead trees.

5. Appoint Patty Koch, Fire Prevention Specialist, North County Fire Protection District, 330 S. Main Ave., (760) 723-2040, pkoch@ncfire.orgas as an non-elected member of the Circulation Committee. Community input. Voting item.

Mr. Russell presented the request and the appointment was approved unanimously.

6. Presentation by BENJAMIN J. STABLES III, 951-972-7963, jays@landwestco.com, and Nate Pivaroff, 949-233-2549, NPivaroff@leeirvine.com on a conceptual site plan and architectural samples for a proposed retail center located on 2.7 acres at the southwest corner of Mission Road and Rocky Crest Road. The applicant believes that the proposed project adheres to the existing zoning and County guidelines and have discussed it with the County Planning Dept. staff. Since they are in the due diligence stage, the Planning Dept. has recommended that they obtain some initial feedback from the Community, the Planning Group and the Design Review Board prior to moving any further. Community input. Non-voting item. (9/13)

A representative of the Lands West Development Company presented a tentative site plan a commercial center at the southwest corner of Mission Road and Rocky Crest. The plan proposed a 16,000 Square foot building in the center of the parcel and two smaller 2,500 square foot buildings along Mission. They representative presented some Mission style architecture they had used on a similar project. The Group was informed the developer intended to present plans to the County within 60 days.

Mr. Wood noted the single entry on Mission and two access points on Rocky Crest. He felt that the traffic on Mission was very fast and would make that entry dangerous. Also the proposed traffic signal at Peppertree would further complicate the problem.
Ms. Delaney stated that the Landscaping may not meet the Fallbrook Community plan requirements. She also felt the larger building should be flipped to the easterly side of the lot.
Mr. Moosa asked what type of retailer did they hope to attract. The developer stated they felt a small soft goods or grocer would be ideal.
The Group identified other tenants that the community could use, like a hobby shop, hardware store or office supply store.
Ms. Dooley suggested a green building with lots of trees and shade.
Mr. Moosa suggested the developer consider tying the architecture into the community flavor and perhaps link to the Historical Society just down the street from their project.

The Meeting was adjourned at 8:45 pm
Tom Harrington, Secretary