

# FALLBROOK COMMUNITY PLANNING GROUP

And

## DESIGN REVIEW BOARD

Regular Meeting

Monday 18 August 2014, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook  
MINUTES

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

Thirteen (13) members were present: Anne Burdick, Ike Perez, Roy Moosa, Tom Harrington, Jean Dooley, Jim Russell, Jack Wood, Lee J. De Meo, Ron Miller, Donna Gebhart, Jackie Heyneman, Eileen Delaney and Bill McCarthy. Paul Schaden and Jerry Farrell were excused.

A large audience was also in attendance.

Mr. Russell announced that there were seven openings on the Group and only five candidates had applied. He encouraged any additionally interested individuals to apply.

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. Delaney informed the Group and audience that Fallbrook Healthcare, the group that manages the Fallbrook Hospital, had their computers hacked and up to five years of personal record information had been lost. She advised that anyone having had dealings with the hospital, doctors or caregivers affiliated with the hospital watch their bills and mail carefully for anything out of order.**

**Ms. Burdick informed the Group and audience that Fallbrook Healthcare was again having financial and another of issues. They have scheduled a meeting for August 25 to discuss the situation and another meeting for September 16 to hopefully announce solutions.**

2. Approval of the minutes for the meetings of 21 July 2014. Voting Item.

**Mr. Wood motioned to approve the minutes as presented and the motion passed unanimously.**

3. Presentation by Tracy Ellis and Leah Taylor, San Diego County Department of Agriculture, on the development of a new ordinance for regulating beekeeping. Since presenting to your group last spring, we have had two meetings on the subject with the Board of Supervisors (May 21st and June 18th if you would like to review them online), and the Minute Orders from each meeting are pasted below. We have been asked to further refine our proposal (main points of Minute Orders highlighted below) and would like to present to you the new proposed setback distances for beekeeping at your August meeting. County planners Tracy Ellis, 760-752-4700 [Tracy.Ellis@sdcounty.ca.gov](mailto:Tracy.Ellis@sdcounty.ca.gov) and Leah Taylor, [Leah.Taylor@sdcounty.ca.gov](mailto:Leah.Taylor@sdcounty.ca.gov). Community input. Voting item. (5/21)

**Dr. David Kellum, for the County Department of Agriculture, Weights and Measures introduced the latest developments in the Counties tiered plan to control bee keeping in the County. The tier controlled the number of hives and setbacks for bee keeping urban, rural and commercial settings. He also outlined the required best management practices (BMPs) that would be required of bee keepers and further detailed what would be identified as sensitive sites requiring**

additional set back requirements. Dr. Kellum stated that his staff was working closely with the San Diego County Bee Keeping Society on the BMPs and setback issues. He was also attending all Planning and Sponsor Groups in the County to get feedback on the proposals. After limited comments Mr. Harrington motioned to support the County effort in this project and the motion passed unanimously.

4. Presentation by Vickie Knox [vickie@straightnutrition.com](mailto:vickie@straightnutrition.com), [www.avocadohalf.com](http://www.avocadohalf.com), on a proposed "Avocado half marathon to take place in Fallbrook on 18 April 2015. The course is 13.27 miles starting at Green Canyon and Winterhaven. West on Winterhaven, North on S. Mission Road, East on Stage Coach Lane, East on Reche Road and South on Gird Road. The following county roads will be closed on April 18th, 2015 from 6:45am to approximately 10:45am: Gird Rd, Reche from Gird to Stagecoach, Stagecoach from Reche to Mission, Brooke Rd and part of Winterhaven. Some roads like Gird Rd. will be open by 8:15am. Others will open up before that time as well, but all roads last year were completely back open by 10:45am. County planner Michael L. Kenney, Traffic Engineer, 1-858-694-3857, *mobile* +1-619-929-2837, [Michael.Kenney@sdcounty.ca.gov](mailto:Michael.Kenney@sdcounty.ca.gov).

**Circulation and Parks & Recreation Committees.** Community input. Voting item. (7/10)

Murali Pasumarthi, Manager of Traffic Engineering, San Diego County Department of Public Works, introduced the other County staff with him, Mr. Mike Kenny, County Traffic Engineer, and Mr. Bob Fuller, Traffic Engineer. He then read the county regulations for the issuance of Special Event Permits, which declared that events such as this needed to benefit the community and meet the traffic requirements of this type of permit. He stated that while the event could be organized by a for-profit organization, the event sponsor needed to be a non-profit organization. Additionally the non-profit must get the larger portion of the profit the event raises.

The race organizer Mr. Andrew Petersen from Seasick Marketing (a for-profit company) introduced the request. Detailing the concerns the community had with last year's event and the actions the organizer was taking to address those concerns. He stated that last year the event raised \$35,684 and to meet the expenses of the event, his company had to chip in \$1,200. This year the entrance fee would be \$56 and \$1 of that fee would go directly to Homes for our troops. The organizer hoped to raise \$5,000 for the charity. He further stated that the date of the event was preliminary scheduled for April 18<sup>th</sup> (the day before the Avocado Festival).

Ms. Vickie Knox introduced the proposed course. She further commented on the support she had solicited from the Base this year and her expectation of having that same level of support next year.

Ms. Burdick stated that the Circulation Committee had reviewed the proposed event and had several concerns with it. The concerns were clarification of the sponsorship, the proposed date conflicting with the Avocado Festival, adequate event insurance, emergency vehicle access during the event and the impact to the residences in the community (County estimate of 2400, Seasick Marketing estimate of 1400). The Committee had motioned to continue the request.

Ms. Heyneman reported that the Parks and Recreation Committee had reviewed the request and from a parks aspect did not have any problems with the proposed event.

Several property owners along the proposed route of the event voiced concerns about their restricted access to the roads during the event. The impacts to emergency services and home run businesses were also concerns. Several members of the public commented that they were not contacted about this years event until the day before the event. This lack of notice caused a number of problems for the property owners impacted.

A number of supporters of the event spoke of the positive aspects of the event.

Mr. Lilly, a high school coach, stated what he perceived as the benefits to high school students and his intent run in the event and encourage as many students as possible to participate. The president of the Chamber of Commerce stated that the race organizer had not been working with the chamber on the schedule course or community impacts.

Ms. Delaney commented that she felt the organizer needed to consider other dates for the event, alternate courses to minimize impacts on residences and consider raising the contribution to the identified charity even if it meant raising the entry fee.

Ms. Burdick commented that the sponsorship of the event needed to be a non-profit, insurance needed to be in place and a traffic control / emergency vehicle access control plan needed to be approved by the County.

Mr. Wood expressed grave concern with the impact to the Sheriff Department staff if the event were to be scheduled for the day before the Avocado festival. He stated that he could not support that schedule.

Mr. Moosa stated that he had trouble with seeing how the event provided a benefit to the community that would outweigh the inconvenience to the property owners. Also there were other concerns. However, since it was apparent that the attending public was in favor of the event, he would support it but could not support the date because of the impact on the Chamber and Fallbrook's resources.

Mr. Russell commented that he felt the organizer should work with the chamber and consider another date.

Mr. Harrington spoke in favor of the event. He felt the event would be a major benefit to the community and could enhance the Avocado Festival. He stated that the County would not issue the permit if the permit requirements are not addressed. Mr. Harrington motioned to approve the event as presented.

After further discussion that motion failed with only four members voting in favor.

Ms. Delaney motioned to continue the request. That motion passed with eight voting in favor.

5. Request for a waiver of the B Designator Design Review requirement for a Site Plan for a used car lot that will allow no more than three used cars at a time to be on the lot, located at 416 N. Pico Ave, APNs's 103-131-02, 03 & 04.. Owner David Paulsen, 760-532-7712, [knightflight747@gmail.com](mailto:knightflight747@gmail.com). County planner Debra frischer, 858-495-5201, [debra.froischer@sdcounty.ca.gov](mailto:debra.froischer@sdcounty.ca.gov). **Design Review Committee**. Community input. Voting item. (7/11)

Ms. Delaney reported that the applicant had requested that the item be continued. She than motioned that the item be continued and the motion passed unanimously.

6. Request from the County Department of Parks and Recreation for input on the five year plan for Parks and sports in Fallbrook. County planner: Jake Eneiquez, 858-966-1365, [jake.enriquez@sdcounty.ca.gov](mailto:jake.enriquez@sdcounty.ca.gov). **Parks and Recreation Committee**. Community input. Voting item. (7/15)

2013/2014 PLDO PROJECTS PRIORITY LIST in order of priority by CSA 81		
Project Description	Amount	Source
Completion of the Live Oak Park Amphitheater	Completed	PLDO, LWCF, D5, Live Oak Coalition
Completion of the shade structure at Rainbow Park	Completed	CDBG
Develop skate park element at Heynamen Park	TBD*	PLDO
Acquire land for new park sites	TBD*	PLDO
Develop multi-use parks for activities including soccer, tennis, skating, volleyball and basketball	TBD*	PLDO
Don Dussault Park	Completed	CDBG

improvements (Design)		
Don Dussault Park improvements (phase I Construction)	\$250,000	CDBG
Community Center Improvements	TBD*	PLDO
Leash Free Dog Areas	TBD*	TBD*
* To Be determined (TBD)		

2012/2013 RECREATION PROGRAM PRIORITY LIST in order of priority by CSA 81
Soccer
Baseball/Softball
Skating
Basketball
Tennis/Pickelball
Volleyball

**Ms. Heyneman reported that the Park and Recreation Committee had reviewed the request. They had discussed the roll of CS 81 management of PLDO funds and goal of the County Department of Parks and Recreation to have 3 acres for every 1,000 residence of a community. She further reported that the current estimates of Fallbrook's population were 55,700 which would dictate 167 acres of recreation facilities and the community had far less than that number.**

**After limited discussion Ms. Heyneman motioned that the following list of priorities be approved.**

- 1) Leash Free Dog Park**
- 2) Acquire land for new parks.**
- 3) Multi use sports field with a rugby field**
- 4) Community Center Improvements**
- 5) Develop a skate park (at a new location)**
- 6) Improvements to Don Dussault Park**
- 7) Improvement to Jackie Heyneman Park**

**The motion passed unanimously.**

7. TPM21213 Request to subdivide the 5.01 acres located at 1592 Greenacres Road into 4 lots for 4 single family dwelling units. Owner and applicant Lance & Danielle McCune 760-207-9769 [avogrower52@yahoo.com](mailto:avogrower52@yahoo.com). Contact person Larry Paxton, 760-294-4871, Paxton [survey@yahoo.com](mailto:survey@yahoo.com). County planner Vincent Kattoula, 858-694-3959, [Vincent.kattoula@sdcounty.ca.gov](mailto:Vincent.kattoula@sdcounty.ca.gov). **Land Use Committee**. Community input. Voting item. (7/25)

**Mr. McCune introduced the request and stated that he simply wanted to subdivide his 5 acre parcel.**

**Mr. Wood reported that the Land use committee had reviewed the request and had no problems with the request.**

**Another property owner in the area voiced concern that the new parcels might not be included in the maintenance agreements for the private roads out to Brooke Street (the nearest publically maintained road).**

**After limited discussion Mr. Wood motioned to approve the request subject to the County review of the existing and perhaps additional need for the proposed lots to be included in maintenance responsibilities to Brooke Road. The motion passed unanimously.**

8. TPM20800 Waiver request to remove condition C.1.b undergrounding of all utilities. The County of San Diego has requested that the Fallbrook Planning Group review and respond to our request to Waive the requirement to place all SDG&E facilities underground on TPM 20800 which is located on the East side of Ranger Road approximately 600' North of Reche Road. We are proposing to place all new facilities underground but would like to waive the relocation of the existing facilities for the reasons listed in the Waiver Request. TPM 20800 Condition C. 1. b. Underground Dry Utilities Per our discussions with Romi lida we are preparing this letter to request your consideration to waive the undergrounding of the existing overhead facilities at the Northeast corner of Parcel 1 of TPM 20800. We feel that there are two major concerns with the request to underground the existing dry utilities. 1) The County of San Diego Board of Supervisors Policy 1-92 states within the Background portion of the document "This requirement to underground utilities may be completely or partially waived only when it is deemed that undergrounding would be impossible or impractical. San Diego Gas and Electric does not have the rights to underground the facilities to any of the off site properties. They have overhead rights only per document numbers Book 416, Page 241 Recorded 7-29-1935, Book 613, Page 137 Recorded 1-18-1937, Book 616. Page 48 Recorded 1-19-1937 and File/Page 72-305032 Recorded 11-14-1972 (Attached). 2) The County of San Diego Board of Supervisors Policy 1-92 states under policy item number 2.b. that" Undergrounding would result in no reduction in the number of poles on or adjacent to the project" We met with SDG&E Project Planner Jeff Woodard at the project site to discuss our options for undergrounding the existing utilities. There would be no reduction in number of power poles if we undergrounded the existing facilities. There would actually be an increase in the number of power poles. underground. Jim Eyerman, Office: 760-723-2385, Cell: 760-525-2121, [Jim@elsurvey.com](mailto:Jim@elsurvey.com). County planners KENNETH J. BRAZELL, (858) 694-2728, Cell: (858) 204-9133, [Kenneth.Brazell@sdcounty.ca.gov](mailto:Kenneth.Brazell@sdcounty.ca.gov) and Mark Slovick, (858) 495-5172, [Mark.slovick@sdcounty.ca.gov](mailto:Mark.slovick@sdcounty.ca.gov). **Land Use Committee**. Community input. Voting item. (7/30)

**Mr. Jim Eyerman presented the request. He stated that since overhead services went off site of his project and the easements covering the facilities covered overhead lines only, his client would need to place two additional poles to address the offsite service lines. He request approval of leaving the off-site services poles and lines in place. After limited discussion Mr. Wood motioned to approve the request as submitted and the motion passed unanimously.**

9. TPM21144 Hagerty Minor Subdivision requesting a design exemption to a requirement of undergrounding of utilities, a road standard and an off-site road widening at 1065 Fallbrook Street. Owner John Hagerty, 760-728-8826. Applicant and contact 619-299-2525, 619-306-6920 TRS Consultants. 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. (8/5)

Reason for requested Design Exception

1. Undergrounding: Undergrounding will provide minimal benefits. Only two poles would be undergrounded. Utilities on Fallbrook Street in the vicinity are not undergrounded. Additional undergrounding not likely because all other properties in the immediate vicinity are entirely build out. The cost of undergrounding is high because one of the poles would require special handling.
2. Intersection Separation: The entry to TPM 21144 has been located a distance of 168' from the Fallbrook Street/MacDonald Road intersection (as measured center line to center line). A separation of 300 feet is required between a non-Mobility Element Road and a Mobility Element Road. The project entry location was chosen to:
  - a. Allow for alignment with an existing entry way to a church across the street, thereby creating a four-way intersection and avoiding off-set entries in close proximity.
  - b. This location avoids a wetland habitat
3. Road Widening: The design standards for Fallbrook Street changed when the new general plan was

adopted August 3, 2011. The new standard would add approximately 8 feet of road width along the project frontage. At the time of adoption of the revised standards, Fallbrook Street was largely built out and so the street conforms to the old standards. Widening this limited segment of road would significantly affect the project design, including plans for a sound wall, a five foot gravel footpath, and the design of two lots along Fallbrook Street.

Additionally, the change interfere with a drainage system design that is proposed parallel to Fallbrook Street to address drainage issues created by an undocumented alteration of drainage onto the site from points north of the project.

**Mr. Wood introduced the request. He stated that the project was located at the southwest corner of Fallbrook Street and MacDonald Street. Further the request had three aspects.**

- 1) A request to waive the undergrounding requirement along Fallbrook Street. All of the other power lines along Fallbrook Street are overhead and to underground the lines along the frontage would be very difficult due to the drainage features through this lot.**
- 2) A request allow less than the County standard of 300 feet separation between intersections. The proposed entrance to the development would be 168 feet south of Fallbrook Street on MacDonald. But it would align with the driveway to the church parking lot across the street allowing for a four way intersection.**
- 3) A request to waive the condition to dedicate and improve an additional 8 feet of right-of-way along Fallbrook Street. While the new General Plan widened the ultimate right-of-way requirements for Fallbrook Street, most of the Street has been improved to the previous width designation. The developer is asking to waive the additions right-of-way dedication and allow them to match the current improvement width on Fallbrook Street.**

**Mr. Wood reported that the Land Use Committee had reviewed these requests and approved them. After limited discussion Mr. Wood motioned to approve the request as presented and the motion passed unanimously.**

10. Request for a waiver of the B Designator Design Review requirement for a Site Plan for a used car sales with 2 parking spaces and 4 signs with an office space of 50 sqft at 300 North Brandon Road #17. Owner and contact person Garrett Eddings, 760-681-1757, [drsmallbusiness@gmail.com](mailto:drsmallbusiness@gmail.com).

**Design Review Committee.** Community input. Voting item.

**Mr. Eddings introduced the request to waive the site plan requirement for his used auto sales facility. He described the layout of the auto display, office and signage.**

**Ms. Delaney commented that the Design Review Committee had reviewed the request and suggested that the signage be moved to the roof line. But after inspecting the site felt the window placement would be better.**

**After limited discussion Ms. Delaney motioned to approve the request with the signage in the window of the office. The motion passed unanimously.**

The Meeting was adjourned at 10:04 pm  
Tom Harrington, Secretary