

**FALLBROOK COMMUNITY PLANNING GROUP**  
**And**  
**DESIGN REVIEW BOARD**

Regular Meeting

Monday 21 September 2015, 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, Ron Miller, Jackie Heyneman, Donna Gebhart, Lee J. De Meo, Jerry Kalman and Eileen Delaney. Bill McCarthy was 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.

**Mr. Wood informed the Group that the Bureau of Indian Affairs had approved an addition of 367 acres into the Pala Tribal lands. The land was adjacent to the previous limits of the tribal lands.**

**Ms. Delaney informed the Group that Ms. Debra Frisher of the San Diego County Department of Planning and Development Services had retired this week. Ms. Delaney commented on the excellent interaction with the Fallbrook Planning Group that Ms. Frisher had provided would be missed.**

**Mr. Don McDougal asked if the use permit to allow liquor sales at Ingold Park was on this evening's agenda? Mr. Russell responded that it was not on this evenings program but would be on next month's agenda.**

2. Approval of the minutes for the meetings of 17 August 2015. Voting Item.

**Mr. Wood motioned to approve the minutes as submitted. The motion passed with Ms. Delaney abstaining.**

3. Presentation by Nael Areigat, (858) 694-2815, nael.areigat@sdcounty.ca.gov, San Diego County Department of Public Works, regarding three circulation items in Fallbrook.

**Circulation Committee.** Community input. Voting item. (7/22)

- a. Reche Road & Live Oak Elementary and Potter Junior High Road Improvements. Community input. Voting item

b. Reche Road at Sage Coach Intersection Improvements. Community input. Voting item.

c. Clemmens Road Sidewalk Improvements. Community input. Voting item.

**Mr. Nael Areigat introduced the projects. The first was the Reche Road Live Oak Elementary street improvements. This project is fully funded by the state and will provide a center turn lane with bike lanes and sidewalks on both sides of the street. The project should be completed in six months. This project is the first “Green” street project to be constructed by the County, which means that water run-off from the street itself must be “purified” before it enters the bio-system. The project was proving slow to clear environmental review due to the Hydro modifications required. Mr. Areigat expected the environmental review to be complete by the end of the year. He stated that he would be bringing the project back to the Planning Group once the design was complete. The design should be finalized by next June with construction to begin in July. The project should be completed in six months. He also informed the Group that SDG&E had agreed to underground the utilities in the vicinity of the project. Ms. Hayneman commented that the plans Mr. Areigat was showing had the street to the west of Live Oak School labeled Fallbrook Street. She thought that the street was named Dallas. Mr. Areigat stated he would verify the name and correct it if necessary. After limited discussion, Ms. Burdick motioned to approve the project as presented and the motion passed unanimously.**

**Next Project was the Clemmens Road Sidewalk project. The sidewalk would be on the north side of Clemmens and connect sidewalks on Old Stage, Vine and Mission Road. Mr. Areigat explained how the curb return at the northwest corner of Vine and Clemmens will have a full curb and gutter but reduced sidewalk. This design will be intended to encourage pedestrian traffic on Vine street to utilize the existing sidewalk on the east side of Vine and avoid the commercial operations on the west side of the street.**

**Ms. Delaney commented that in the Del Rey Use Permit there had been an agreement that the packing operation would not stack bins higher than the fence around the facility. Mr. Areigat stated that he was not aware of that agreement but in his inspection of the site, he had noted a separation of several feet between the fence and the bins. He felt that this space would prevent any bins falling over the fence if they were stacked higher than the fence.**

**After limited discussion Ms. Burbick motioned to approve the project as presented and the motion passed unanimously.**

**Finally Mr. Areigat introduced the Reche and Stage Coach intersection project. This project would provide dedicated turn lanes and align Reche Road through the intersection. This project had extensive hydro modifications incorporated into the design. He informed the Committee that the storm water in the project area would be channeled into a bio-swale and then into retention basins on both sides of Stage Coach several hundred feet south of the intersection. Mr. Areigat stated that while the power poles in the project area were scheduled to be moved, they would not be**

**undergrounded. This project is funded by TransNet (including TIF) and won't be built for two years. The design should be completed by June of 2016.**

**Ms. Burdick stated that the Fire Department had requested an Optic Con sensor on the intersection traffic signal. Mr. Areigat stated that he was going to incorporate that into the design.**

**After further discussion Ms. Burdick motioned to approve the project as presented and the motion passed unanimously.**

**In closing Mr. Areigat informed the Group that the Knotwood Way project had cleared environmental review for the bridge. He was hopeful that this project would be completed in the near future.**

**He also informed the Group that the Brooke, Stage Coach and Calavo intersection was in engineering design and he was hoping for some preliminary design by December.**

**At that point he would be coming back to the Group with the final design.**

**Ms. Burdick commented on the great job DPW staff had done working through the project list the Community had provided. She expressed her appreciation for Mr. Areigat's efforts in making so much progress on these projects.**

4. The County is preparing a General Plan Amendment and Rezone for the Grand Tradition property, 220 Grand Tradition Way. The project manager, Bob Citrano (Planning & Development Services, 858-694-3229, Robert.citrano@sdcounty.ca.gov.), will provide a description of the project, planned outreach efforts, and solicit public comments. Proposed changes include two parcels to a General Commercial land use designation and eight parcels to a C42 Visitor Serving Commercial zoning use regulation.  
**Land Use Committee.** Community input. Voting item.(8/25)

**Mr. Bob Citrano introduced the plan to change the zoning designation on the eight parcels that the Grand Tradition property covers. He outlined how the change from C-40 to C-42 would better suit the facilities and events the Grand Tradition dealt with. Also the C-42 zoning would not allow retail sales on the site. This zoning would restrict any future box store development on the site.**

**Mr. Wood stated that the Land Use Committee had reviewed the amendment and rezone and approved of it.**

**Mr. Don McDougal commented that past actions with the County had not all be great but in this effort he had been impressed with the County action to correct the situation. After limited discussion Mr. Wood motioned to approve the amendment and rezone as presented. The motion passed unanimously.**

5. The Department of Parks and Recreation (DPR) is conducting an annual review of its Park Lands Dedication Ordinance (PLDO) and Recreation Programming Priority lists for the Fallbrook Local Park Planning Area (LPPA). The objective of these lists is to obtain local input on desired park facilities and recreation programs for each community.  
**PARK LANDS DEDICATION ORDINANCE PROJECT PRIORITY LIST**  
The PLDO requires developers to pay fees for parks or dedicate a new park land within new residential developments. PLDO fees are based on the cost per dwelling unit of

acquiring land and constructing a 3-acre park for each 1,000 residents and are specific to each LPPA. PLDO fees can only be used to develop new or rehabilitate existing active recreation facilities. Active recreational facilities include, but are not limited to, sport fields and courts, playgrounds, community gardens, picnic areas, and recreation buildings. Additionally, PLDO funds may be used in collaboration with other local agencies, such as water districts and school districts for construction of active recreation facilities on agency property. PLDO fees cannot be used to develop open space, scenic overlooks, golf courses, riding and hiking trails, or parking areas. DPR requests that the Fallbrook Community Planning Group recommend projects eligible for PLDO funding for the 2015-2016 PLDO Priority Project List for the Fallbrook LPPA.

#### RECREATION PROGRAMMING PRIORITY LIST:

The Recreation Programming Plan defines DPR's major recreation program goals for the next five years and beyond. The purpose of the Recreation Programming Plan is to improve services by providing recreational programming that meets the unique needs of each community. Examples of recreation programs include youth sports, teen programs, dance and cooking classes, senior exercise programs, cultural arts and special events. recreation programming cannot be funded using fees collected pursuant to the PLDO. DPR requests that the Fallbrook Community Planning Group recommend recreation programs eligible for the 2015-2016 Recreation Programming Priority List for the Fallbrook LPPA.

#### 2010-2011 \* Fallbrook CPG PLDO Project Priority List

(Listed in order of priority)

Acquire new park sites, Community Center improvements, Live Oak Park Amphitheater, Don Dussault Park improvements, Retain Beech Street Park, acquire new playground equipment.

Fallbrook Sports Facilities replace with synthetic turf.

#### RECREATION PROGRAMMING PRIORITY LIST:

##### 2010-2011 Fallbrook CPG Recreation Programming List

(Listed in order of priority)

Soccer, Baseball and Softball, Basketball, Volleyball, Tennis, Skating. County planner, Mark Massen, at 858-966-1351, mark.massen@sdcounty.ca.gov. **Parks & Recreation Committee.** Community input. Voting item. (8/3)

**Ms. Heyneman introduced the subject. She informed the Group that County Parks and Recreation had the goal of 3 acres of recreation facilities for every 100 residence.**

**While Fallbrook did not have near that density of recreation facilities, several of the parks were in need of maintenance and improvement. She felt that a priority should be on park facilities that were free to the public like Live Oak Park and limited on pay for use like Ingold Sports Park. As for new facilities, she felt that skateboard park some where in the downtown area was very important and should be a high priority.**

**Chief Steven Abbott commented that in his opinion, a skateboard park in the downtown area would be an asset to the community.**

**Mr. Wood stated that his understanding of the CSA-81 funds had some restrictions on use for maintenance.**

**Ms. Heyneman informed the Group that CSA-81 funds had been used in a variety of projects in Fallbrook, to upgrade active use park facilities.**

After further discussion Ms. Heyneman motioned approve the recommendations the Parks and Recreation Committee had determined.

The following prioritized list:

1. Acquire new parkland with skate park facility a high priority.
2. Develop multi-use parks in the community ( Jackie Heyneman Park concept seemed to fit this category).
3. Continue to support the Community Center with improvements.
4. Active recreational improvements at Live Oak Park
5. Continue to support the Fallbrook Sports Park with Improvements.

The Recreational Programming Priority List:

1. Skateboarding
2. Soccer
3. Tennis/Pickleball
4. Basketball
5. Baseball/Softball
6. Volleyball.

The motion carried unanimously.

6. Request from Barbara Duenow, 3712 Evergreen Court, 310-961-8693 that a center line stripe be painted on Oak Cliff Drive. Oak Cliff is rather narrow with two small hills. Vehicles park on both sides of the street which makes it very difficult to maneuver. Many cars choose to drive directly down the middle which is dangerous and unsafe to other motorists and foot traffic, as well.

The San Diego County Traffic Engineering Department agrees that Oak Cliff Drive does qualify for this stripe. Circulation Committee. Community input. Voting item (9/2)

**Ms. Barbara Duenow introduced the request to have a solid white stripe painted down the centerline of Oak Cliff Drive. She informed the Group that she had contacted the County Department of Public Works Traffic Section. They had sent out staff to inspect the road and had informed her that the road could be striped. The County staff had requested the Planning Group approval of the stripping.**

**Mr. Bruce Duenow commented that he had several close calls with oncoming traffic. He felt a centerline stripe would make the street much safer.**

**Ms. Burdick stated that since Ms. Duenow could not attend the Circulation Committee meeting the Committee had decided to continue the request to the Monday night meeting of the Planning Group.**

**After limited discussion Ms. Burdick motioned to approve the request and the motion passed unanimously.**

7. Request for deviation of MUP 10-015M3 for a sign program that does not conform to the Fallbrook Design Guidelines. Location: Salem Plaza/Shell Station, 936 S. Mission Road Fallbrook 92028. APN 105-540-56. Contact: John Panuzzo | United Design Group, Inc. San Diego|Los Angeles C: [619-490-](tel:619-490-)

6173 Email: [jpanuzzo@udgprojects.com](mailto:jpanuzzo@udgprojects.com). County Planner: Vanessa Pash, [Vanessa.pash@sdcounty.ca.gov](mailto:Vanessa.pash@sdcounty.ca.gov). **DESIGN REVIEW COMMITTEE**. Community Input. Voting item. (9/2)

**Ms. Delaney stated that the applicant had come to the Design Review Committee, but several changes were requested in the signage for the site. The applicant stated that they would not be able to modify their exhibits in time for this month,s Group meeting and requested the project be continued until next month.**

**Ms. Delaney motioned to continue the request until next month and the motion passed unanimously.**

8. Active Transportation Plan Public Participation Opportunity. Planning & Development Services in conjunction with the Departments of Public Works, Parks and Recreation and Health and Human Services are working on the creation of the County's first Active Transportation Plan (ATP).

The purpose of the ATP is to encourage active modes of transportation and to achieve the following goals: • Increase the proportion of trips accomplished by biking and walking, • Increase safety and mobility for non-motorized users, and

• Enhance public health.

The ATP will update and/or integrate these existing County plans and efforts:

• Safe Routes to Schools

• New Pedestrian Gap Analysis: existing conditions for sidewalk and pathway networks.

The plan's development is expected to take approximately two years and follow this general schedule: Public participation is an important component of the plans development. We invite each Community Planning Group to volunteer an individual to participate in the ATP external stakeholder group. The members of the external stakeholder group will serve as project liaisons and help distribute project information to each community. The external stakeholder group is anticipated meet up to four times per year until project completion. A general workshop may also be scheduled depending upon interest generated and information requested. County Planner Everett Hauser, 858)-694-2412, [Everett.hauser@sdcounty.ca.gov](mailto:Everett.hauser@sdcounty.ca.gov). Community input. Voting item. (9/9)

**Mr. Russell introduced the subject. He informed the Group that the County was forming an external stakeholder group to assist in the creation of the County's first Active Transportation Plan (ATP). The goal would be to prepare a plan to coordinate improvements to public health, safe routes to schools and pedestrian corridors. The Fallbrook Community Planning Group was being asked to nominate representatives to the external stakeholders group. Mr. Russell felt that the Chairs of the Circulation and Parks and Recreation Committee's would best represent the community.**

**After further discussion the Group nominated Ms. Heyneman, Ms. Gebhart, Ms. Burdick and Ms. Dooley to represent the community. The nominations were approved unanimously.**

9. Approve reimbursement of \$100 printing costs on a monthly basis to Tom Harrington for copies of the monthly agendas, minutes and supporting materials package. Community input Voting Item

**Mr. Harrington explained that finding a good source for making copies of the monthly packet of agendas, minutes and supporting materials for the group members was proving challenging. The Fire Department staff had stated that they had no means of billing the County. The Village News and the County Library copy equipment was not up to the task of running 500 to 700 copies. So Mr. Harrington had utilized Fed Ex Office for the September package. The bill was 102.49. However Ms. Lisa Fitzpatrick (County Group Coordinator) had informed him that a reimbursement request would need to be approved by the group and could not exceed \$100. Ms. Dooley motioned to approve a \$100 reimbursement request for Mr. Harrington and the motion passed unanimously.**

The Meeting was adjourned at 8:15 pm  
Tom Harrington, Secretary