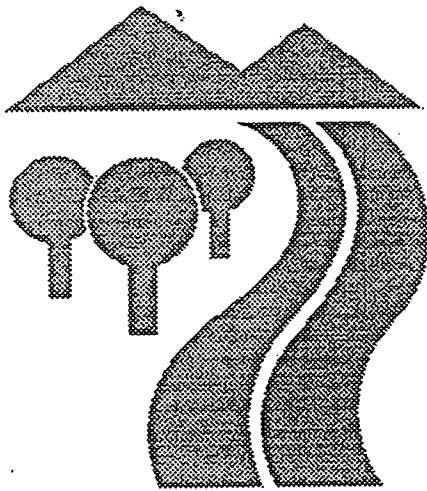


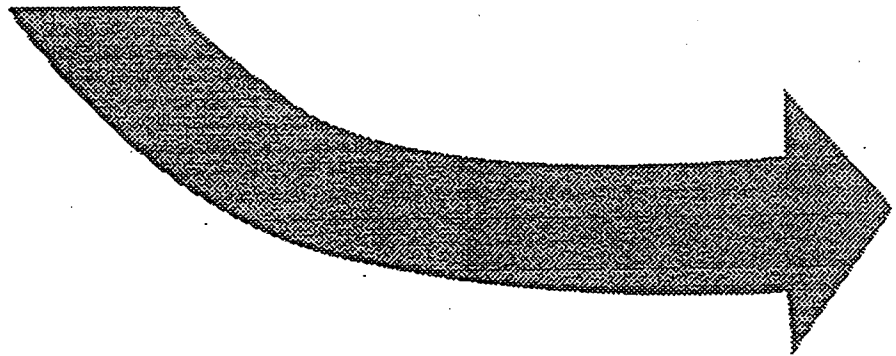


COUNTY OF SAN DIEGO



FALLBROOK COMMUNITY RIGHT-OF-WAY DEVELOPMENT STANDARDS

Adopted December 14, 1994 (Item No. 1)



COMMUNITY RIGHT-OF-WAY DEVELOPMENT STANDARDS
PUBLIC ROADS - FALLBROOK

SECTION I - INTRODUCTION

Section 1.1 - Introduction

These Community Right-of-Way Standards ("Community Standards") have been developed in accordance with the Policy and Procedure for Preparation of Community Right-of-Way Development Standards as outlined in the County of San Diego Board of Supervisors' Policy J-36, as adopted on December 12, 1989 (Item 49).

These Community Standards are to apply to all public roads within the Fallbrook Community Planning Area but do not affect the travel lanes themselves. The San Diego County Public Road Standards ("County Public Road Standards") on file with the Clerk of the Board of Supervisors as Document No. 748505 also apply to the public roads. These Community Standards, as to the matters which they govern, shall supersede the County Public Road Standards to the extent of any conflict.

Section 1.2 - Purpose and Intent

The purpose and intent of these Community Right-of-Way Development Standards is to encourage the retention of the existing scenic rural and agricultural character of the community as reflected in its roadways.

The identity of the perceived character is generally stated as follows:

The outlying agricultural and estate residential area roadways are characterized as winding, low speed corridors which follow the natural contours and have minimum developed parkway width to avoid excessive grading to the extent practical.

As one approaches and enters the Fallbrook town, the main circulation corridors begin to reflect the needs of higher volume, multi-purpose uses, but generally have no concrete curbs, gutters, or sidewalks. Virtually all side streets serve residential needs. The side streets have many of the elements of the outlying area roads in their winding, low speed pattern.

Entering the Fallbrook town reveals higher density residential, commercial, institutional, and various other land uses which are represented in the typically standard street sections. These streets must accommodate the more intense needs of the area, such as pedestrian, parking, and utility activities.

A downtown village commercial area represents a unique element of the community which derives its value from its legacy as a historic Town Center. Roads in this area are from an era markedly distinct from the current vision of commercial/industrial traffic zones.

FALLBROOK COMMUNITY RIGHT-OF-WAY DEVELOPMENT STANDARDS

TABLE OF CONTENTS

	<u>PAGE</u>
SECTION I - INTRODUCTION	1
1.1 Introduction	1
1.2 Purpose and Intent	1
SECTION II - GENERAL POLICY	3
2.1 General Provisions	3
2.2 County Standards and Fallbrook Town Standards	3
SECTION III - REQUIRED PUBLIC ROAD RIGHT-OF-WAY IMPROVEMENTS	4
3.1 Parkways	4
3.1.1 Exception to Parkway Use Standards	4
3.1.2 Grading	4
3.2 Curbs, Dikes, and Gutters	4
3.3 Roadway Edges	4
3.4 Roadside Planting	5
3.5 Road Name Signs	5
3.6 Lighting	6
3.7 Trails	6
3.8 Sidewalks/Pedestrian Paths	7
3.9 Utilities	7
TABLE, FIGURES AND MAP	
Table I	8
Figures 1 Through 6	9-14
Map	15

It is the objective of these Standards to maintain the existing rural community character evident in existing roadway patterns and to foster other considerations relative to roadway development, such as:

1. To promote participation by private land owners and public agencies to lessen the effect of "piecework" improvement of roadways.
2. To provide general purpose trail alignments within Rural Collector rights-of-way.
3. To maintain the scenic integrity of Live Oak Park Road as it currently exists as a unique community resource.
4. To preserve the area's historic rural character through the protection and enhancement of rural roadways.
5. To maintain the Fallbrook town and its downtown village as a viable and attractive community core, while keeping its character as a small community, distinct from the rural areas.

SECTION II - GENERAL POLICY

Section 2.1 - General Provisions

Applicable definitions are contained in Section 2, General Definitions and Section 4, Table 2 of the County Public Road Standards. These Community Standards, when used in conjunction with the County Public Road Standards, shall provide for the regulation of improvements to be dedicated to the public and accepted by the County. These Community Standards shall not compromise safety or increase County liability, or alter or diminish the basic functional capacity of the roadway. These Community Standards are intended to preserve the rural character of the region and to keep operating costs of maintenance at a reasonable level, while at the same time provide for the service and protection of the public.

Section 2.2 - Country Standards and Fallbrook Town Standards

These Standards are divided into two distinct sections:

1. Country Standards
2. Fallbrook Town Standards

The purpose for this separation of areas is to distinguish between appropriate Standards for rural residential and rural town areas. These areas are based on the Fallbrook Community Plan, and are shown respectively as "Country" and "Fallbrook Town" on the map attached hereto as "Exhibit A".

It is anticipated that a Fallbrook Village Master Plan will be adopted as part of a future amendment to the Fallbrook Community Plan, which will provide standards such as those contained herein, formulated for the central area of the Fallbrook Town known as the "Fallbrook Village". When that occurs, these Community Standards shall become inapplicable to the Fallbrook Village area for which specific provisions are made in the Fallbrook Village Master Plan.

SECTION III - REQUIRED PUBLIC ROAD RIGHT-OF-WAY IMPROVEMENTS

Section 3.1 - Parkways

All projects subject to these Community Standards shall comply with the Parkway Use Standards as shown in Table I and Figures 1 through 6 attached hereto.

Section 3.1.1 - Exception to Parkway Use Standards

In addition to the reasons for exceptions provided by Section 1.3 of the County Standards, an exception may be granted from the provisions contained herein for the express purpose of preserving mature trees which are within the right-of-way.

Section 3.1.2 - Grading

Roads shall be aligned to follow natural contours with minimum grading and minimum disturbance to the natural amenities of the community. Local roads shall be designed with emphasis on scenic beauty by following natural contours and by avoiding extensive grading to the greatest extent possible. Parkway elevations may differ from the elevation of paving, whether higher or lower.

Section 3.2 - Curbs, Dikes, and Gutters

1. Country Standards

- a. Curbs, dikes, and gutters are urban amenities and are prohibited in the Country areas, unless the Director of Public Works determines that unusual safety or drainage needs require these in particular locations. Where asphaltic concrete dikes or Portland cement concrete curbs and gutters are required, they shall conform to Type E or F of the San Diego Area Regional Standard Drawings G-4 or G-5.
- b. Drainage systems shall preserve the rural character and atmosphere of area roadways.

2. Fallbrook Town Standards

- a. Where asphaltic concrete dikes or Portland cement concrete curbs and gutters are required, they shall conform to Type E or F of the San Diego Area Regional Standard Drawings G-4 or G-5.

Section 3.3 - Roadway Edges

Rolled concrete edges (San Diego Area Regional Standard Drawings G-4) shall be used in the area's roadways in order to preserve the rural character of the scenic roadways.

Section 3.4 - Roadside Planting

1. Country Standards

- a. Existing trees shall not be required to be removed from the right-of-way unless the existing tree trunk is within five feet of the edge of the pavement or constitutes a safety hazard. Tree trunks which are within five feet of paving, and whose removal would disturb the scenic nature of the area, should be given special consideration.
- b. Parkway planting shall be actively encouraged in keeping with the prevailing and existing pattern of the rural and heavily landscaped character of area roadways. This Standard shall be implemented only when a financing plan is established to pay for the additional maintenance costs.
- c. The type and pattern of roadside planting shall be rural in character and shall consist of drought resistant native and traditional species prevalent in the area.
- d. Plantings, other than shrubs and groundcover, shall not be permitted in a five foot area extending from the roadway edge or curb.

2. Fallbrook Town Standards

- a. Planter boxes are encouraged.
- b. Plant materials shall be compatible with plantings prevalent in the area.
- c. Expanses of paved pedestrian areas shall be broken up with trees and other compatible plantings.
- d. The planting of trees is encouraged within this area.

Section 3.5 - Road Name Signs

1. Country Standards

- a. The use of the County's standard road name signs (green and white) shall be continued.
- b. Signage shall be kept to a minimum (both in size and quantity) in keeping with the rural character of the area.
- c. Appropriate signs should indicate possible egress of emergency vehicles from stations. Flashing lights are encouraged.

2. Fallbrook Town Standards

- a. Individualized road name signs and poles may be developed for distinctive areas in keeping with and reflective of the character of each area.
- b. Any specialized road signs shall be paid for, and maintained by, the community to the satisfaction of the Director of Public Works. All such signage is subject to review by the Fallbrook Design Review Board and approval by the County of San Diego, Department of Public Works.

Section 3.6 - Lighting

1. Country Standards

- a. Road lighting is prohibited, unless the Director of Public Works determines that there are unusual circumstances which create a need for lighting in a particular location due to safety concerns.
- b. Where road lighting is necessary due to safety concerns that cannot be otherwise mitigated, the size, height and intensity of the lighting shall be kept to a practical minimum in order to preserve the rural character of the area and in keeping with the Fallbrook Community Plan policy of adhering to a dark-sky policy.

2. Fallbrook Town Standards

- a. Road lighting is prohibited, except in areas which are either developed or planned for commercial or multi-family uses, unless the Director of Public Works determines that there are unusual circumstances which create a need for lighting in a particular location due to safety concerns.
- b. Where road lighting is necessary due to safety concerns that cannot be otherwise mitigated, the size, height, and intensity of the lighting shall be kept to a minimum in order to preserve the rural character of the area and in keeping with the Fallbrook Community Plan policy of adhering to a dark-sky policy. Initial painting of light poles and arms by developers shall be in a color which will blend with the surrounding environs.

Section 3.7 - Trails

1. Country Standards

- a. Trails shall connect to the Countywide trail system if present in the area.
- b. Crossing points, selected for safety and visibility shall be established, and warning signs shall be installed in accordance with County Standards and Procedures.

2. Fallbrook Town Standards

Trails in this area are not permitted. They may follow outside of the perimeter of the Fallbrook Town to maintain the integrity of trail systems in the area.

Section 3.8 - Sidewalks/Pedestrian Paths

1. Country Standards

- a. Concrete or asphaltic concrete sidewalks are prohibited.
- b. Pedestrian paths shall be provided along all rights-of-way, and if the terrain permits, shall have a meandering alignment, shall be located a minimum of five feet from the edge of roadway paving, except at crossings or at bus stops where paths should abut edge of roadway paving, and shall provide access to any school bus stops to be located along the right-of-way to be improved.

2. Fallbrook Town Standards

Sidewalks shall be slip-resistant and of one or more of the following designs of natural or colored concrete:

- a. Stamped
- b. Salt Finished
- c. Acid Finished
- d. Broom Finished
- e. Exposed Aggregate

Section 3.9 - Utilities

No overhead utilities shall be permitted within real property encumbered by road rights-of-way in the Fallbrook Community Planning Area. (Regarding subdivisions, this is as required by the County Subdivision Ordinance, Sections 81.403.[a][6] and 81.706[b].) Waivers of this requirement shall meet the provisions of Board of Supervisors Policy I-92 (Undergrounding of Utilities).

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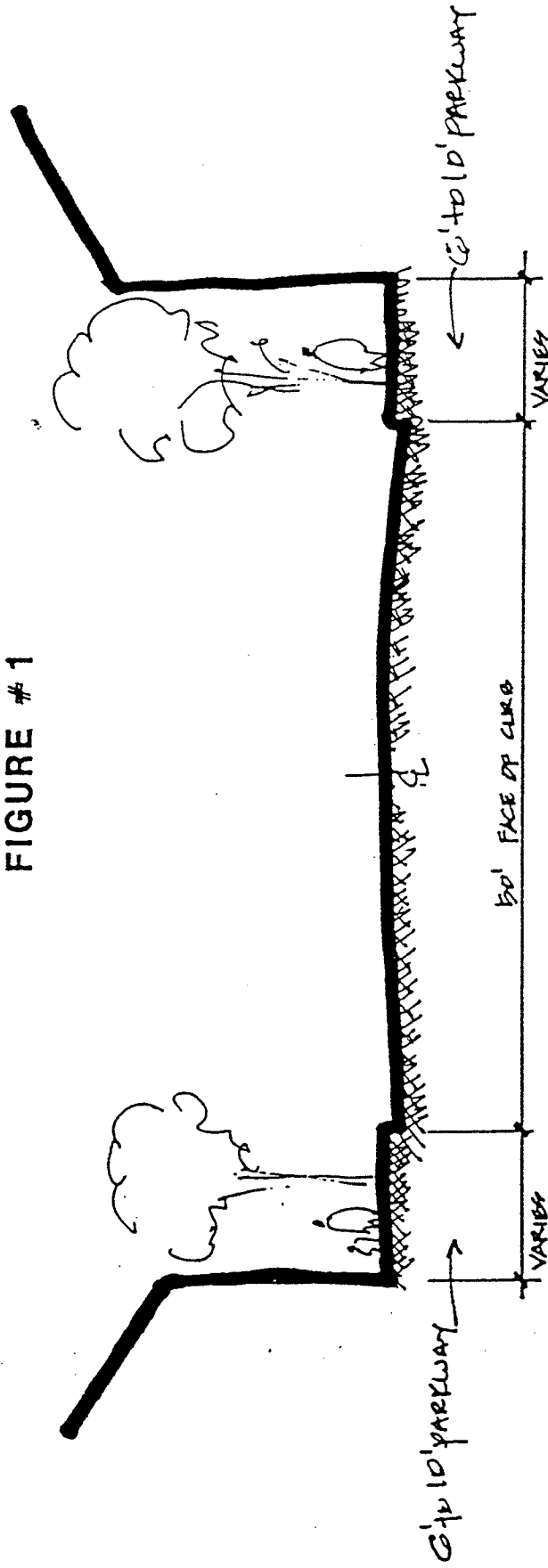
TABLE I
PARKWAY USE STANDARDS

	<-----PARKWAY-(up to 34')----->			
PAVING EDGE	<-----5'----->	<-----5'----->	<Remainder>	<--Edge of Right-of Way
COUNTRY STANDARDS	ZONE I	ZONE II	ZONE III	
BIKE LANE	X	X	X	
(BIKE LANES TO BE WITHIN PAVING)				
MULTI-USE TRAIL	3	2	1	
LANDSCAPING	1**	1	2	
SIGNS/SIGNALS	1	2	X	
COMMERCIAL SIGNS	X	X	X	
UTILITIES***	3	2	1	
PARKING	X	X	X	
STREET LIGHTS	2	1	X	
CURBS AND GUTTERS*	3	X	X	
FALLBROOK TOWN STANDARDS				
SIGNS	1	2	2	
DRAINAGE	1	2	2	
SIDEWALK	2	1	1	
SIGNS/SIGNALS	1	1	X	
COMMERCIAL SIGNS	X	X	X	
LANDSCAPING	1	1	1	
STREET FURNITURE	3	2	1	
UTILITIES***	3	2	1	
STREET LIGHTS	2	1	X	
CURBS AND GUTTERS*	3	X	X	

- 1 = Best Location
 2 = Second Best Location
 3 = Acceptable Location
 X = Unacceptable Location
 * = Refer to Section 3.2
 ** = Groundcover/shrubs
 *** = Refer to Section 3.10

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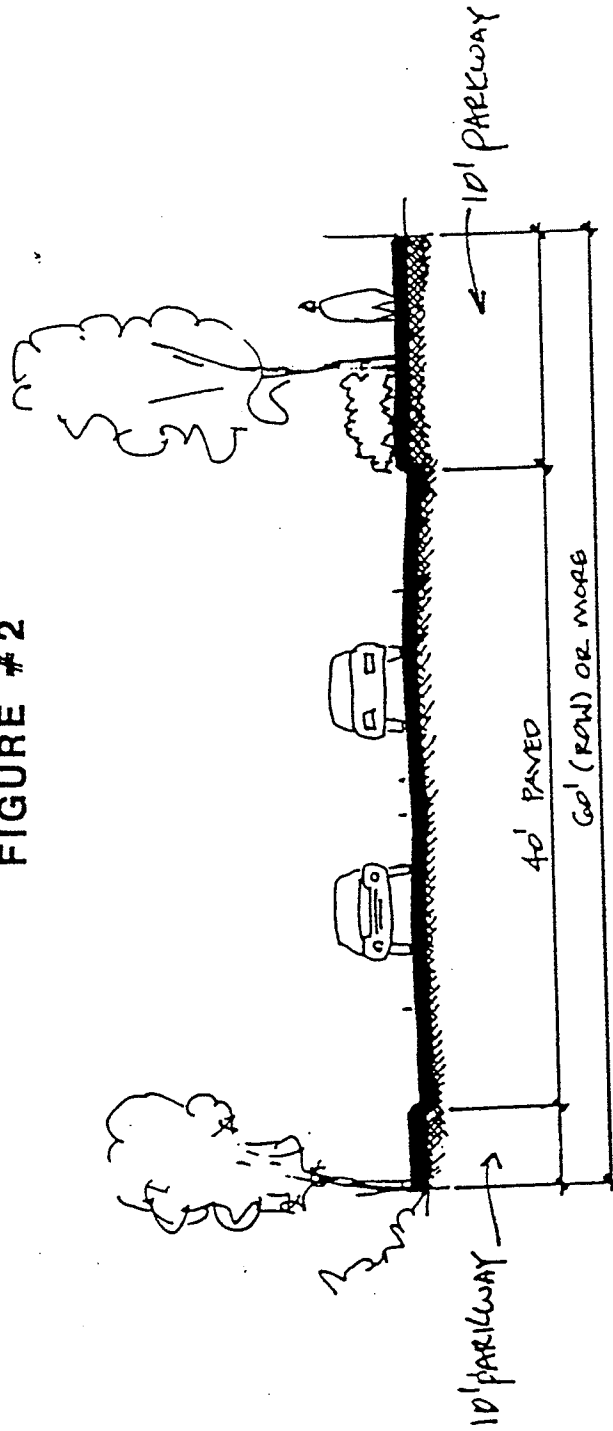
FIGURE #1



MAIN ST. (EXISTING)

$\frac{1}{8}'' = 1'-0''$

FIGURE #2

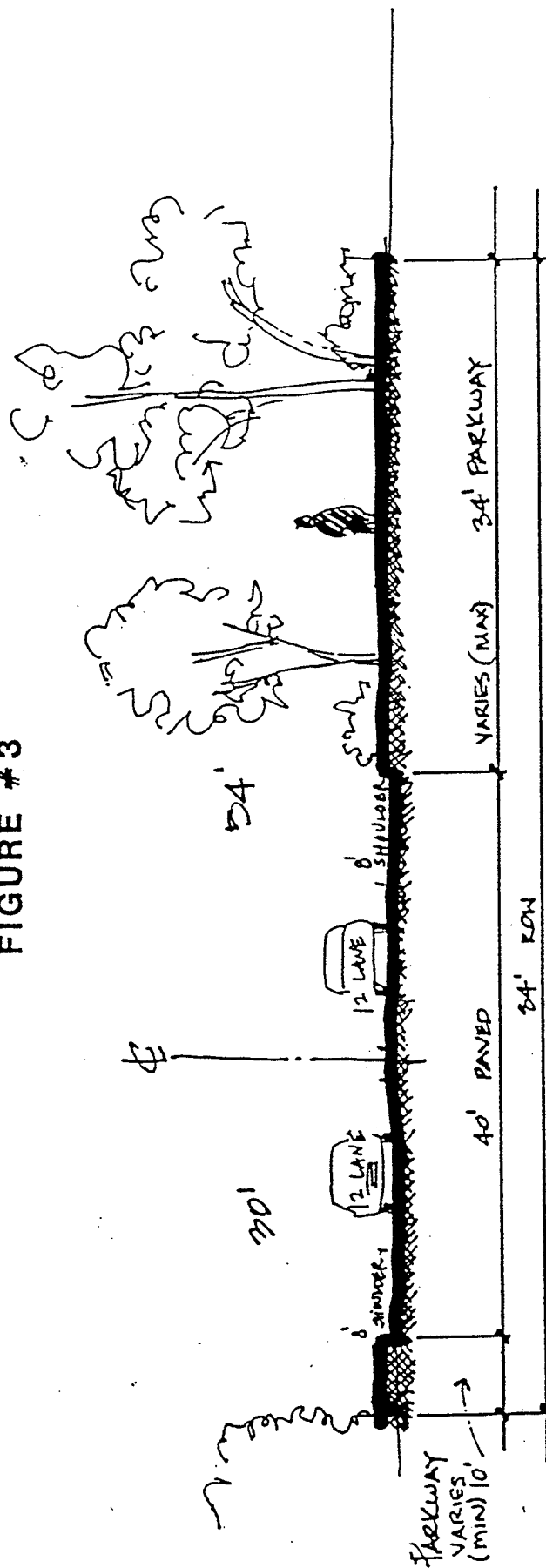


LIGHT COLLECTOR DESIGNED FOR 45 MPH

ALVARADO STREET
FALLBROOK STREET
SANDIA CREEK
VIA MONSERATE

$\frac{1}{8}'' = 1'-0''$

FIGURE #3



RURAL COLLECTOR

DESIGNED FOR 40 MPH

DE LUZ ROAD
 FALLBROOK STREET (AT STAGE COACH TO RECHE RD. TO 395)
 GIRD ROAD
 GREEN CANYON
 STAGE COACH LANE (SOUTH MISSION TO EAST MISSION)
 RECHE ROAD

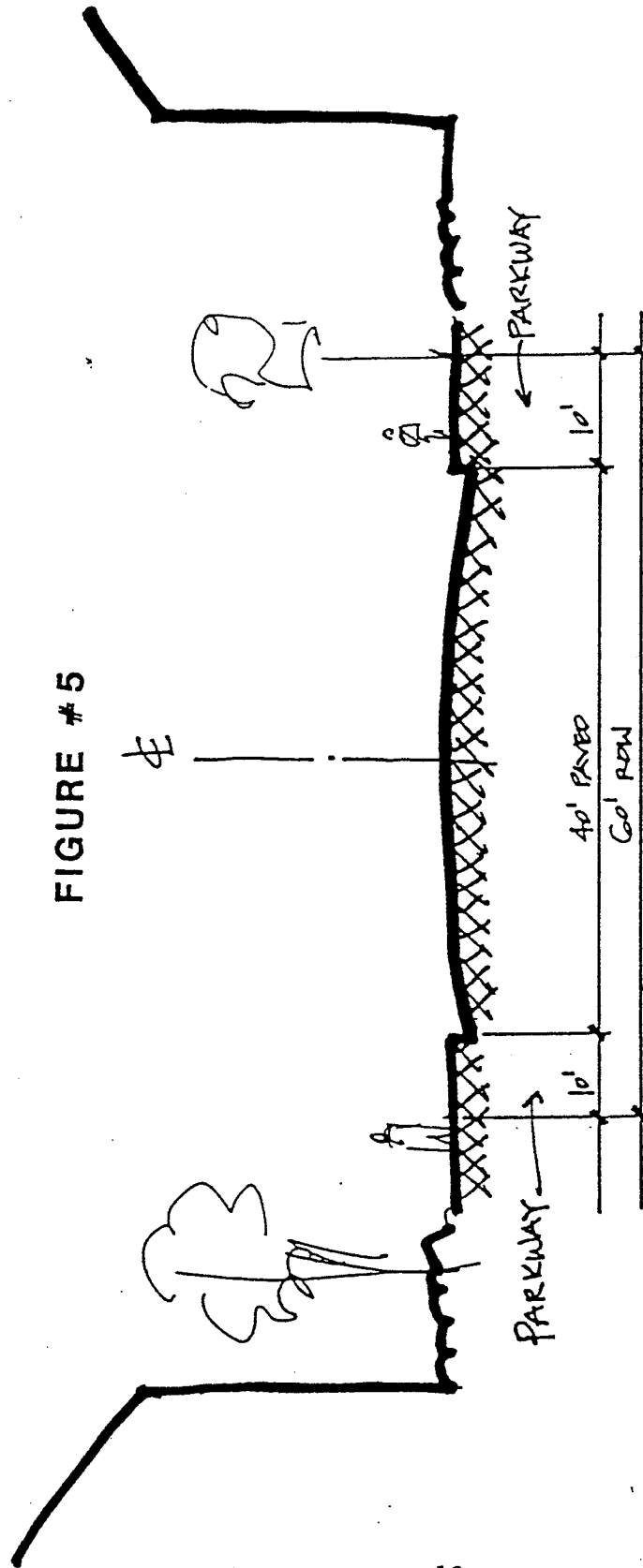
$$\frac{1}{8} = \frac{1}{1.0}$$

FIGURE #4

Hand-drawn site plan showing a proposed development layout. The plan includes a central 'TURN' area, a 'CURRENT STD' (Standard) line, and a 'CURRENT ROW' (Right of Way) line. The layout is divided into sections by a 'PARKWAY' and a 'PARK' area. Dimensions are indicated: 10' for the width of the parkway on the right, 52' for the width of the current row, and 12' for the width of the parkway on the left. A north arrow points towards the top right. The plan is labeled 'FIGURE #4'.

$$11 \frac{1}{2} = 11.5$$

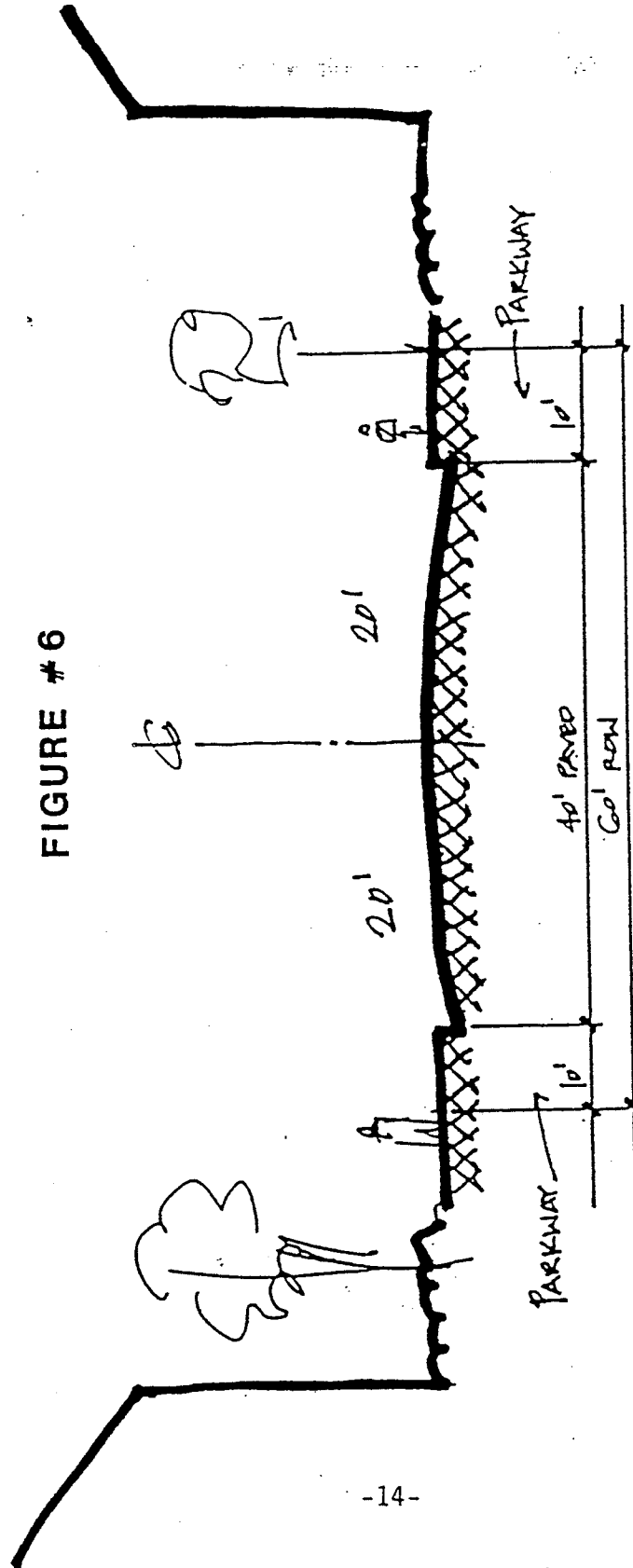
FIGURE #5



EXISTING COMMERCIAL RIGHT OF WAY

$$11' - 11' = 22'$$

FIGURE #6



COMMERCIAL SIDE STREET

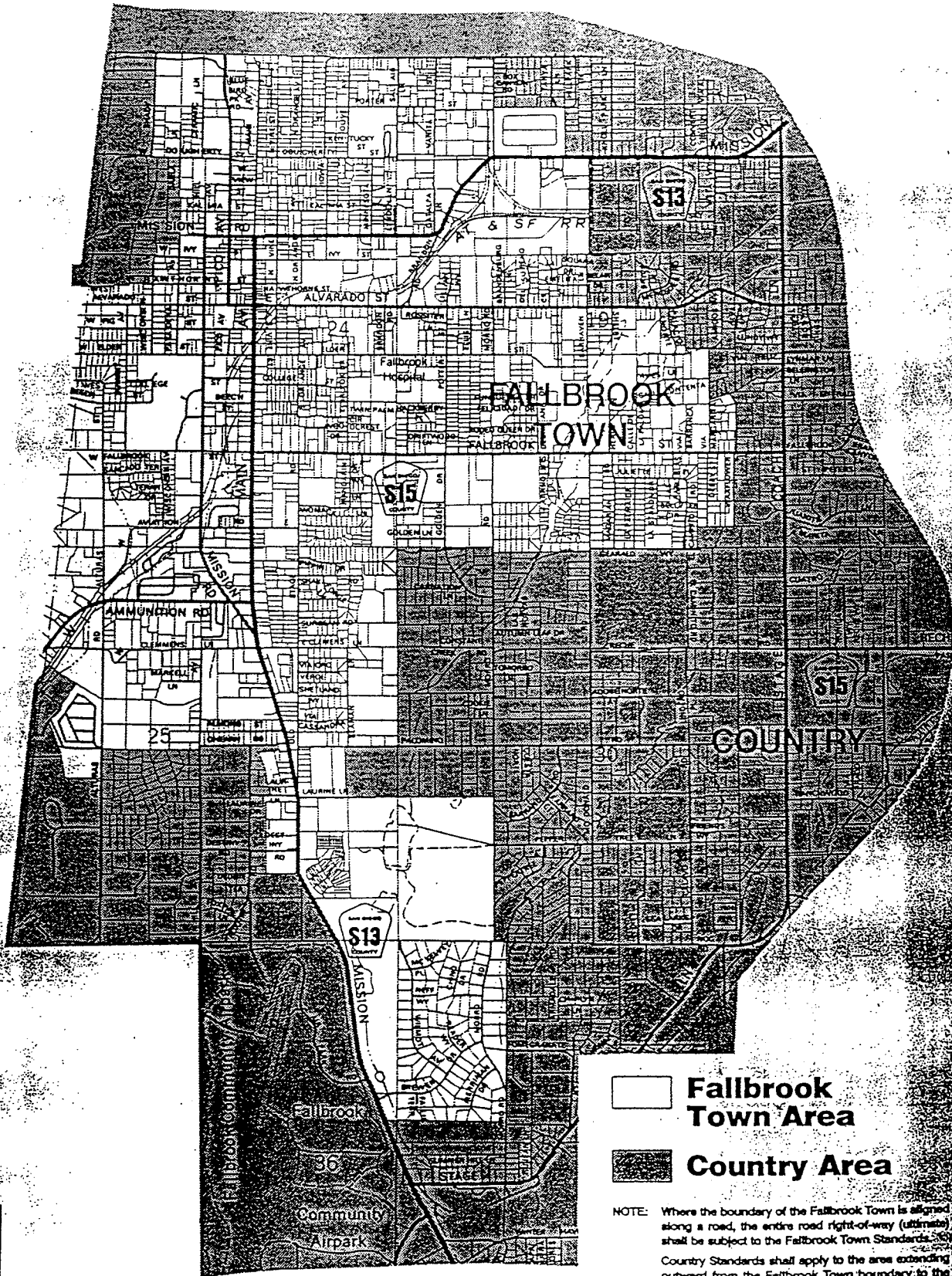
STANDARD FOR:

ASH
COLLEGE
ELDER
FIG
HAWTHORNE
IVY
ORANGE
VINE
PICO

FALLBROOK COMMUNITY

Right-of-way Development Standards

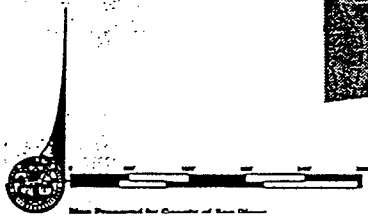
EXHIBIT A



- Fallbrook Town Area**
- Country Area**

NOTE: Where the boundary of the Fallbrook Town is assigned along a road, the entire road right-of-way (ultimate) shall be subject to the Fallbrook Town Standards. Country Standards shall apply to the area extending outward from the Fallbrook Town boundary to the Fallbrook Community Plan boundary.

This map is for general information only. For specific information refer to the Fallbrook County Right-of-Way Development Standards Map, Adopted December 14, 1994.





Post-It® Fax Note	7671	Date	11/24/01	# of pages	6
To	Richard Churn		From	Cecil	
Co/Dept.			Cc.	CORS	
Phone #			Phone #		
Fax #			Fax #		

REPORT**MEETING DATE:** December 14, 1994**DATE ISSUED:** November 14, 1994**TO:** Board of Supervisors**FROM:** Planning Commission**SUBJECT:** Hearing on:
POD 94-08; Community Right-of-Way Development Standards for the
Fallbrook Community Plan Area and Related Subdivision Ordinance
Amendment**SUPV. DIST.:** 5**DESCRIPTION:**

A proposal to adopt Community Right-of-Way (ROW) Development Standards in the Fallbrook Community Plan Area pursuant to Board of Supervisors Policy J-36 (Policy and Procedures for Preparation of Community Right-of-Way Development Standards). These Standards will supersede the County Public Road Standards for items in the ROW, excluding the travel lanes. Application of the proposed Community ROW Development Standards will be required with development proposals. Also proposed is an amendment to the Subdivision Ordinance relating to the Community ROW Development Standards within the Fallbrook Community Plan Area.

REFERRAL/**PREVIOUS ACTIONS:**

On October 28, 1994, the Planning Commission voted 5-0-2 to recommend approval of the proposed Community ROW Development Standards.

On October 19, 1994, the Fallbrook Community Planning Group voted 11-0 to recommend approval of the proposed Community ROW Development Standards.

On October 20, 1992 (12), the Board of Supervisors directed the Chief Administrative Officer to work with the Fallbrook Community Planning Group, interested community organizations, and citizens to establish Community ROW Development Standards within the Fallbrook Planning Area.

PLANNING COMMISSION RECOMMENDATION:

That the Board of Supervisors take the following actions:

1. Find that it can be seen with certainty that there is no possibility that the proposed Community ROW Development Standards and Subdivision Ordinance amendment will have a significant effect on the environment and approve an exemption from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines (Attachment A).

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DEC 14 1994

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POD 94-08

-2-

December 14, 1994

2. Adopt the Fallbrook Community ROW Development Standards (Attachment B).
3. Adopt the ordinance amending the Subdivision Ordinance to allow application of the Fallbrook Community ROW Development Standards to development within the Fallbrook Community Planning Area (Attachment C).

DEPARTMENT RECOMMENDATION:

The Department concurs with the Planning Commission recommendation.

MAJOR ISSUES:

- o No major issues have been identified.

BACKGROUND/REASONS FOR HEARING:

On December 12, 1989 (49), the Board of Supervisors established Board Policy J-36 for the purpose of allowing individual communities in the County to develop local ROW standards that would enhance and retain the character of their communities.

On October 20, 1992 (12), the Board of Supervisors directed the Chief Administrative Officer to work with the Fallbrook Community Planning Group, interested community organizations, and citizens to develop special ROW standards within the Fallbrook Community Planning Area. Subsequently, the community of Fallbrook formed a subcommittee of 11 members, comprised of Planning Group members and interested citizens, to draft a set of ROW Development Standards. As required by Policy J-36, advertised community meetings and a workshop were held to give the public an opportunity to review and comment on the proposed standards.

The Standards will be used in conjunction with the County Public Road Standards to ensure safety of the roadway, yet encourage preservation of the rural and agricultural character of Fallbrook. The proposed Standards will limit the use of concrete curbs, sidewalks, and street lighting; encourage parkway landscaping, specialized road name signs, and the use of meandering pedestrian paths.

These Standards will apply to the entire Fallbrook Community Plan Area, which has been divided into two geographic areas: 1) Fallbrook Town - the area surrounding the historic Town Center; and 2) Country - the large lot residential area of Fallbrook, extending from the Fallbrook Town boundary to the outer limits of the Community Plan boundary (see map included on Page 15 of proposed ROW Standards).

DISCUSSION OF MAJOR ISSUES AND RESPONSES:

- o NO MAJOR ISSUES HAVE BEEN IDENTIFIED.

000002 DEC 1494

DEC 14 1994

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POD 94-08

-3-

December 14, 1994

OTHER RELATED INFORMATION:

ROW Standards have been adopted for the communities of San Dieguito and Borrego.

PLANNING GROUP/PUBLIC STATEMENTS:

The Fallbrook Community Planning Group voted 11-0 on October 17, 1994 to approve the proposed Community ROW Development Standards.

PLANNING COMMISSION REASONS FOR RECOMMENDATION:

1. The project as proposed will implement the Board of Supervisors direction of October 20, 1992, that the Chief Administrative Officer work with the community of Fallbrook to develop Community ROW Development Standards within the Fallbrook Community Planning Area.
2. The project as proposed does comply with Board of Supervisors Policy J-36 (Policy and Procedures for Preparation of Community Right-of-Way Development Standards) because the required noticing and procedures have been followed, and the proposed Standards are within the scope of authority of this Policy.
3. The project as proposed is exempt from the CEQA and State and County Guidelines because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and the activity is not subject to the CEQA,

DEPARTMENT REASONS FOR RECOMMENDATION:

The Department concurs with the Planning Commission reasons for recommendation.

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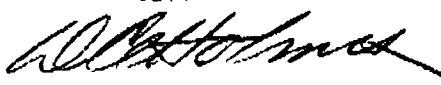
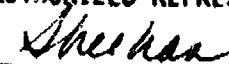
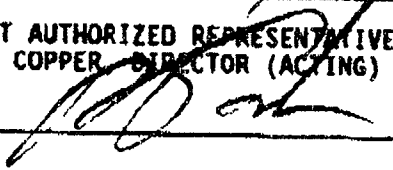
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POD 94-08

-4-

December 14, 1994

BOARD POLICY APPLICABLE: J-36 POLICY AND PROCEDURES FOR PREPARATION OF COMMUNITY RIGHT-OF-WAY DEVELOPMENT STANDARDS	CONCURRENCES:  DEPARTMENT OF PUBLIC WORKS
APPROVED BY COUNTY COUNSEL AS TO LEGALITY: 	CAO OR AUTHORIZED REPRESENTATIVE: 
DEPARTMENT AUTHORIZED REPRESENTATIVE ROBERT R. COPPER, DIRECTOR (ACTING) 	CONTACT PERSON SUSAN GREGG (0650) 694-3695

cc: Jim Russell, Chair, Fallbrook Community Planning Group, 205 Calle Linda,
Fallbrook, CA 92028
 Bill Ross, 1691 Chandelle Lane, Fallbrook, CA 92028
 Jim Bowen, 2140 Wilt Road, Fallbrook, CA 92028
 Harry Christiansen, 976 Ridge Heights Drive, Fallbrook, CA 92028
 Mike Robinson, 616 Alvarado Street, Suite 8, Fallbrook, CA 92028
 Carole Melum, Chief Administrative Office, M.S. A4
 David Barber, Office of Supervisor MacDonald, M.S. A500
 Chris Jernigan, Department of Public Works, M.S. 0336
 Gary Cane, Department of Public Works, M.S. 0336

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**COUNTY OF SAN DIEGO
BOARD OF SUPERVISORS
WEDNESDAY, DECEMBER 14, 1994**

MINUTE ORDER NO. 1

**SUBJECT: Noticed Public Hearing:
POD 94-08; Community Right-of-Way Development Standards
for the Fallbrook Community Plan Area and Related
Subdivision Ordinance Amendment**

PLANNING COMMISSION RECOMMENDATION:

That the Board of Supervisors take the following actions:

1. Find that it can be seen with certainty that there is no possibility that the proposed Community Right-of-Way Development Standards and Subdivision Ordinance amendment will have a significant effect on the environment and approve an exemption from the California Environmental Quality Act pursuant to Section 15061(b)(3) of the California Environmental Quality Act Guidelines (Attachment A).
2. Adopt the Fallbrook Community Right-of-Way Development Standards (Attachment B).
3. Adopt the Ordinance amending the Subdivision Ordinance to allow application of the Fallbrook Community Right-of-Way Development Standards to development within the Fallbrook Community Planning Area (Attachment C).

DEPARTMENT OF PLANNING AND LAND USE RECOMMENDATION:

The Department concurs with the Planning Commission recommendation.

ACTION:

Commending staff for a well done, innovative job; ON MOTION of Supervisor MacDonald, seconded by Supervisor Williams, the Board of Supervisors closed the Hearing; took action as recommended, on Consent; and adopted Ordinance No. 8493 (New Series) entitled: AN ORDINANCE AMENDING SECTION 81.102.15 OF THE SAN DIEGO COUNTY CODE, RELATING TO PUBLIC ROAD STANDARDS WITHIN THE FALLBROOK COMMUNITY PLANNING AREA.

AYES: Jacob, Slater, Williams, MacDonald
ABSENT: Bilbray

- - -

- 1 -

State of California)
County of San Diego)**

I hereby certify that the foregoing is a full, true and correct copy of the Original entered in the Minutes of the Board of Supervisors.



ARLINE S. HULTSCH
Assistant Clerk of the Board of Supervisors

By *Susan Morgan*
Susan Morgan, Deputy

- 2 -

DEC 14 1994

1