

# FALLBROOK COMMUNITY PLANNING GROUP

And

## DESIGN REVIEW BOARD

Regular Meeting

Monday 16 July 2012, 7:00 P.M., Potter Junior High School, 1742 Reche Road, Fallbrook

MINUTES

### PLEASE NOTE THE NEW LOCATION FOR THE JULY MEETING ONLY

The meeting was called to order at 7:00 p.m. by Jim Russell.

Thirteen (14) members were present: Anne Burdick, Eileen Delaney, Donna Gebhart, Jackie Heyneman, Roy Moosa, Jim Russell, Jean Dooley, Tom Harrington, Steve Smith, Jack Wood, Ike Perez, Ron Miller, Harry Christiansen and Michele Bain. Paul Schaden was not present. (He has been approved by the Planning Group to replace Chuck Sanacore, but is awaiting formal appointment from the Board of Supervisors.

Several members of the public were also present.

**Mr. Russell Noted that there will be 8 seats on the Fallbrook Community Planning Group up for election in the November General Election. Application can be made at the San Diego County Registrar of Voters between 16 July and 10 August.**

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. Russell informed the Group that he and Mr. Wood had met with Kevin Johnston and Dustin Steiner on the matter of outstanding portions of the Fallbrook Community Plan that had not been incorporated into the plan approved by the Board of Supervisors. Mr. Johnston and Mr. Steiner stated that the updating of the Fallbrook Community Plan would be a part of the First annual review update for the New Community Plan.**

**A group of property owners along Rockycrest Road informed the Group that their goal of having Rockycrest put on the CIP list had run into another snag. Mr. Ron was once again stating that there was no way to get the road on the list. However the Property owners had recovered a County regulation that they felt would allow the road to be put on the list.**

**Mr. Russell asked that they provide the information to Ms. Burdick and she would forward to DPW.**

2. Approval of the minutes for the meetings of 18 June 2012. Voting Item.

**Mr. Smith motioned to approve the Minutes and the motion was unanimously approve.**

3. Request for waiver of the B designator site plan requirements to remodel existing commercial structures; combine certain structures, raise the roof of portion of structures to accommodate two tier storage racks, for the Del Rey Avocado processing plant located at 1260 S. Main Avenue. Owner Del Rey Avocado. Contact person Michael Robinson, 760-728-5380. merarchitect@gmail.com.  
**Design Review Committee.** Community input. Voting item. (5/10)

**Mr. Robinson introduced the request. He highlighted the phased project he had originally introduced to the Group last month. He mentioned that there was one small modification to the plan with the addition of an outside eating area area at the southwest corner of the property. Mr. Robinson noted that this area was adjacent to the employee cafeteria. After limited discussion Ms. Delaney motioned to approve the project as presented and the motion passed unanimously.**

4. Request for presentation from Don McDougal, 760-275-4708 (cell) 760-728-6466 (office), don@grandtradition.com for the Grand Tradition Estate, 220 Grand Tradition Way, public gardens for an entry kiosk, a driveway access change and a patio bar, kitchen and restroom facility in the new gardens. Community input. Non-voting item. (5/20)

**Mr. McDougal presented the proposal to expand and open The Gardens on the Grand Tradition site to the public. In addition to public access to The Gardens, The Grand Tradition would be opening a Bar and Grill on the property as well as an Estate Produce Sales venue. The new name for the facility would be the Grand Tradition Estate and Gardens.**

**The Grand opening for the Public Gardens was set for July 30 and would be free to local residence for the first month. After that, there would be a fee for public use.**

**Mr. McDougal stated that plans for the Bar and Grill would be submitted shortly to the County and then be routed to the Planning Group for comment.**

5. Request for waiver of the B designator site plan requirements for Signage for Wells Fargo Bank at 212 S. Main Ave., APN 103-224-10 They are requesting 3 illuminated wall signs and one illuminated monument sign, along with 10 miscellaneous other property signs. Owner: [212 Main Street, LP](#). Contact person Gary Nash 714-520-9144. County planner Debra Frischer, 858-495-5201, [debra.frischer@sdcounty.ca.gov](mailto:debra.frischer@sdcounty.ca.gov). Continued at the 18 June FCPG meeting. **Design Review Committee**. Community input. Voting item (5/22)

**Ms. Delaney presented the request and stated that Wells Fargo Bank was just replacing the existing signs. The number of signs would remain the same as well as the size. She reported that the Design Review Committee had reviewed the request and approved. After limited discussion Ms. Delaney motioned to approve the request and the motion passed unanimously.**

6. Request for changes to the Major Use Permit for the Rosemary's Mountain Quarry. Changes of Conditions of Approval, Expiration Date of MUP: The Major Use Permit was originally set to expire on October 9, 2022. The project would extend the expiration date to October 9, 2028 to take into account 6 years of lost mining due to Caltrans-related activities in the road widening project that occurred from 2002 to 2008. The project would also include a provision to allow for a maximum of two 10-year Director of DPLU authorized extensions of the MUP to the year October 9, 2038 and October 9, 2048 if the mined reserves are not totally extinguished. The permit would ultimately expire on October 9, 2048 unless a modification was processed. The Director would only extend the permit an additional 10 years if the operation is in compliance with the MUP, Reclamation Plan, and the Surface Mining and Reclamation Act (SMARA). Contact person: Phil Rath, 619 993-3755, [PRath@pps.us.com](mailto:PRath@pps.us.com). County planner: Jim Bennett, Groundwater Geologist, 858-694-3820. This request is set for the Planning Commission agenda on 20 July. **Public Facilities Committee**. Community input. Voting item. (6/7)

**Mr. Gary Nolan presented the request going over an outline he had made of the proposed changes and copies of the new mapping for the phases of development. He explained that**

Granite Construction had presented the idea of modifying the existing Major Use Permit last year but did not have a key Greenhouse Gas Emission test complete at the time and had withdrawn the request. But the report had been completed indicating that the project was well within guidelines. Therefore Granite was back attempting to modify the MUP to fit the project's current production levels.

The Modifications had eight separate proposed categories of modification.

- 1) Project description:
  - a. Update Equipment to be used.
  - b. Provide improved mapping of the project limits.
- 2) Noise Monitoring:
  - a) Continue bi-annually through life of project.
  - b) Measure at boundary of property (65dBA).
- 3) Boundary Adjustment:
  - a) Increase area by 1.9 Acres (37.9 total) after incorporating haul roads and excluding a portion of hillside.
- 4) Rock Fall Area Inspections:
  - a) From Monthly to quarterly.
- 5) Reserves:
  - a) 22 Million tons to 24 million tons.
- 6) Hours of Operation:
  - a) Agg sales 7:00 am to 6:00 pm M thru F (no change).
  - b) Agg. Sales 7:00 am to 1:00 pm on Sat. (new).
  - c) Asphalt sales 10:00 pm to 7:00 am as needed (new).
- 7) Eastbound traffic restrictions:
  - a) No restriction on east bound truck traffic.
- 8) Permit expiration date:
  - a) Project being extended six years for the initial site development, then two ten year extensions at the discretion of the Director of the Department of Planning and Land Use.

Mr. Moosa reported that the Public Facilities Committee had reviewed the request and while there were concerns with several minor details, the request was approved with the exception of item 8. The Committee had a consensus that any extension should incorporate additional public review by the community.

Several members of the public were very upset by the proposed hours of operation and idea of extending the operation for twenty or thirty years.

Other members of the public questioned the legality of the Board of Supervisors delegating such broad authority.

Other members of the public felt if such major changes were required then the project should revisit the original EIR for the project.

Mr. Moosa added detailed comments to each phase of the request.

Changes with Major Use Permit:

1. Mine Footprint: The Major Use Permit P87-021 was originally approved to have a mining footprint of 36 acres. A Minor Amendment was approved in 2006 which increased the mine footprint to 37.97 acres. An access road was created in the eastern and northern portion of the site just outside of the mine's footprint. This project will incorporate the access road into the mine footprint, and will exclude the equivalent amount of land in the north-northwestern portion of the mine to keep the mine's footprint at 37.97 acres.
2. Bench width: The project was originally approved to have 10-foot bench widths within the Site Preparation area. This project will include widened benches to 40 feet which provides safer access.

- 3. Redesign of Access Road Alignments and Final Pad Elevations:** For Phase 1, the access road alignment has been refined in accordance with topography/geologic conditions. For Phase 2, the access road alignment to the pit floor has been changed and the final pad elevations have been slightly refined with similar final pad elevations. For Phase 3, the access road alignment to the pit floor has been changed and the final pad elevations were revised to result in final pad elevations ranging from 268 to 280 feet above mean sea level (ft msl). The project was originally approved with final pad elevations ranging from 200 to 210 ft msl. Total earthwork will consist of removal of an estimated 24,000,000 tons of aggregate. This is 2,000,000 additional tons from the originally permitted amount.
- 4. Smaller Desiltation Basin:** This project will include a redesigned desiltation basin to cover a smaller footprint on the project site.
- 5. Changes of Approved Mining Equipment:** The equipment to be used at the site is proposed to change from what was originally approved. Originally approved equipment included drilling equipment, portable jaw crushers, and track mounted electric power shovels. On-site equipment to be included with this modification include (1) drilling equipment, (1) portable jaw crushers, (1) CAT 385B Excavator, (2) CAT 773 Ridge Frame Rock Trucks, (1) CAT 980H Loader, and (1) CAT 613C Water Wagon.
- 6. Changes in Conditions of Approval, Hours of Operation:** The hours of operations are proposed to be extended to include evening hours and Saturday morning operations of the asphalt plant. The existing hours of operation are limited to between 7:00 a.m. to 6 p.m. Monday through Friday, except for Saturdays between 10 a.m. and 12 p.m. when blasting would occur. This project would change the hours of operation as follows: The hours of operation for the aggregate plant would be from 7:00 a.m. to 6 p.m. Monday through Friday. The hours of operation for the asphalt plant and aggregate sales would be from 7:00 a.m. to 10:00 p.m. Monday through Friday and from 7:00 a.m. to 1 p.m. on Saturdays. The asphalt plant may operate between 10:00 p.m. and 7:00 a.m. on an as-needed basis. Blasting may occur between 11:00 a.m. and 3 p.m. Monday through Friday.
- 7. Other Changes in Conditions of Approval:** A six-foot tall fence instead of a 10-foot high fence with barbed wire, Clarification of language regarding removal of overburden for site preparation, clarification of language associated with noise limits and changing frequency of noise testing, change in hours of operation, revising of weekly mapping requirements of exposed rock faces to quarterly, allowance of rock staining products other than Permeon, changing frequency of rockfall inspections to be quarterly instead of monthly, removal of restriction of east bound truck traffic in and out of the quarry between March 15 to September 30 if it is found there is vegetation that supports vireo or flycatchers east of the quarry, and change in frequency reporting requirements for dust and noise testing.
- 8. Changes of Conditions of Approval, Expiration Date of MUP:** The Major Use Permit was originally set to expire on October 9, 2022. The project would extend the expiration date of October 9, 2028 to take into account 6 years of lost mining due to Caltrans-related activities in the road widening project that occurred from 2002 to 2008. The project would also include a provision to allow for a maximum of two 10-year Director authorized extensions of the MUP to the year October 9, 2038 and October 9, 2048 if the mined reserves are not totally extinguished. The permit would ultimately expire on October 9, 2048 unless a modification was processed.

**Mr. Moosa stated that the county has reviewed all the requested changes and finds that there aren't any problems with any of them. The Public Facilities committee reviewed the requested changes and voted to approve them as presented with the request that Director of Planning and Land Use request input from the Planning Group prior to authorizing the two ten year extensions. The vote was all in favor with one abstention.**

**After lengthy discussion Mr. Moosa motioned to approve the requested modifications with the exception of item 6, not allowing Saturday aggregate sales. Sales and evening operations would only allow for public works projects. Also any request for extension would incorporate public review and comment. The Motion passed with Ms. Bain voting no.**

7. Request from the San Diego County department of Planning and Land Use for comment on their proposal to remove two eucalyptus trees that have grown over the travelled way of Green Canyon Road and are leaning heavily toward the road, located across from 2135 Green Canyon Road. The county is concerned the trees may become a safety hazard as they could fall during high winds. County planner Almaz Fesseha 858-874-4014. **Circulation committee.** Community input. Voting item. (6/11)

**Ms. Burdick introduced the request stating that the Circulation Committee had reviewed the request and most of the committee members had visited the site. The trees were very tall and leaning over the roadway. In the Committee's view, the trees needed to be cut down. After limited discussion Ms. Burdick motioned to approve the request and the motion passed unanimously.**

8. VAC 2012-0078 Request to summarily vacate a portion of Hill Avenue, south of Rocky Crest Road, a strip of land 20 feet wide and approximately 200 feet long that was originally dedicated in 1897. That portion is not a "through road". Since that time, several segments of the road have been vacated. In 1986 improvements for Hill Court, north of this segment, were approved and constructed. County planner Robert Netherton, 858-495-5348, [Robert.netherton@sdcounty.ca.gov](mailto:Robert.netherton@sdcounty.ca.gov). **Circulation committee.** Community input. Voting item. (6/13)

**Mr. Harrington presented the request. The County of San Diego was considering vacating a portion of old Hill Street (20 feet in width ) just south of the Historical Society property. Mr. and Mrs. Fender had applied to the County to vacate the right of way along their westerly boundary. Mr. Harrington stated that all County Departments and Public Utilities had been contacted and AT&T had been the only utility to request a utility easement reservation from the vacation. Therefore he requested that the Group approve the request.**

**Ms. Burdick reported that the Circulation Committee had reviewed and approved the request. After no further discussion, Ms. Burdick motioned to approve the request as presented and the motion passed with Mr. Harrington abstaining.**

**The Meeting was adjourned at 8:20 pm**

**Tom Harrington, Secretary**