

# 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

### AGENDA

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.
2. Approval of the minutes for the meetings of 21 July 2014. Voting Item.
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)
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)
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)
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 Eneiguez, 858-966-1365, [jake.eneiguez@sdcounty.ca.gov](mailto:jake.eneiguez@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 improvements (Design)	Completed	CDBG
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

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)
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 Iida 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 Slovic, (858) 495-5172, [Mark.slovick@sdcounty.ca.gov](mailto:Mark.slovick@sdcounty.ca.gov). **Land Use Committee**. Community input. Voting item. (7/30)
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.
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.

NOTE: The Planning Group occasionally has openings on its **Land Use** (Jack Wood 760-731-3193), **Circulation** (Anne Burdick 760-728-7828), **Parks & Recreation** (Jackie Heyneman 760-728-5395), **Public Facilities** (Roy Moosa 760-723-1181) and **Design Review** (Eileen Delaney 760-518-8888) Committees for non-elected citizens. Interested persons please contact the Chairman. This is a preliminary agenda. If any changes are made, a final agenda will be posted at the North County Fire District, 315 E. Ivy Street, Fallbrook, at least 72 hours prior to the meeting.

Jim Russell, Chairman, 205 Calle Linda, Fallbrook, California 92028, (760) 728-8081  
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