

FALLBROOK COMMUNITY PLANNING GROUP

And

DESIGN REVIEW BOARD

Regular Meeting

Monday 17 March 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.

Fourteen (14) members were present: Anne Burdick, Ike Perez, Roy Moosa, Tom Harrington, Paul Schaden, Jim Russell, Jerry Farrell, Jack Wood, Lee J. De Meo, Donna Gebhart, Ron Miller, Bill McCarthy, Eileen Delaney and Jackie Heyneman. Jean Dooley was excused.

A large audience was also in attendance.

Mr. Russell introduced Mr. Bill McCarthy and informed the Group that the Board of Supervisors had approved him to take Ms. Bain's seat. Mr. Russell issued the oath of office and Mr. McCarthy accepted those responsibilities.

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 while there was an agenda item for tonight regarding the Bureau of Indian Affairs (BIA) requesting comments on six parcels of land (368 acres) the Pala Tribe had requested to be added to the Tribal Trust, he had received notification from the BIA the three other parcels (300+ acres) had been approved to be incorporated into the trust. These parcels were along the Pala Temecula Road extending the trust lands to the north.

Ms. Delaney informed the Group that the Design Review Committee were going to hold a special meeting March 27 10:00 am at the Fallbrook Public Utilities Board Room 990 E. Mission Road to discuss new County regulations on banners and special event signage. She encouraged any local non-profit organizations or interested parties to attend.

Ms. Sandy Parks of the County of San Diego Department of Agriculture, Weights and Measures (DAWM) informed the Group and audience about the up coming modification of the County Bee Keeping Ordinance. The change was being driven by the Board of Supervisors direction to modify Regulations and Ordinances to encourage agricultural efforts in the County. Dr. David Kellum (the County Entomologist) outlined the extent to which Africanized honey bees had invaded the County and the impact of their presence. One of the new Ordinances goals would be to monitor the Africanization of hives. If a hive exhibits the defensive posture of Africanized Honey Bees (large number of scouts, wide defensive space around the hive, easily agitated by environment) the County will recommend that it be re-queened. If it presents a danger to public safety (multiple stinging incidents), the County will recommend that it be removed or destroyed. If it is not done by the beekeeper, the County will take legal action to do it and charge the beekeeper for the abatement. The proposed Ordinance changes had new distances from Roads, Buildings and Sensitive Sites. The Group was informed that residences of persons that were allergic to bee stings could qualify as Sensitive Sites.

Ms. Delaney commented that she was highly allergic to bee stings and was very concerned about the distances hives would be allowed to residences. She asked how property owners would know a hive had been permitted near their home and Ms. Parks stated that the County had not planned on notifying neighbors but would consider the comment.

After further discussion Mr. Russell thanked Ms. Parks and Dr. Kellum for the presentation.

2. Approval of the minutes for the meetings of 17 February 2014. Voting Item.

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

3. Review of TM5577 and TM5553 with county staff as they relate to each other and the surrounding community including traffic and Winterhaven Road. County planner Dennis Campbell, 858.505.6380, dennis.campbell@sdcounty.ca.gov. Community input. Voting item.

Mr. Dennis Campbell introduced the discussion item stating that he had been assigned as the Planning and Development Services representative overseeing both of these developments (per the property owners request). He outlined how the projects would be developed and then introduced Mr. Ed Sinsay to address the traffic concerns that had been brought up at the last meeting. He stated the he had personally inspected the site and verified that the site distance at the Sunny Crest intersection exceeded the County requirements. Several members of the audience took exception to Mr. Sinsay's comments and stated the problem was not the overall sight distance but the dip section just east of the intersection. At night cars in the dip section were virtually invisible to cars waiting to turn left onto Sunny Crest. Mr. Sinsay assured all present that he would forward the concern back to the Traffic engineering section for further review. The surrounding property owners also informed the County representatives that along with neighbors walking on Sunny Crest, the high cross country team utilized the area for training runs and the neighbors hoped that the developers would consider and accommodate that use. Concerns were also noted about the existing emergency access along the north line of the easterly subdivision. Neighbor stated that there appeared to be a SDG&E easement along the north line of the easterly subdivision yet did not appear on the subdivision map. Mr. Sinsay again stated that he would review the subdivision records to confirm if existing easements ran along the northerly line.

After extensive further discussion Mr. Sinsay and Mr. Campbell promised to return with answers to the concerns voiced at the meeting.

Mr. Russell directed the Mr. Harrington to forward the comments and concerns to the County (in the Meeting Minutes).

4. Due to recently adopted stormwater regulations the County of San Diego is required to identify and pursue a variety of on the ground projects to improve water quality for the unincorporated County. The first step is to identify locations of projects that might be implemented in the future.

Projects that might be considered include:

Stream or riparian area rehabilitation;

Retrofitting existing infrastructure to incorporate storm water retention or treatment;

Regional BMP's;

Groundwater recharge projects;

Water supply augmentation projects; and

Land purchases to preserve floodplain functions.

The County of San Diego will be releasing a public call in some newspapers in the following week for input from the community members on the location of potential projects that may meet any of these categories, to aid in the compilation of a list of potential candidate projects.

Considering the value of your Group, I would like to attend the next meeting (March 17) to give a short summary (15 minutes max) about the steps that the County is doing to compile the list and to get input from your group of any ideas of projects that might be there already before we start with the public call to the community. "Gonzalez, Gladys (DPW)" (619) 851-5629,

Gladys.GonzalezMontoya@sdcounty.ca.gov. Community input. Voting item. (2/27)

Ms. Gladys Gonzalez Montoya presented the subject. She stated that under the Counties new water quality permit the County was required to pursue several different types of water quality enhancement projects. The County was seeking input from the public on possible projects or water quality concerns communities may have. After limited discussion Mr. Russell thanked Ms.

Gonzalez Montoya for the presentation and stated that the Planning Group would further consider the request.

5. STP-14-001. (Pine View Apartments) Site plan for the alteration of existing 101 unit, 12 building multifamily apartment complex, maintaining same 101 unit and 12 building quantity, but modifying unit mix, inclusive of new two story community/residential building to replace existing one story residential unit building and construction of new 2nd floor addition at one existing newly converted residential building. Increase in parking to accommodate handicap spaces, increased 3BR unit count, and new community building: Location 1101 Alturas Road, APN's 104-150-01, 36 & 38). Owner Community Housing Solutions, 619-450-8712. Applicant and contact person Ivette Vela, 619-3218-6242. County planner; Michelle Conners, 858-694-2636, MICHELLE.CONNERS@sdcounty.ca.gov. **Design Review Committee.** Community input. Voting item. (2/12)

Ms. Delaney stated that the applicant had requested that the item be continued. Ms. Delaney motioned to continue the item and the motion passed unanimously.

6. Request for review of the sculpture/donor recognition on the north facing wall of the Fallbrook Art Center. Applicant; Marlene Rantanen, Secretary, cell: Cell-823-8662, mrantanen@earthlink.net **Design Review Committee.** Community input. Voting item. (2/24)

Ms. Sandy LeMasters presented the two requests. First was to place recognition plaques on the north wall of the Art Center along Alvarado. The plaques would be different sizes depending on the support and would range in color being basically the primary colors. The plaques would then be arranged in an artistic manor along the wall. Ms. Delaney commented that the Design Review Committee had reviewed the request and had discouraged the contrast of all the primary colors. Ms. Delaney felt that the acknowledgements on the plaques put them in a sign category and contrasting colors were contrary to the community sign ordinance regulations. Mr. Moosa commented that with the text on the plaques they were really more signs than art. After further discussion Ms. LeMasters offered to restrict the colors to off yellow, orange and red. Ms. Delaney felt that was an excellent compromise and motioned to approve the plaques with the restricted colors. The motion passed unanimously.

The second request was to place a piece of sculpture that was on loan in a planter alongside the art center. Ms. Delaney stated that the Design Review Committee had no objections to the request and motioned to approve as presented. The motion passed unanimously.

7. MUP 14-006 (Verizon Hellers Bend Cell Site) Request for a Major Use Permit for an unmanned communication station with a 35 ft high Mono pine at 4160 South Mission Road (APN 123-280-40). Owner Martin Lopez. Applicant Verizon Wireless. Contact persons Margie Sullivan 760-613-3488 & Ted Marioncelli, (760) 807-1850, ted.marioncelli@plancominc.com. County planner; Marisa Smith, (858) 694-2621, email Marisa.Smith@sdcounty.ca.gov. **Public Facilities Committee.** Community input. Voting item. (2/18)

Mr. Marioncelli presented the request and drawings of the proposed improvements. Mr. Moosa reported that the Facilities Committee had reviewed the request and had no objections and motioned to approve the request. The motion passed unanimously.

8. PDS Agriculture Promotion Program. On June 26, 2013 (7), the Board of Supervisors directed the Chief Administrative Officer to look at reducing regulations and providing more opportunities for agricultural ventures, such as microbreweries and cheese-making, to further support small-scale agricultural operations and promote agricultural tourism throughout the unincorporated portions of the County. In response to the Board's direction staff has reviewed agriculture promotion efforts and drafted a work plan for a program promoting local agriculture through changes to regulations in zoning. The program would be to prepare Zoning Ordinance amendments and permit processing improvements that would be brought back to the Board for adoption in 24 - 30 months after receiving

direction from the PC and Board. What is before the Planning Commission on March 7 is a work plan of options for their consideration (see attached). After the Planning Commission we'll be headed to the Board in the spring for their consideration of the work plan.

More information on the program webpage:

<http://www.sdcounty.ca.gov/pds/advance/agriculturepromotion.html>

County planner; Stiehl, 858.694.2216, Carl, Carl.Stiehl@sdcounty.ca.gov. **Design Review Committee.** Community input. Voting item.

Ms. Delaney introduced the request and informed the Group that the Design Review Committee had the following comments on the proposed regulations:

Regarding breweries: Why is it specifically required to be organic?

Regarding Cheese making and dairy: What does "allow expanded uses" include?

Regarding beekeeping: A concern was aired about how aggressive bees would be handled and about the vagueness of the uses mentioned.

Regarding Cooking: How does tanning fit in this category?

Regarding packing: There were no real concerns except what will be the oversight for rural areas? How will they be monitored?

Regarding horticultural sales: This needed further explanation.

Regarding roadside sales: No issues.

Regarding agricultural tourism: Does this include Farmer's markets?

Regarding bed and breakfasts: Which zones will this be allowed in?

Regarding wineries: How will too overindulging be handled?

Based on all the above, the committee decided to make the following motion as presented by Jerry Kalman: "Because we are in an area that will be affected greatly by these changes, we, the Design Review Committee, would like to be active participants in writing and developing this new program. We are concerned that we were not given enough time to review the proposed changes prior to our meeting."

The motion was passed by the committee unanimously.

After limited discussion Ms. Delaney motioned to forward the committee comments to the County. The motion passed unanimously.

9. Request from the County to find that the below listed roads within the Campus Park West project will need parking prohibitions. The list of roads to be posted with "NO PARKING" signs and/or improved with red-painted curbs marked "No Parking," to the satisfaction of the Director of Public Works, is as follows:

Pala Mesa Drive, east of Old 395;

Pankey Road, segment between SR-76 and Pala Mesa Drive;

Pankey Road, south of SR-76;

Pankey Road, west of Shearer Crossing; and
Shearer Crossing.

County planner Dennis Campbell, 858.505.6380, Dennis.Campbell@sdcounty.ca.gov. **Circulation committee.** Community input. Voting item. (2/26)

Ms. Burdick introduced the request stating that both the County Staff and the developer were recommending the parking prohibitions on these roads. The County felt the parking prohibition would provide greater safety since the bike lane would not be adjacent to parked cars and bicyclists would not then be in the position of having to swerve to avoid drivers as they opened their doors. The roads still provide for sidewalks or trails, the bike lane, an 8' paved shoulder, and a 5' landscaped strip. Dennis Campbell, the County planner, noted that the developer would later create the side roads and the parking lots for the commercial and residential areas of the

development which would include the required parking. The Committee had recommended approval of the prohibitions.

After limited discussion Ms. Burdick motioned to approve the parking prohibitions as presented and the motion passed unanimously.

10. The Dept. of the Interior (Bureau of Indian Affairs) has notified us that the Pala Tribe of Luiseno Mission Indians has requested that 367.89 acres more or less be transferred into the Pala Tribal Trust. The properties are located along the San Luis Rey River south of SR65 approx. 7 miles east of Interstate 15 in North San Diego County. The property lies immediately south of Rancho Luna Mia which is held in the trust. It also is in the flood plain of the river and at the foot of Gregory Mountain and is contiguous to the Pala Reservation. Assessor's parcel numbers are: 110-090-11, 110-160-08, 110-160-12, 110-160-14, 110-160-15 and 110-160-16. Taxes for the year 2013-2014 on all parcels total \$40,834.78. The Dept. of the Interior requests a written response within 30 days of receiving this notice which was 2/28/14. County Planner Eric Lardy 619-531-6257, eric.lardy@sdcounty.ca.gov. Community input. Voting item

Mr. Wood introduced this proposed action by the Bureau of Indian Affairs (BIA). The parcels are to the west of the current trust lands and south of SR-76. The parcels straddled the San Luis Rey River contain some of the hillside south of the river. Mr. Harrington provided aerial maps of the parcel being considered.

Ms. Heyneman felt if the land was put into trust that could eliminate any future expansion of the Gregory Canyon landfill ownership to the west and south of the parcels being considered. After lengthy discussion Mr. Harrington motioned to request that the BIA deny the request on the grounds that any future development of the parcels in their current status of ownership would require considerations for public access, environmental and ground water protections. Once incorporated into the tribal lands those concerns would no longer need to be addressed. The motion passed with Ms. Heyneman and Mr. Farrell abstaining.

The Meeting was adjourned at 8:42 pm
Tom Harrington, Secretary