

FALLBROOK COMMUNITY PLANNING GROUP
And
DESIGN REVIEW BOARD

Regular Meeting

Monday 18 June 2018, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook

AGENDA as of 6/5/2018

NOTE. Due to the resignation of Ike Perez on 3/27/2018 there is an opening on the Fallbrook Community Planning Group. Interested individuals please contact the chair, (see below) to receive an application.

Note. This is an election year for Planning Group members. The filing period for candidates begins on 16 July and ends on 10 August 2018

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 meeting of 16 April 2018. Voting Item.
3. Presentation by the San Diego County Water Authority, Ashley Jenkins and Michael Heu, 858-522-6722, ajenkins@sdcwa.org on their Pipeline Relining Project. Their pipelines extend approximately 310 miles to convey water throughout San Diego County. Approximately 82 miles of the pipelines are pre-stressed concrete cylinder pipes (PCCP). These types of pipes were installed between the early 1960s and the late 1980s, servicing many large diameter water distribution systems throughout the world. Made from a combination of steel and concrete, PCCP is used extensively around the world. It was first used during World War II to help minimize the use of steel, appearing highly resistant to corrosion and able to provide unparalleled inner pipe strength. However, numerous catastrophic failures have occurred with these pipes worldwide. In response, the Water Authority instituted a proactive 30-year pipeline relining program in 1991 to reinforce the pipes with steel liners. In addition, in 2003 the Water Authority began utilizing an innovative technology, using carbon fiber, to conduct urgent pipeline repairs, helping ensure a safe and reliable water supply to the region. Community input. Non-voting item.
4. SPA-18-001, GPA-18-002, REZ-18-001, TM 5625, STP-18-010. Peppertree Park, flanking Peppertree Lane, east of South Mission Road, with Villages 9 & 10 which have a total combined gross Site area of 18.70 acres, with 7.26 net acres in Village 9, 4.02 net acres in Village 10, for a total of 11.78 net acres. Both Villages will take access off the extension of Peppertree Lane, east through the property, to a roundabout flanked by entrances to the two Villages. Village 9 is proposed to be gated and to have 57 single-family detached condominiums with private streets serving the units. 40 open/bay parking spaces are provided, along with 114 garage spaces. Secondary/emergency access is provided via a gated connection to the existing community to the west. Village 10 is proposed to be gated and to have 60 attached town home and carriage units in 12 buildings in 3- and 6-plex configurations. 25 open/bay parking spaces are provided, along with 120 garage spaces. Secondary/emergency access is provided via a gated connection to Grand Traditions Way to the north. County Planner Marisa Smith, marisa.smith@sdcounty.ca.gov.

Contact person Duane Urquhart, 760-630-6585, duane@ncinvest.com. **Land Use and Circulation Committees.** Community input. Non-Voting item (4/2)

5. ZAP96-054W1 Modification to existing Minor Use Permit for the existing wireless telecommunications facility, located at 2251 Aqua Hill Road, APN 123-110-75, by converting the existing micropole to a faux tree. The existing micropole will be painted and monotree branches will be added, in order to disguise the wireless facility and better integrate it into the aesthetics of the surrounding area. The existing equipment cabinets are already screened behind an existing fence with green vinyl slats, to blend into the surrounding environment. Owners John and Loretta McNeill. Applicant Crown Castle, 480-735-6917. Contact person Dail Richard, 858-200-6541, dail.richard@sacw.com. County planner Angelica Truong, 858-495-5421, angelica.truong@sdcounty.ca.gov. **Public Facilities Committee.** Community input. Voting item. (4/25)
6. Request for a Site Plan Waiver for the removal and replacement for tower antennas and equipment at 1071 S. Main Street, APN 104-341-05. Contact person Arin Noruzi, 818-653-1393, anorouzi@dernagrp.com. **Public Facilities Committee.** Community input. Voting item (6/1).
7. Request to the Board of Supervisors to make an appointment to the Planning Group to fill seat #12 vacated by the resignation of Ike Perez on 3/27/2018. Community input. Voting item.
Applicants: Mark Mervich, 1225 Shadowcrest Lane, 650-400-0501, mm@memervich.com, Kim Murphy, 130 N. Main Ave, 760-951-9292, kim@fallbrookdreamhomes.com, and Collin Stephens, 4725 San Jacinto Terrace, 760-415-9826, Collin.r.stephens@gmail.com.

NOTE: The Planning Group occasionally has openings on its **Land Use** (Jack Wood 760-731-3193), **Circulation** (Roy Moosa 760-723-1181), **Parks & Recreation** (Donna Gebhart 760-731-9441), **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, russellfarms@roadrunner.com