

FALLBROOK COMMUNITY PLANNING GROUP

And

DESIGN REVIEW BOARD

Regular Meeting

Monday 16 July 2018, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook

AGENDA as of 6/28/2018

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. Take the info for Form 700 – Statement of Economic interests with you.

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 18 June 2018. Voting Item.
3. TM5510RPL1 PACIFICA ESTATES. Request to waive the requirement to underground the utilities along Morro Road. Pacifica Estates is trying to satisfying conditions and are in the process of final engineering. They are required to underground the power poles on Mission and plan do to so, but there are a few existing poles on Morro Road that the county policy also requires to be underground. The Morro Road undergrounding could cause ripping up that private road and a private driveway. Considering their primary power would be from Mission and the developer doesn't want to disrupt the neighbors, they are requesting that support waiving the undergrounding policy for just the existing poles on Morro. Contact person Mark Sanchez, 760-207-8421, jmsconsulting56@gmail.com . County planner David Sibbet, 858.694-3091, david.sibbet@sdcounty.ca.gov. **Public Facilities Committee.** Community input. Voting item. (4/30)

BOS Policy I-92, Undergrounding of Utilities, Waiver request.

It is the policy of the Board of Supervisors that:

1. All new subdivisions and centerline projects must comply with the requirement to underground utilities set forth in Section 81.404(a)(7), 81.707(b)(3), and 51.312 unless waived or modified as authorized by Sections 81.308, 81.316, 81.614 and 51.312. Staff shall review all requests to waive this requirement using the criteria in this Policy.
2. Undergrounding may be waived if any of the following criteria are met:
 - a. All other properties in the immediate area are completely "built out" to planned densities and uses and the established utility system for that area is overhead, OR
 - b. Undergrounding would result in no reduction in the number of poles on or adjacent to the project, OR
 - c. The cost of undergrounding IS prohibitively high based on utility company estimates.
3. The installation of underground utilities or the conversion of overhead utilities to underground will not be waived in the following cases:
 - a. When the subdivision is within or adjacent to an existing or proposed underground district,

- b. When properties in the immediate area are not substantially "built out" to planned densities and uses in the area.
4. Each request for a waiver shall be considered on its own merit and shall be evaluated on site-specific circumstances.
5. Prior to granting a waiver of undergrounding, any request shall be sent to the local planning/sponsor group for review and recommendation.
4. Request for a B designator Design Review waiver to remove and install 1, 23.9SqFt, illuminated wall sign for Verizon at 1103 South Mission Road, Suite C, APN 104-390-02. Owner Sudberry Properties, INC./4 BigSurf, LLC. 858-546-3000 X570. Contact person Manny Herrera, 858-546-3000 X560/ Paul Henning 760-224-7200. County Planner Dag Bunnemeyer, dag.bunnemeyer@sdcounty.ca.gov. **Design Review Committee**. Community input. Voting item. (5/20)
5. Presentation by Willie Porges, 760-535-6048, wporges@yahoo.com on a proposal for a Fallbrook RV Park for developing the two pieces of property behind Grangetto's on Alvarado, currently zoned as Village 3. This property has been an ongoing nuisance to the fire department and sheriff department due to the illegal behavior. I am proposing a 4 Star RV park for those visiting the Friendly Village, and long term sites for permanent retirees and other full time RVers. **Land Use and Design Review Committees**. Community Input. Voting Item. 6/18
6. Request for a B designator Design Review waiver to install a non-illuminated wall sign and a new monument panel for CAPITIS at 1676 South Mission Road, Suite A, APN 104-360-60. Owner Pepper Tree Park, LLC, 619-321-1111. Contact person Jeff Grady, 780-776-9907, jeff@pdsignarama.com. **Design Review Committee**. Community input. Voting item. 6/20
7. Presentation by Lila MacDonald, CEO, Fallbrook Chamber of Commerce, 760-728-5845, lila.macdonald@fallbrookchamberofcommerce.org, on adding additional Way-finding signs. **Design Review Committee**. Community input. Voting item. (6/25)
8. Request from Donna Gebhart, 760-731-9441 for a letter of support for the Santa Margarita River Parkway project and the transfer of the property to The Wildlands Conservancy. Community input. Voting item. (6/27)
9. OCEAN BREEZE - PDS2016-TM-5615, PDS2016-MUP-16-012, PDS2016-MUP-16-013 a proposed development of the 1387.28 acres at 5820 West lilac Road, Bonsall, CA for 396 residential lots and a privately owned and operated equestrian facility. County planner Bronwyn Brown, (858) 495-5516, Bronwyn.Brown@sdcounty.ca.gov. Contact person Pete Fagrell, 760-533-7261, pfagrell@sbcglobal.net. Community input. Non-voting item (6/27)

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