

## **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

Approved Minutes

Twelve (12) members were present: Chairman Jim Russell, Vice Chair Roy Moosa, Vice Chair Jack Woods, Secretary Jerry Kalman, Eileen Delaney, Karel Hanson, Ron Miller, Donna Gebhart, William Leach, Jim Loge, Bill O'Connor and Rich Billburg. Excused were Lee DeMeo and Steve Brown.

**Chairman Jim Russell noted that 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, and Non-voting item.

**Ingo Beske reported on Project One Spot, a non-profit organization seeking to acquire a lot near the intersection of Fig and Pico streets as an eventual destination for managing homeless person issues in the Fallbrook area. The goal of the project is to help the homeless transition to become more productive citizens. The site would house a trailer and other support services for homeless in the area to use during their transition period.**

**Donna Gebhart reported that following passage of Proposition 68 in the recent election, the sale of FPU property along the Santa Margarita River to a non-profit group is going forward. She expects the sale to be finalized by the end of 2018. Ms. Gebhart noted that the parcel, which will be owned by the Wild Lands Conservancy, will be operated by the area's Trails Council. More than 100,000 people visit the river trail system each year, she said.**

2. Approval of the minutes for the meeting of 16 April 2018. Voting Item.

**Bill O'Connor moved to approve the minutes, which were approved, with Eileen Delaney abstaining.**

3. Presentation by the San Diego County Water Authority, Ashley Jenkins and Michael Heu, 858-522-6722, [ajenkins@sdewa.org](mailto:ajenkins@sdewa.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.

**Ashley Jenkins and Michael Heu of the San Diego County Water Authority presented the project, discussing how the relining effort would unfold over eight “portals” in the area primarily north of CA 76. She indicated there would be no impact on water delivery in the area because other delivery systems will take up the slack as the year-plus project takes place. She also said there is no impact foreseen of traffic on CA 76. Most of the work will occur using private property along the right-of-way.**

**Bill O’Connor suggested the Water Authority coordinate project activity with other community groups.**

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)

**Duane Urquhart and Eric Van Wetzel (project architect) presented plans for proposed development of Units 9 and 10 in Peppertree Park. Duane Urquhart discussed the history of the approval process and implementation of Peppertree from the original submission of the proposed project in 1985 to various County boards and agencies down through the present, outlining the reasons for various plan elements, which include meeting County zoning and environmental regulations. They noted that Unit 9 will have detached units on lots smaller than the other units in Peppertree Park; and Unit 10 will have a denser configuration consisting of condo-style three- and six-plex structures built around townhouse arrangements. As envisioned, Unit 9 could be a 55+ plus community. They noted that the units would be served by extending Peppertree Lane into the complex to a roundabout, which would disperse traffic through security gates to each unit.**

**Jack Wood (Chair of the Land Use Committee) and Roy Moosa (Chair of the Circulation Committee) reported on their respective committee discussions. Jack Wood noted that there is a possible widening of the glide path for approaching aircraft at Fallbrook AirPark that may affect the project. He indicated the committee was concerned about the density in Unit**

10 and the configuration of “Alturas Street” style buildings in that part of the project. He said that there was positive commentary about a possible boutique hotel in Unit 10. Roy Moosa discussed the proposed traffic pattern and the eventual extension of Peppertree Lane through the project and into proposed units 7 and 8. The Circulation Committee was very concerned about ingress and egress onto Peppertree Lane in case of an emergency evacuation, especially since the eastern portion of Peppertree Park won’t be built until units 7 and 8 are developed, which could be several years away.

Community input came from neighbors in Fallbrook Village, to the west of the proposed Unit 9 and from several residents of the other six units of Peppertree Park. The adjacent neighbors from Fallbrook Village were concerned about traffic along Peppertree Lane and neighborhood security. Duane Urquhart explained how the roundabout would work, the presence of security gates to each unit and the eventual installation of traffic lights at Peppertree and South Mission. He indicated that talks are being held with Don McDougal re emergency access for residents onto Grand Tradition Parkway. There was also discussion about the boundary between the proposed units and Woodlark Lane, which would separate Fallbrook Village from Unit 9. The forty-foot and ten-foot setbacks around the edges of the projects are prescribed by the County and, with berms and paths, the setbacks conform to County requirements. The five-foot path above and along Woodlark leading to Los Jilgueros Preserve will be improved and “paved” with decomposed granite. He said the fences will be improved, too.

**This was not a voting item.**

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)

**Public Facilities Chair Roy Moosa reported that addition of faux tree branches to the existing tower will meet County requirements for cell towers. He said that it is a small tower and mostly hidden, anyway. He moved to approve the project as presented. It passed unanimously.**

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@dernagr.com. **Public Facilities Committee.** Community input. Voting item (6/1).

**Public Facilities Chair Roy Moosa reported that the tower is behind the Grocery Outlet. The Committee recommended to the applicant that the fencing surrounding the tower be camouflaged in some way or enhanced for aesthetic reasons to make it less noticeable to those**

**along South Mission Rd. Mr. Noruzi indicated that was acceptable. Design Review Chair Eileen Delaney noted that the fence consideration should be referred to her committee.**

**Roy Moosa moved to approve the project as submitted with the stipulation that the fence be camouflaged. It was approved unanimously.**

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](mailto:mm@memervich.com), Kim Murphy, 130 N. Main Ave, 760-951-9292, [kim@fallbrookdreamhomes.com](mailto:kim@fallbrookdreamhomes.com), and Collin Stephens, 4725 San Jacinto Terrace, 760-415-9826, [Collin.r.stephens@gmail.com](mailto:Collin.r.stephens@gmail.com) (who dropped out via email to Chair Jim Russell prior to the meeting).

**Kim Murphy was elected with 8 votes to 4 for Mark Mervich; the nomination goes to the Board of Supervisors for ratification.**

**The meeting was adjourned at 8:46PM,**

**Respectfully Submitted, Jerry Kalman, Secretary**

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.

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