

FALLBROOK COMMUNITY PLANNING GROUP
And
DESIGN REVIEW BOARD

Regular Meeting

Monday 16 December 2019, 7:00 PM, Live Oak School, 1978 Reche Road, Fallbrook
Approved Minutes

NOTE. Due to the resignation of Guy R. Howard, seat #14 is open on the Fallbrook Community Planning Group. Interested individuals please contact Jack Wood, (see below) to receive an application.

Eleven (11) members were present: Vice-Chairs Jack Wood and Roy Moosa, Jerry Kalman, Karel Hanson, Stephani Baxter, Steve Brown, Jim Loge, Mark Mervich, William O'Connor, Kim Murphy and Victoria Stover. Chairman Jim Russell, Lee DeMeo and Eileen Delaney were excused.

Vice Chair Jack Wood called the meeting to order at 7:00 PM.

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.

Jack Wood reported that the return of Chairman Jim Russell, which was anticipated for the January meeting, has been delayed until perhaps February or March. He also noted that committee assignments will be discussed and made at a meeting 13 January by the vice chairs, committee chairs and secretary.

2. Approval of the minutes for the meeting of 18 November 2019. Voting item.

Bill O'Connor moved to approve the minutes and it passed with Kim Murphy and Karel Hanson abstaining.

3. Presentation by Nina Pisano, 858-966-1353, Cell 858-699-8090, nina.pisano@sdcounty.ca.gov, San Diego County Parks and Recreation Department. She will be discussing the San Luis Rey River Park. The County of San Diego Department of Parks and Recreation (DPR) is requesting the Fallbrook Community Planning Group's recommendation on the park concept design for Rio Prado Park, which is located in the San Luis Rey River Park. Additional information on the project can be found at <http://www.sdparks.org/content/sdparks/en/park-pages/SanLuisReyRiverParkRioPradoParkActiveRecreationSite.html>. Community input. Voting item.

Nina Pisano was on hand to describe the two concepts the County is considering for the Rio Prado Park at the east end of the 1700-acre San Luis Rey River park development. She presented Concept A (more active uses) and Concept B (more passive uses) of the Rio Prado portion of the park, which abuts the Rancho Monserate 55+ development at Dulin Rd. and US 395. Rio Prado at 68 acres is one of two dedicated parks that will be developed along the San Luis Rey River, the other in Bonsall at the west end of the

Ocean Breezes development. The County wants the Fallbrook Community Planning Group input on development of the park, which sits mostly in the Planning Group's jurisdiction. Concept A has more soccer and baseball fields among other amenities, while Concept B diminishes these facilities and instead has more open space. Both are designed to preserve natural aspects of the riparian area, and renderings of each concept are at the website noted above.

Mark Mervich asked who the park is designed for and Ms. Pisano noted that the County expects residents from throughout the area to use the facilities.

Bill O'Connor inquired about County staffing and she said that there will be Park Rangers patrolling the park 24/7 and that the park will be open from sunrise to sunset. He asked about entry fees and she said there are none.

Steve Brown inquired about development costs and she said the County needs to allocate funds for that. He asked if there are funds for that purpose and she said they need to be approved by the Board of Supervisors as they are not funded yet. Jack Wood asked about ongoing maintenance and she said there will be funds for maintenance of the facilities, too. He noted that these two issues have been ongoing problems for adding parks and recreation areas in this part of the county, citing Ingold Park as an instance where community support is needed to maintain a recreation area and prevent it from declining.

Jack Wood noted that Concept A could create traffic problems in the area, especially with ingress and egress through Rancho Monserate, and he advocated Concept B to alleviate the traffic impact of Rio Prado Park use.

Steve Brown asked about night lights and she said they are not in the plans at the moment. He followed up by asking about fencing and she said that gates would be locked when the park closes.

Victoria Stover asked about the distance to the river and was told some of the fields are about twenty feet from where the river flows (when it flows, though most of the year it is dry). Ms. Pisano noted that the entire park is in the flood plain for the San Luis Rey River and Parks and Recreation is working with the County on possible flood control measures when/if there is excessive flow during rains.

Roy Moosa noted that the name Rio Prado does not fit the area because the proposed site is hardly a meadow. He also said that Concept B with its passive design more accurately reflects the character of the community.

Jim Loge asked about the trails and was told that they are multi-use (a trail is for hiking, biking and equestrian), which, it was said by several that bikes and horses are incompatible. Ms. Pisano said that the trails within Rio Prado will connect with those throughout the entire park and that the County is looking for ways to connect them with those in Oceanside that run east to west toward the Pacific Ocean.

Discussion followed about the presence of other, smaller parks either existing in the area or part of developments east of I-15.

Peggy Brown inquired about how the County intends to deal with any homeless that take residence in the park and was told that there are procedures the County uses that includes removal by sheriff's deputies.

Karel Hanson asked if the resultant plans, after all community input has been received, will be presented back to the Planning Group and was told they will not come back for approval or further review.

Steve Brown moved that the Planning Group accept Concept B with (as Roy Moosa amended the motion) one baseball and one soccer field and the motion was approved unanimously.

4. Recommend that the Fallbrook Community Planning Group write a letter to the Department of Parks and Recreation County staff requesting explanation and confirmation of designated/allocated PLDO funds. What specifically is allocated for Fallbrook? What is the focus, vision and plan to achieve this goal? Where/how are Board of Supervisor funds reflected that were designated by Supervisor Jim Desmond. Community input. Voting item.

Jim Loge volunteered to write the letter. Bill O'Connor moved to approve Mr. Loge's preparation of the letter as outlined and the motion passed unanimously.

5. Request for a waiver of the D Designator design review requirement for a site plan for LED channel letters for a wall sign for La Cucina Restaurant at 1415 S. Mission Road, APN 104-200-76. Contact person Edward Yi, 858-292-5946, sandiegobestsign@gmail.com. County Planner Vanessa Pash, 858-694-3291, Vanessa.pash@sdcounty.ca.gov. **Design Review Committee.** Community input. Voting item. (10/17)

Mr. Yi presented the project for La Cucina Restaurant. Roy Moosa noted that the Design Review Committee reviewed the project, and, though the letters are slightly larger than usually allowed, the committee determined that the design was tasteful. He moved to approve the project as presented and it passed unanimously.

6. Presentation by Jerri Patchett, fjpatchett@sbcglobal.net. Fallbrook Arts, Inc. is planning two murals at the School of the Arts. The first is replacing a mural that was on the exterior door of the ceramics studio (east wall, facing the Sheriff's Dept.). The door had to be repaired which involved removing the mural. The second is adding a mural of a tree with glass leaves that will recognize school donors to the front of the Warm Glass Studio that faces south on Alvarado. **Informational only. Non-voting item. The applicant will come back at a later date with a waiver for a vote.**

There was some confusion as to whether or not this item was a voting or non-voting item, the applicant was under the impression it was advisory and Jack Wood stated that the Planning Group always votes on these issues.

Jeri Patchett presented designs for two new art projects as part of the Art in Public Spaces effort in Fallbrook. One, a mural on the side of the Art School that faces the sheriff's station, replaces an existing mural that is deteriorating. The other is a metal sculpture at the entrance to part of the Art School where art glass is created. She said there are 36 pieces of public art in Fallbrook consisting of murals on buildings, statuary and abstract art, among others. She said the two projects will be completed in 2020.

No action was taken until it can be determined whether or not a vote is needed.

7. Mitigated Regular Declination on MUP 74-165W1 Monserate Winery Major Use Permit modification located at 2757 Gird Road, APN 107-240-51; 107 -420-16, 17; 124-330-04, 14, 15, 20 for winery/passive open space or similar gatherings and/or SPA facilities totaling 24.8 and the 116 acres with the remainder and open space/agricultural easement to prohibit future development. Portions to be planted as vineyards. Events and Weddings. It is anticipated that the site would host weddings and/or events on average three times a week, for a total of up to 170 events per year, per venue. Any event would accommodate a maximum of 250 guests. Most events would be held on Friday, Saturday, or Sunday and would be scheduled to occur when the tasting room is closed so that overlap in the arrival and/or departure of guests and parking with other general visitors of the winery does not occur. Outdoor sound for weddings would be limited to light ceremony music and officiants. Any wedding ceremony or event where music is not played may be held in the proposed adjacent open field (to be located west of the tasting room) or at the vineyard; events with loud amplified music would be held in the barrel room and/or barns. Accessory events would otherwise be held in the tasting room or on the outdoor covered patio. Pursuant to the San Diego County Noise Ordinance all events would be conditioned to meet the 45 dB interior noise level after 10:00 p.m. Owner Gird Valley, Inc., 760 451-3600. Contact person Steve Wragg, 858-614-5059, swragg@mbakerintl.com. County Planner Michelle Chan, 858-495-5428, michellechan@sdcounty.ca.gov. **Land Use Committee.** Community Input. Voting item. (10/19)

Jade Work was on hand to explain aspects of the CEQA filing. In response to a question by Mark Mervich, he outlined the timeline for future development of the Monserate Winery noting that there is further public review 23 December and then the project goes before the Planning Commission after the first of the year. He expected final engineering designs shortly thereafter and construction to be complete by Fall 2021.

Bill O'Connor inquired about water sources for the winery and Mr. Work told him that there were four wells on the property serving the golf course. Two, after being rehabilitated, will be used to maintain the vines. The pond was rebuilt and relined and the pond and two operating wells will provide 100 percent of the winery's water.

Jim Loge asked when the first wines will be available and was told that some white wine grapes have already been harvested and sent to a winery in Temecula and that red wines will be produced in about a year and a half.

Steve Brown moved to approve the mitigation request waiver and the motion was approved unanimously.

The meeting was adjourned at 7:59 PM.

Respectfully Submitted, Jerry Kalman, Secretary