

## **FALLBROOK COMMUNITY PLANNING GROUP**

**And**

### **DESIGN REVIEW BOARD**

Regular Meeting

Monday 17 February 2020, 7:00 PM, Live Oak School, 1978 Reche Road, Fallbrook

Approved Minutes

**NOTE. NOTE. Due to the resignation of Guy Howard, seat #14, and the passing of Chairman Jim Russell, seat # 2, two seats are open on the Fallbrook Community Planning Group. Interested individuals should contact the chair (see below) to receive an application.**

**Chairman Jack Wood called the meeting to order at 7:00 PM.**

Ten (10) members were present: Chairman Jack Wood, Vice-chairs Eileen Delaney and Roy Moosa, Jerry Kalman, Karel Hanson, Lee DeMeo, Mark Mervich, William O'Connor, Kim Murphy and Victoria Stover. Stephani Baxter, Steve Brown and Jim Loge were excused.

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.

**Three members of the Rancho Monserate 55+ development along Dulin Rd. spoke about the traffic problems foreseen when the Rio Prado Park section near their homes is completed.**

**Carol Raia, president of the HOA, said they have met with the County Parks and Recreation Department five times over the past year, most recently with their attorney. The HOA asks that the County refrain from installing ballfields in the park, preferring a "passive-use" park because the public road running through the community will increase traffic, jeopardizing the safety of the residents. She said that the secondary entrance through the Ocean Breeze development, which the Parks Department favors, is for emergency-only use. It won't stop day-to-day traffic that the residents will have to experience. She said they have tried to work with Supervisor Desmond but have received no support from him and no response to their letters. She said he doesn't even respond to the HOA's attorney.**

**Ruthy Harris, secretary for the HOA, also commented on the need for a secondary entrance. The County has said no way and no how, that there is no way they can provide a secondary entrance to the park. She said 95 percent of the HOA's residents live on the south side of Dulin Rd. To use any amenities of the complex, the residents have to cross Dulin Rd. She said the complex is approved by the County for use of Golf Carts in the complex, and that is how the senior citizens in the community get around the community. She said the HOA was led to believe by the County that if they would ask for a passive park/amenities it would happen. She said that 70 percent of the surveys showed a preference for Plan B, the 100 percent passive park option. She said that Dulin Rd. even when modified cannot be a day-in, day-out route into the park without affecting the complex, and that it would create excess traffic along Dulin and 395 during peak use**

**hours. She said the County has told them that it doesn't matter what her community has said, "we think you need more ballfields." She said the HOA was not aware nor notified of when the Rio Prado Park proposal was presented to the Fallbrook Community Planning Group. She said that there are other better locations nearby for ballfields.**

**David Murdock, vice president of the HOA, noted that excess traffic heading to and from the Rio Prado Park would force some seniors to become shut-ins.**

**John Van Dorn said that Fallbrook has a lack of north-south evacuation routes, specifically one built down toward Lilac Rd.**

2. Approval of the minutes for the meeting of 20 January 2020. **Voting Item.**

**Victoria Stover moved to approve the minutes and the motion passed with Lee DeMeo abstaining.**

3. PDS 2020-ZAP-99-024W1 Discretionary Permit Application for cellular phone site modification for AT&T tower at parcels APN 125-063-09 and 125-063-10 near the intersection of Shearer Crossing and Panky Rd. AT&T agent Elton Stolze, [elton.stolze@crowncastle.com](mailto:elton.stolze@crowncastle.com), 925-737-1008, Edgare and Elizabeth S. Panky Trust, Pala Gateway, 35008 Pala Temecula Rd., PMB 50, Pala, CA 92059. County Planner Lauren Yzaguirre, [lauren.yzaguirre@sdcounty.ca.gov](mailto:lauren.yzaguirre@sdcounty.ca.gov), 858-495-5362. **Public Facilities Committee. Community input. Voting Item. (1/10)**

**The project was removed at the applicant's request and will be continued to a future meeting.**

4. PDS2020-TM-5637 Request to abandon a 12-lot subdivision back to a single parcel for Premier Color Nursery on Winterhaven/Brooke rds. APNs 106-272-14-00 through 106-272-25-00. G&F Properties, John Forester [johnforester7@gmail.com](mailto:johnforester7@gmail.com), 760-535-4343. County Planner John Leavitt, [john.leavitt@sdcounty.ca.gov](mailto:john.leavitt@sdcounty.ca.gov), 858-495-5448. **Land Use Committee. Community Input. Voting Item. (1/13)**

**Alyssa Forester presented the project, noting that the 12-lot subdivision has been on the books for 30 years and they now want to revert to one parcel. She said Premier Nursery has no plans to subdivide in at least the next 20 years or so.**

**Eileen Delaney said the Land Use Committee was in favor of the request and she moved to approve the project as presented. The motion was approved unanimously.**

5. PDS2019-ZAP-19-001, PDS2019-ER-19-02-001 AES Fallbrook 40MW Battery Energy Storage System. The County intends to adopt a Mitigated Negative Declaration in accordance with the California Environmental Quality Act for the battery energy storage system proposed for the 4.22 acre parcel at 1405 East Mission Rd., Fallbrook. When completed, the 20-year project will be turned over to San Diego Gas and Electric through a build-own-transfer contract. The project received preliminary approval first by the Fallbrook Community Planning Group at an 18 February 2019 meeting and subsequently reported on at the 21 October 2019 meeting of the Planning Group. A public hearing on the CEQA findings was scheduled for 5 February 2020. County Planner

Nicholas Koutoufidis, [Nicholas.koutoufidis@sdcounty.ca.gov](mailto:Nicholas.koutoufidis@sdcounty.ca.gov), 858-495-5329. Community input. Voting item. (1/25)

**Neither the applicant nor the County were on hand to provide input. Chair Jack Wood explained that the application meets CEQA requirements and is now back to the Planning Group for approval of that aspect to the project.**

**Eileen Delaney noted that it is a 20-year project and at the end of that period everything goes away and the materials are recycled with the property reverting back to the way it was.**

**Kim Murphy asked what they would be leaving, and Eileen Delaney said that she understood it would be landscaping.**

**Kim Murphy also inquired about the noise and the comment about 10dB above the ambient level, asking what kind of noise would it be. Victoria Stover noted she lives across the street from the project and the noise level on the street is loud all day long. So 10dB above that would be very loud and particularly if that level would be achieved at night when road noise diminishes. She said at night it is a pretty quiet neighborhood. Eileen Delaney said that the project would be screened and that would mitigate some of the noise.**

**Roy Moosa indicated that the property has been a major issue with regard to having a homeless encampment on it, and one of the existing problems is that the owners have been unresponsive to dealing with it. He said that if the applicants are going to be good community players they need to address that issue.**

**Eileen Delaney moved to approve the report and the motion passed unanimously.**

- 6. Minor Deviation for replacement signage on existing MUP-10-015. New signage for Soapy Joe's Carwash. Applicant Karl Henning, [KHenning@matthewssigns.com](mailto:KHenning@matthewssigns.com), 760-724-7200, Design Review Committee. Community input. Voting Item. (1/29)**

**Karl Henning was on hand to present the applicant's sign designs, noting that the requested placement was well back from the roadway.**

**Eileen Delaney reported that the Design Review Committee said the proposed signs were too large, well beyond local guidelines and requested the applicant reduce the size to 30-square-feet from the 66-square-feet originally requested. The applicant came back with a design for 48-square-feet by removing the operating hours, which was still too large. She said that the applicant is basing the size on a prior sign, which was not approved by the Planning Group.**

**Roy Moosa suggested that the operating hours be moved to the monument sign at the road.**

**Eileen Delaney moved to approve the design at the 30-square-foot size and the motion was approved unanimously.**

7. Vote on applicant for Seat #14, Michelle McCaffery. **Community input. Voting Item.**

**Eileen Delaney moved to approve the application for Michele McCaffery to join the Fallbrook Community Planning Group and the motion was approved unanimously.**

8. Ratification of committee assignments for 2020. **Community input. Voting Item.**

**Bill O'Connor moved to approve the committee assignments as presented and the motion was approved unanimously.**

**The meeting was adjourned at 7:35PM**

**Respectfully Submitted, Jerry Kalman, Secretary**