

Fallbrook Community Planning Group
and Design Review Board
Monday, January 18, 2021 - Via Zoom

Minutes

The meeting called to order by Chair Jack Wood at 7:00 p.m.

1. Roll Call. Present: Chair Jack Wood, 1st Vice Chair Eileen Delaney, 2nd Vice Chair Roy Moosa, Secretary Steve Brown, Lee DeMao, Mark Mervich, Kim Murphy, Victoria Stover, Stephani Baxter, Michele McCaffery, Jeniene Domercq, Tom Harrington Jacqueline Kaiser, Ross Pike, Anna Strahan

Excused: none

2. Pledge of Allegiance

3. Approval of minutes December 21, 2020.

Voting item.

Kim Murphy moved to approve the minutes as presented. The motion carried by unanimous vote.

4. Open Forum

- Eileen Delaney reported that Eric Hardy, Chief of Advanced Planning, has left the position for a new opportunity, and wishes him the best going forward.
- Sam Chrun, SDCO, updated the group on the progress of Live Oak Road bridge and culvert which was approved in 2019 and funded at \$4.6 million. The project design is complete and scheduled for Board approval on February 10. Construction will be completed in stages to provide for an open lane through the project duration, with completion expected in 2022.

5. Appointment of Acting Secretary. Chairman Wood appointed Steve Brown as Acting Secretary for purposes of recording the actions of this FCPG meeting.

6. Swearing in of Newly Elected Members of the FCPG. The Oath of Office was administered by Chairman Wood to the following newly elected Group Members: Ana Strahan, seat #15, Ross Pike, seat #7, Tom Harrington, seat #1, Jacqueline Kaiser, seat #13.

7. Nomination of Officers

Voting Item

Chair - 1st Vice Chair Eileen Delaney called for Nominations for Chair. Steve Brown nominated Jack Wood. **Jack Wood was elected by unanimous vote.**

Secretary – Ross Pike nominated Steve Brown as Secretary. **Steve Brown was elected by unanimous vote.** Steve commented that past secretary Jerry Kalman deserves special recognition for his efforts as secretary.

1st Vice Chair – Victoria Stover nominated Eileen Delaney as 1st Vice Chair. **Eileen Delaney was elected by unanimous vote.**

2nd Vice Chair – Eileen Delaney nominated Roy Moosa as 2nd Vice Chair.
Roy Moosa was elected by unanimous vote.

8. County Parks & Recreation. Staff update on Fallbrook local park, Project Manager, Stephanie Kopplin, Stephanie.Kopplin@sdcountry.ca.gov.

Parks and Recreation Committee. Community input. Voting item.

Project Manager Stephanie Kopplin had provided a staff update to the Parks & Recreation Committee on the Fallbrook local park. Stephanie,Kopplin@sdcountry.ca.gov. Stephanie Baxter, Chair of Parks and Recreation Committee, presented the Powerpoint report to the Planning Group. Construction is anticipated in summer of 2022, and grants of approximately \$3.8 million are being sought. Stephanie Baxter reported that the Parks and Recreation Committee had voted unanimously to recommend the project. Lee DeMeo commented that the park would be a great enhancement for Fallbrook.

Tom Harrington moved for approval of the project as presented. The motion carried by unanimous vote.

9. Waiver request for sign replacement (menu boards), McDonalds. APN: 104-341-07-00.
143 Ammunition Road.

Applicant: McDonalds, Chris.T.Stamps1@us.mcd.com (562) 216-0844. Agent: Gary Le, Gary.Cmdesign@yahoo.com (951)760-8138. County Planner: Vanessa Pash, Vanessa.Pash@sdcountry.ca.gov (858) 694-3291.

Design Review Committee. Community input. Voting item. (12/15/20)

Steve Brown reported that the Design Review Committee had reviewed the project at its January 13, 2021 meeting and had voted unanimously to approve.

Steve Brown moved for approval as presented. The motion carried by unanimous vote.

10. Site Plan Waiver for Caliber Collision, APN 104-200-48-00. Proposal for internally illuminated signage. Owner: Caliber Collision, 1381 South Mission Rd. Agent: Peter Lapsiwala, peterlapsiwala@permitsandmore.com, (619) 323-4048. County Planner, AJ Morales, AJ.Morales@sdcountry.ca.gov, (858) 694-3036.

Design Review Committee. Community input. Voting item. (12/6/20)

Peter Lapsiwala presented the proposed new signage for Caliber Collision. Steve Brown reported that the Design Review Committee had unanimously approved the Site Plan Waiver as presented at its Jan 13, 2021 meeting.

Stephani Baxter moved for approval as presented. The motion carried by unanimous vote.

11. Continuation of Item: A request for correspondence arose from a recent community meeting with Supervisor Desmond's Fallbrook Revitalization Committee, DPW, DPR, community members and other community organizations. Requested letter would be from the Fallbrook Community Planning Group, drafted by the Circulation Committee, addressed to the County via Supervisor Desmond and DPW. Objective is a feasibility study for a proposed pathway or trail along Stage Coach Lane between South Mission and Reche roads, with prioritized segments in order of importance.

Circulation Committee. Community input. Voting Item. (11/30/20)

Roy Moosa read the proposed letter from the Circulation Committee prepared by Kim Murphy and recommended by the Circulation Committee. Lee DeMeo questioned why the high school section was not a priority phase and it was noted that there is sidewalk on that portion whereas other sections were prioritized due to lack of sidewalks and more dangerous conditions. Lee then questioned timetable for completion. Eileen Delaney reported that the project is only in the feasibility study stage and if deemed feasible would then go to funding stage, with possibly a five year timeline.

Roy Moosa moved to approve the letter as presented. Eileen Delaney recused herself. Motion carried by unanimous vote.

12. Continuation of Item: PDS2019-AD-10-030 Administrative Permit for one gate on Sandia Creek Drive just north of Sandia Creek and Rock Mountain Road. Applicants are: Megan Gamble, megangamblescrc@gmail.com, and Rick Saathoff, ricksaathoff_1@hotmail.com. County Planner, Nicholas Koutoufidis, Nicholas.koutoufidis@sdcounty.ca.gov, 858-495-5329. Additional correspondence received. Continued from December 21, 2020 meeting.

Circulation Committee. Community input. Voting Item. (11/24/20)

Roy Moosa stated that he manages a property in the area of this Application. While he has no financial interest in it, he will recuse himself.

Nicholas Koutoufidis, SDCO, Nicholas.koutoufidis@sdcounty.ca.gov, reported on the Public Comment Meeting of Jan. 7, 2020 held via Zoom. He reported that the public comment period has been extended to January 31, 2021. Comments can be emailed to his attention at Nicholas.koutoufidis@sdcounty.ca.gov.

Chair Jack Wood pointed out that many of the questions raised regarding this project have already been before the Planning Group and are not within our preview to resolve. They are civil matters. The FCPG is limited to project review based on Board Policy I-1 based on the following areas:

- Completeness and adequacy of the Project Description
- Compatibility of the project design with the character of the local community
- Consistency of the proposal with the Community Plan and applicable zoning regulations
- Specific concerns regarding the environmental effects of the project (e.g. traffic congestion, loss of biological resources, noise, water quality, depletion of groundwater resources.)

Chair Wood also stated that all emails and correspondence regarding this project have been distributed to members of the Planning Group. Chairman Wood requested that presenters not repeat previously discussed issues but limit presentation to new information to be presented to the Group.

Nicholas Koutoufidis presented a video prepared by the SDCRC in support of the gate.

Chair Wood opened the meeting to Community Input.

Andrew Dale, owner of the property on whose easement the gate and turnaround is proposed disputes the location as being extremely unsafe, has concerns about additional liability and loss of property value resulting from proposed location and requests the FCPG to reject the proposal.

Jerry Montgomery, Rock Mtn. resident expressed concern about "follow through cars" waiting for open gate and additional burden on surrounding area by rerouting due to gate.

Shawna Jungo, Daley Road Chair enquired why the SDCRC didn't seek a PRD from the County.

Rick and Kristen Beck, owners of the property across from Andrew Dale expressed concerns about the gate being on their property and the negative impact thereof. Specific issues included the proximity of the gate and turnaround to his water main and ungated driveway. He requests reconsideration of a two gate proposal.

John Tomik referenced a letter sent from legal counsel Craig Sherman to the County Planner, with copy to the Fallbrook Community Planning Group, in regard to the project as presented. Three specific items were identified as being deficient in the current analysis of the project: Blockage of public access for thousands of people; failure to obtain proper consent for the project; and failure to conduct CEQA Review of the project.

Rhonda Schlumpber commented on her conversation with Jim Desmond regarding the reckless driving on Sandia Creek and supports the gate.

Karla Standridge, Fallbrook Land Conservancy spoke in favor of the gate due to perceived liability by the Conservancy.

Amy Braccio, Rock Mtn. resident commented that most support the gate but questions 'neighborly access' due to stringent requirements for case by case majority vote of entire SDCPO to grant an access permit. She also questioned why the County was not concerned with prescriptive rights on a road used as a thoroughfare for decades. Nick Koutoufidis replied that that was a civil issue for the courts to decide and not the County.

Dave Jengo, De Luz Heights echoed concerns about diverted traffic burdening surrounding roads. Helmut Lang echoed sentiment.

Nancy Sawdon commented that De Luz Rd is frequently closed and that the proposed gate would in effect eliminate the access and egress to the De Luz Rd residents.

Chairman Jack Wood closed public Comment Period and opened the floor to Comments from Planning Group Members.

Kim Murphy questioned the reasoning by the County for the single gate vs. preferred two gate proposal and how the location was chosen.

Nick Koutoufidis responded that the engineering issues with the original proposal were not adequate and that the turnaround locations were not feasible.

Eileen Delaney questioned any additional liability for property owners at gate location. Nicholas replied that the easement allows for the gate location and that the County can't answer question re liability.

Ross Pike requested a map visual showing gate and turnaround locations. Nicholas provided same via screenshare.

Steve Brown commented that regarding the high accident rate that the preponderance of accidents as reported in the TIR commissioned by the SDCRC actually occur in Riverside Co. not Fallbrook. Asked if any joint effort with the Riverside Community had been sought to reach a coordinated approach to the safety issue.

Nicholas responded that signage would be placed on the Riverside County portion of the road to advise the Riverside traffic of the gate and road closure.

Victoria Stover raised questions regarding permits and inspections. Nicholas replied that there is a two part process requiring a permit and inspections.

Tom Harrington commented on current technology for gate operation and assured all that the technology will be thoroughly tested.

Chair Wood closed comments from the Planning Group at this time and stated that in his opinion the continuing increase of traffic on I-15 is the real issue and that is not going to change. Local traffic will only continue to increase on Sandia Creek if no gate is installed.

Tom Harrington moved to approve the Administrative Permit.

Tom Harrington, Jeniene Domercq, Eileen Delaney, Stephani Baxter, Mark Mervich, Jack Wood, Victoria Stover, Lee DeMeo, Kim Murphy, Jacqueline Kaiser, Michele McCaffery and Ana Strahan voted in favor. Roy Moosa Abstained. Steve Brown and Ross Pike voted against. **The motion carried.**

The meeting was adjourned at 9:30 p.m.

Respectfully submitted by:

Stephen E Brown, Secretary