



**MINUTES  
FACILITIES COMMITTEE**

**Friday, May 24, 2019 at 10:30 A.M.  
Board Conference Room, 138 S. Brandon Rd., Fallbrook CA 92028**

1. Call to Order/Roll Call

Chair Bill Leach called the meeting to order at 10:30 a.m.

Committee Members Present: Bill Leach and Kate Schwarz-Frates (filling in for Director Mroz)  
Executive Director: Rachel Mason  
Staff Members: Linda Bannerman and Mireya Banuelos  
Consultants: Wendy Lyon, Bookkeeper and Roy Moosa, Sun Realty

2. Public Comments

None

3. Discussion Items

a. Status of zoning changes – Wendy Lyon

Chair Leach asked Wendy Lyon to provide an update on the status of zoning changes for the 1636 E. Mission Rd. property. She provided an update regarding the process and a meeting will take place in approximately three weeks. Director Leach, ED Rachel Mason and Wendy Lyon will attend following which we should know if a minor deviation or a modification to the permit.

b. Status of sidewalk project – Jose Salinas, LC Paving & Sealing Inc

Wendy Lyon provided an update on the sidewalk project. Jose Salinas was sick and could not attend. Their anticipated start date is the second week in June (June 10<sup>th</sup>) and the project should take up to three weeks to complete. Chair Leach said the County was adamant that they submit a traffic control plan prior to beginning the work. Wendy will follow up to make sure LC Paving & Sealing is aware.

c. Status of roofing specifications progress being performed A.D. Magellan – Wendy Lyon

Wendy Lyon said all roof scans were completed by A.D. Magellan and she asked them to provide two plans for the "school building" only; one that would be guaranteed up to 30 years and the other at a lesser cost and guaranteed for a lesser time. The buildings on the Alvarado and Brandon Street properties need entire roof replacements. The work is expected to begin in July.

- d. Status of property repairs – Roy Moosa, Sun Realty  
Roy Moosa reported that the lights around the buildings on Brandon St. and at 1636 E. Mission have been and are continuing to be replaced. Preparing the “school” building for use by the Rock Rose school is next on his list.
- e. Update on homeless – Roy Moosa, Sun Realty  
Roy said Director Jeffries had mentioned she is serving on the Public Safety Committee that will report back to Supervisor Jim Desmond in September regarding, among other matters, the homeless in Fallbrook. Roy said the Alvarado and Brandon Street properties have been used by the homeless for shelters and that has been discouraged by removing their belongings. The nearest facility for assisting the homeless is in Oceanside. There was talk about providing bus tickets to Oceanside, so they have access to assistance.
- f. Status of District vehicle maintenance – Wendy Lyon  
Wendy said the District vehicle was taken for maintenance and there was a recommendation to have the tires changed and a plan for routine maintenance.
- g. Update on 1636 E Mission Rd landscape fire risk mitigation – Wendy Lyon  
Wendy Lyon reported that she, Roy and the owner of Ramirez Landscaping walked the E. Mission property and Mr. Ramirez made some recommendations regarding clean up and dying trees. He provided a quote for consideration.
- h. Update on landscape design for front of property – Wendy Lyon  
Wendy Lyon presented a more detailed plan for landscaping the front of the property at 1636 E. Mission. Roy Moosa suggested it might be prudent to wait until the County approves the zoning permit prior to beginning. Discussion ensued. It was agreed that the project won't begin until zoning is determined and consideration is given to the plan for the whole property.
- i. Rock Rose lease parameters – Bill Leach  
Chair Leach said a copy of the proposed lease with Rock Rose school had been drafted by legal counsel and provided to the Facilities Committee for review.

**Recommendation**

There was consensus, the Facilities Committee recommended that the lease be taken to the full Board of Directors for review.

- j. Spirit Mountain short-term lease consideration – Wendy Lyon  
Spirit Mountain submitted a proposed short-term lease for consideration for a 9-month lease. Chair Leach said the difference between the lease with Rock Rose and this proposed lease is that Rock Rose has located a permanent property, while Spirit Mountain has not. Discussion ensued.

**Non Recommendation:**

The Facilities Committee did not recommend approval of this proposed lease to the Board.

- k. Garden Project: where/when/how – Tina Langham-Smith, Rock Rose  
Tina Langham-Smith from Rock Rose said the children are used to having a garden and they are seeking permission to use the “Children’s Garden” at the back of the “school.” Discussion ensued. Rock Rose can bring in a rain barrel(s). They are also willing to water by hand. Roy Moosa suggested updating the area map of the space the school is leasing. Rock Rose also requested the District consider if the school can move some of their larger

supplies/furniture into the rooms they are leasing prior to the July 1<sup>st</sup> lease start date as they need to vacate their current premises by July 1. Discussion ensued. There was consensus that should not be a problem.

**Recommendation:**

The Facilities Committee recommended approval to the Board of Directors to include the children's garden as part of the area Rock Rose will lease from FRHD. An aerial map showing the lease area will be drafted.

- I. Urgent care building sign "After hours urgent care services funded by FRHD" – Bill Leach  
Chair Leach recommended that some type of signage be included at MedPlus Urgent Care indicating that after hours urgent care services are funded by FRHD. Discussion ensued. There was also discussion regarding requirements for signage.

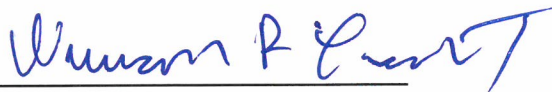
**Recommendation**

The Facilities Committee recommended the lease being drafted by legal include language regarding after hours urgent care services are funded by FRHD.

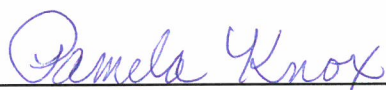
- m. Mission Road property signage – Bill Leach  
Discussion ensued regarding if it has been determined exactly what the name for the property at 1636 E. Mission will be. It was determined that more in-depth conversation is required.

4. Adjournment

There being no further business, the meeting was adjourned at 11:47 a.m.



Bill Leach, Chair



Pamela Knox  
Board Secretary/Clerk