

FALLBROOK COMMUNITY PLANNING GROUP
And
DESIGN REVIEW BOARD

Regular Meeting

Monday 17 December 2018, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook

Approved Minutes

The meeting was called to order by Chairman Jim Russell at 7:00PM.

Fourteen (14) members were present: Chairman Jim Russell, Vice Chairs Jack Wood and Roy Moosa, Secretary Jerry Kalman, Eileen Delaney, Donna Gebhart, Lee DeMeo, Karel Hanson, Richard Billburg, Steve Brown, Ron Miller, Jim Loge, Bill O'Connor and Kim Murphy. William Leach was excused.

Due to the planned resignation of William Leach on 1 January 2019 there will be an opening on the Fallbrook Community Planning Group. Interested individuals please contact the chair to receive an application. The chair also noted that Ron Miller's term is up, as well.

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 and Jim Russell reported on attending the Planning Commission meeting on Friday, December 14, 2019, where the issue of increasing patients to 14 at the rehab facility at 3875 Peony was presented. They indicated that these two members of the Fallbrook Community Planning Group along with 28 residents appeared to voice opposition against the expansion. The Planning Commission overturned the County Planning and Zoning staff recommendation to allow the expansion by a vote of six against with one commissioner abstaining.

2. Approval of the minutes for the meeting of 19 November 2018. Voting Item.

Lee DeMeo moved to approve the minutes and the motion passed with 11 members voting to approve and three members (Karel Hanson, Jim Loge and Donna Gebhart) abstaining.

3. Request for a Minor Deviation to a Site Plan or Use permit for new signage for the Union Oil station at 1202 S. Main Avenue (APN 104-341-09). Owner Union Oil, Contact person Domingo Rocha, 818-857-7239, domingo@promotionsplusinc.com. County planner A.J. Morales, aj.morales@sdcountry.ca.gov. Continued at the 19 Nov FCPG meeting. **Design Review Committee.** Community input. Voting item. (9/25)

Design Review Chair Eileen Delaney noted that the applicant did not appear before the Design Review Committee and was not present at this meeting. She moved to continue the project to the January meeting, and it was approved unanimously.

4. MUP74-165W1 Monserate Winery Major Use Permit modification locator 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 of 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. Jade Work, owner, Gird Valley, Inc. 760-451-3600. Contact person Steve Wragg, 858-614-5059, swragg@mbakerintl.com. County planner Michelle Chan, 858-495-5428, michelle.chan@sdcounty.ca.gov. **Land Use and Design Review Committees.** Community input. Voting item. (10/19)

Steve Wragg was joined by Jade Work (winery owner) and Jeff Adams (architect) in presenting design elements and project plans for the 116-acre winery project. Mr. Wragg indicated that the former golf course is no longer there, replaced by approximately 90 acres of planted grape vines (those acres not subject of the Major Use Permit application as they are already dedicated to agriculture). The remainder of the project will be dedicated to three meeting venues, an administration and production building and access roads and parking for visitors. The largest venue is the main building housing a restaurant and tasting room, which is adjacent to the administration and production facility. A second venue for weddings, etc. is located along an access road to the west of the main buildings. The third venue is at the north end of the vineyard and adjacent to Fallbrook Land Conservancy property. The second and third venues will not have dedicated parking. Parking for 350 cars will be on an all-weather surface and will be in the vicinity of the main venue and administration buildings. Golf carts will shuttle visitors to the outlying venues. He explained the effort to design and layout a trail pathway stretching along Gird Rd. from Via del Robles south toward the main buildings area, noting that the area further south toward the access road for service vehicles is problematic because of topography issues (slopes, bridge over a creek, etc.), but they are willing to work with the County on ways to accommodate the pathway along the entire stretch if it can be made to work. He said they anticipate that the trail on the west side of Gird would replace the easement for a trail on County maps along the east side of Gird. That path is included in the map for trails but has never been built. The west-side trail will be from six to ten feet wide, will be landscaped and “paved” with decomposed granite.

Jade Work noted that they “are trying to go above and beyond what the County wants” in designing and constructing the trail. He added that the trail will tie into the Fallbrook Land Conservancy’s Gird Preserve.

Jeff Adams described the architecture for the three venues and administration-production facility as Tuscan Italian in design with natural colors and a tile roof. The main venue housing the tasting room and restaurant will be a two-story building with an attached 40-foot tower.

Jack Wood said that the Land Use Committee visited the site and approved the project as presented unanimously.

Eileen Delaney said that the Design Review Committee considered the project, noting that the 40-foot tower of the main venue exceeds the height limit for Fallbrook, but because it is decorative and there is a precedent for going a few feet over the limit the Committee approved the project as presented, saying that the landscaping as presented is also consistent with local requirements.

Roy Moosa said that the winery project is “the greatest thing to happen to Fallbrook since the Grand Tradition” (Lee DeMeo echoed the sentiment) and moved to approve the project as presented. The motion was approved unanimously.

5. A presentation on The Fallbrook 40MW Battery Energy Storage System (BESS) proposed Address: 1405 East Mission Road, APN: 105-410-19-00 by AES would help SDG&E meet their energy storage mandate while also providing local area capacity for electrical system reliability and flexibility. AES and SDG&E have already entered into an agreement for SDG&E to purchase the system from AES once operational. As part of the California Public Utility Commission’s (CPUC’s) energy and environmental policies for the electricity sector, which mandate that SDG&E must procure and maintain a minimum amount of electric power capacity, the Fallbrook BESS project (“project”) would be part of a sustainable solution to:

Ø Maintain grid reliability;

Ø Enable increasing amounts of intermittent renewable energy generating sources to be accessed;

Ø Reduce greenhouse gas (GHG) and criteria air pollutant emissions from the electricity sector;

Ø Reduce marine impacts from once-through-cooling power plants;

Ø Upgrade aging infrastructure; and

Ø Support increased and new electricity demand from non-traditional users such as transportation.

Battery-based energy storage provides flexibility to the electrical grid by storing energy produced during periods of oversupply and discharging to the electrical grid during periods of high demand. A battery system can provide instantaneous response, as compared to a slower ramping rate of a traditional gas-fired generation resource and can provide this response repeatedly in all hours. Energy storage speed of response serves to reduce the total amount of reserve power needed to manage the grid effectively, providing savings and reliability benefits. By building the proposed project, a clean, reliable resource would be gained to help integrate renewables, reduce dependence on gas-fired generation, eliminate ocean water for cooling, reduce fresh water consumption, and reduce GHG and criteria air pollutant emissions. This project meets SDG&E's capacity requirements and contributes to their energy storage mandate. Contact persons Jennifer Purczynski, JPurczynski@TerraProSolutions.com 760-801-8967, and Dauren Kilish, dauren.kilish@fluenceenergy.com. Community input. Non-voting item. (12/6)

Jennifer Purczynski introduced the project, stating that her firm and other firms involved are working with North County Fire on project features.

Dauren Kilish described the project, indicating the primary use is to store and release AC/DC electricity coming into the batteries and then heading toward the nearby Avocado Substation operated by SDG&E. He said that the California Public Utilities Commission ordered SDG&E to construct the battery storage facility; and that the storage facilities are used to balance power requirements involving solar energy, which generates electricity in the area during off-peak demand times.

The access road coming off East Mission Rd. will be designed to meet fire department requirements and there will be two hydrants along the route near the Lithium Ion battery units, which are similar in design to sea containers used by cargo ships. The batteries will be connected to the substation by an underground cable.

Lee DeMeo, Eileen Delaney and Jim Russell all noted that the proposed physical design of the containers will be a problem once a presentation for formal voting is presented to the Fallbrook Community Planning Group (possibly in January), and design considerations should also take into account landscaping and the way security facilities (chain link and barbed wire fencing) are implemented. Contact with neighboring property owners was also suggested.

The meeting was adjourned at 7:53 PM.

Respectfully Submitted, Jerry Kalman, Secretary