

FALLBROOK COMMUNITY PLANNING GROUP
And
DESIGN REVIEW BOARD

Approved Minutes

Monday 18 February 2019, 7:00 PM, Live Oak School, 1978 Reche Road, Fallbrook

The February meeting of the Fallbrook Community Planning Group was called to order at 7:00PM by Chairman Jim Russell.

Twelve (12) members were present: Chairman Jim Russell, Vice-Chairs Jack Wood and Roy Moosa, Eileen Delaney, Donna Gebhart, Lee J. DeMeo, Karel Hanson, Jim Loge, Mark Mervich, William O'Connor, Victoria Stover and Kim Murphy. Steve Brown and Guy Howard were excused.

1. Vice-chairman Jack Wood to administer the oath of office to recently elected Stephen Brown.

Mr. Brown was excused from the meeting and the oath was not administered.

2. 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.
 - A. **George Montesario appeared and spoke on behalf of rescinding a proposed ordinance governing health care trailers, one of which is on his property in Fallbrook, inhabited by his father-in-law. He considered some of the requirements re renewals and other parameters to be onerous. He was informed that Planning Services at the County had pulled back consideration of the ordinance, however, he was concerned about the possibility of renewal processes occurring and wanted that aspect also deleted from consideration.**
 - B. **Joe Garcia inquired as to status of as traffic light at the corner of Green Canyon and Mission Rds. It was originally presented for consideration in 2017. Chairman Russell asked Mr. Garcia to send him and the Traffic Advisory Committee at the County requesting a status update.**
 - C. **Jack Wood reported on four issues before the County Planning Commission:**
 - i. **The Health Care trailer ordinance reference by Mr. Montesario is dead, and that the County is not going to pursue implementing it.**
 - ii. **As previously reported in the media, the County is proceeding with the state-mandated Land Development Code for Accessory Dwelling Units allowing waiver of fees for five years for creating those units, allowing them to be 50% of the size of the master unit on the property and the need for permits, nonetheless.**
 - iii. **And the County is responding to the State of California regarding implementation of allowance for Micro Home Kitchens, i.e. those that are to serve up to 30 meals a day.**
 - iv. **The Land Development Code updates regarding the above and other items are scheduled to be updated and in place by 2023.**

3. Approval of the minutes for the meeting of 21 January 2019. Voting Item.

Bill O'Connor moved to approve the minutes as presented, and the motion carried unanimously.

4. Request to remove the eucalyptus tree at 1492 N. Stagecoach Lane from Travis Evan, Department of Public Works, 760-510-2447, travis.even@sdcounty.ca.gov, because the tree is destroying the road. **Circulation committee.** Community input. Voting item. (1/16)

Circulation Committee Chair Roy Moosa reported that the eucalyptus tree was a hazard and moved to approve removal of the tree. The motion was approved unanimously.

5. AD18-025 Phan Ag Clearing Permit. Request for an ag permit to clear 1.21 of the 10.5 acres located at 3589 Sage Road for growing dragon fruit, a 1250 SqFt greenhouse for growing oyster mushrooms plus a 500 ft. chain length fence. Owner, applicant and contact person, Tai Phan, 562-341-1370, timphan09@gmail.com. County planner John Leavitt, 858-495-5448, john.leavitt@sdcounty.ca.gov. Continued at the 21 January 2019 FCPG meeting. **Land Use Committee,** Community input. Voting item. (1/3)

Mr. Phan indicated he has increased the size of the greenhouse/hydroponic facility to 2500-square-feet and removed from consideration growing mushrooms, responding to Land Use Committee concerns over noxious odors and their effects on neighbors. Land clearance will also be for growing 1.5 acres of dragon fruit on the property. He indicated any equipment on the property would be contained inside the greenhouse. The motion to approve as amended increasing the size of the greenhouse and eliminating mushroom facilities was made by Jack Wood and it was approved unanimously.

6. ZAP19-001 a minor use permit for the Fluence Fallbrook 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 Haley and Aldrich, Shruti Ramaker, 805-570-5566, sramaker@haleyaldrich.com, Land Use and Design Review Committees. Community input. Voting item. (1/2/19)

Dauren Kilish, director of California projects for Fluence Energy made the presentation and responded to comments/questions that followed after reports made by Chairs Jack Wood (Land Use) and Eileen Delaney (Design Review) regarding presentations made at their respective committees. Land Use approved the project concept as a Land Use item as presented, Mr. Wood noting that it is a good use of the parcels involved; and Design Review approved the project absent approval for the applicant meeting design, signage and landscaping issues, with Ms. Delaney noting overall it is a benefit to the community, however, she expressed concern about the interface yet needed with adjacent property owners.

Community and Planning Group input covered issues beyond the scope of the two Planning Group committees as follows:

- A. Paul Keck reported that the underground right of way through his property for the cabling between the Fluence batteries and the SDG&E substation is still being negotiated; but, as of the evening of the Planning Group meeting there was no agreement. He also indicated that there is no guarantee that once complete that the property and associated batteries will be turned over to the utility. He also indicated that he owns a strip in fee on the western edge of the Rashkin parcel, which runs along the parcels in the Industrial Way park.**
- B. The project will receive up to 40 megawatts of energy from the grid and store it for balancing load fluctuations. Not all of that electrical energy will come from solar and wind farms, and not all energy stored will be used exclusively for Fallbrook residences and businesses but will be available for other areas in the region.**
- C. The applicant is pursuing a Minor Use Permit and eventually, once the installation is complete and the facility tested, it will be turned over to SDG&E, which will own and operate the 18 containers and infrastructure. Fluence is under contract to SDG&E.**
- D. A company called AES owns the parcel and one adjacent to it and has the contract with Fluence for development of the battery site before it is turned over to SDG&E. In answer to why there is a two-step process, Mr. Kilish indicated that is the way they have worked other similar projects for this and other utilities in California. The award to AES and Fluence was made two or three years ago after they and several other companies responded to an SDG&E Request for Offers.**
- E. Arnold Rashkin, owner of a land-locked parcel west of the subject five-acre-parcel wants either the zoning changed from M52 to full industrial property or the County to require a Major Use Permit, which would require the road into the parcel to be at a larger County standard that he could then connect to and develop his parcel. Both Land Use and Design Review stipulated in their motions that the applicant work with Mr. Rashkin to help him resolve his concern about being land-locked and, therefore, holding an undevelopable piece of property.**

- F. There was concern that the County did not request an Environmental Impact statement, and had they, it should have been forwarded to the Fallbrook Community Planning Group. A community resident noted that there is a possible adverse effect of having this kind of facility close to Lavender Hill School, which is nearby on Mission Rd. Chairman Russell said that if there is a community request for an EIR, then it is within the purview of the Group to ask the County to require one and submit it to the Fallbrook Community Planning Group.**
- G. The absence of SDG&E as a party appearing, commenting and presenting was noted by many members of the community and the Fallbrook Community Planning Group. It was felt that if the utility was the presenter, it was likely that the request would be for a Major Use Permit vs. the Minor Use Permit. It was further noted that SDG&E should participate in these meetings and because of that the permit should be a Major Use Permit as noted above.**
- H. There was concern expressed over the life-expectancy of the batteries and whether or not they would be replaced or remain on the property. Mr. Kilish said that all Lithium ion batteries degrade over 20-35 years and will either be replaced or removed once no longer effective.**

Eileen Delaney moved to approve the project as presented subject to the following:

- 1. The County should, after reviewing the application and the considerations of the Fallbrook Community Planning Group and community considerations, determine whether or not the applicant should be requesting a Major Use Permit or Minor Use Permit;**
- 2. The applicant and County should assess the impact of the facility on the Lavender Hill Charter School a short distance from the project site;**
- 3. The approval by the Fallbrook Community Planning Group is for the project as presented and future decisions will be based on signage, landscaping and other design considerations;**
- 4. The Planning Group requires a reclamation plan for decayed batteries as they near the end of their useful life;**
- 5. The Planning Group requests information pertaining to the traffic anticipated at the site over a month;**
- 6. The parties (Arnold Raskin, Fluence/AES and SDG&E) should work together to facilitate access to the adjacent parcel.**

The motion was approved unanimously.

- 7. Election of a Fallbrook Community Planning Group member to the I-15 Design Review Board. Voting item. (1/31)**

Victoria Stover agreed to serve as the Fallbrook Community Planning Group representative on the I-15 Design Review Board. Her appointment was approved unanimously.

The meeting was adjourned at: 8:22PM.

Respectfully Submitted, Eileen Delaney, Secretary