

FALLBROOK COMMUNITY PLANNING GROUP & DESIGN REVIEW BOARD

Chair Eileen Delaney
eileen.fallbrook@gmail.com

Regular Meeting
Monday, October 18, 2021
7:00 PM
Zoom Meeting

Meeting ID: 816 4886 6166 - Passcode: AVOCADO - Dial in by Phone: 669-900-9128 (Phone Passcode: 4665015)
<https://us02web.zoom.us/j/81648866166?pwd=eWdVTUdBNlNTMzlkSFFJQm4yUG9aQT09>

OFFICIAL MINUTES

Adopted November 15, 2021

1. Call to order.

Chair Eileen Delaney called the meeting to order at 7:00 PM.

2. Roll Call

Acting Chair Delaney directed Secretary Ross L. Pike to call the roll. Attendance is as follows:

PRESENT: Jeaniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Steve Brown, Ross L. Pike, Mark Mervich, Jim Loge, Victoria Stover, Lee DeMeo, Kim Murphy, Jacqueline Kaiser, Michele McCaffery, Anna Strahan. (14)

ABSENT: None.

EXCUSED: Tom Harrington.

VACANT: None.

3. Pledge of Allegiance

The Pledge of Allegiance was led by Baxter.

4. PUBLIC 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.

- Jennifer Jefferies, community member, spoke to the Group and the public requesting that all persons participating in the county-wide redistricting process by submitting e-comments to the San Diego County Independent Redistricting Commission. Comments can be submitted here: <https://www.sandiegocounty.gov/content/sdc/redistricting/IRCecomment.html>
- Kathleen Lippitt, community member, spoke regarding hemp grows in Fallbrook.
- Judi Strang, community member, spoke regarding THC items for retail sale.
- Marc Sigmon, community member, thanked Murphy for her leadership on the Ad-hoc Cannabis Ordinance Committee as committee chair; spoke to the importance of being involved in the redistricting process.

5. Approval of the June 21, 2021 meeting minutes. Voting Item

Motion by McCaffery, second by Murphy, to adopt the revised minutes as presented by Secretary Pike. 14-0-0. Motion passes.

Aye: Domercq, Moosa, Delaney, Baxter, Brown, Pike, Mervich, Loge, Stover, DeMeo, Murphy, Kaiser, McCaffery, Strahan.

Nay: None.

Abstain: None.

Not Voting (Absent): Harrington.

6. Approval of the August 16, 2021 meeting minutes. Voting Item

Motion by Loge, second by Brown, to adopt the minutes as presented by Secretary Pike. 14-0-0. Motion passes.

Aye: Domercq, Moosa, Delaney, Baxter, Brown, Pike, Mervich, Loge, Stover, DeMeo, Murphy, Kaiser, McCaffery, Strahan.

Nay: None.

Abstain: None.

Not Voting (Absent): Harrington.

7. Approval of the September 20, 2021 meeting minutes. Voting Item.

Motion by Kaiser, second by Loge, to adopt the minutes as presented by Secretary Pike. 14-0-0. Motion passes.

Aye: Domercq, Moosa, Delaney, Baxter, Brown, Pike, Mervich, Loge, Stover, DeMeo, Murphy, Kaiser, McCaffery, Strahan.

Nay: None.

Abstain: None.

Not Voting (Absent): Harrington.

8. Informational presentation and discussion on CEQA. (California Environmental Quality Act) County Planner: Denise Russell, denise.russell@sdcounty.ca.gov, Community Input. Planning Group Non-voting Item
This agenda item has been postponed to the December meeting.

9. Informational presentation and Discussion of the County's Climate Action Plan, (CAP) Planner: /Darin Neufeld, darin.neufelt@sdcounty.ca.gov, Community Input. Planning Group Non-voting item
Darin Neufeld of San Diego County gave a presentation on smart growth and the process thus far for the initiative. Discussion was held by Group members. No action was taken.

10. Informational presentation: Sandia Creek Drive Bridge Replacement and Fish Passage Project; PDS2020-LDGRMJ-3030D County Planner: Robert Hingtgen, Robert.hingtgen@sdcounty.ca.gov. Sandra Jacobson, Ph.D., Director, South Coast and Sierra Regions California Trout, sjacobson@caltrout.org, Community Input. Planning Group. Non-voting item.
Sandra Jacobson of California Trout and Robert Hingtgen of San Diego County Planning & Development Services gave a presentation on the Sandia Creek Bridge Replacement. Discussion was held by Group members. No action was taken.

11. Waiver of B Designator Site Plan Exemption for a new patio cover. Location; El Pacifico, 111 North Vine Ave. APN 103-233-02-00, 103-233-03-00. Contact: Miguel Garcia, miguel.garcia.sdca@gmail.com., County Planner: Jeffrey Melo, Jeffrey.melo@sdcounty.ca.gov **Design Review Board Committee. Community Input. Voting Item.**
Miguel Garcia, applicant, presented the project.

Motion by Pike, second by Mervich, to approve the project as presented. 14-0-0. Motion passes.

Aye: Domercq, Moosa, Delaney, Baxter, Brown, Pike, Mervich, Loge, Stover, DeMeo, Murphy, Kaiser, McCaffery, Strahan.

Nay: None.

Abstain: None.

Not Voting (Absent): Harrington.

12. Discussion and recommendations on the County Cannabis Ordinance- Part 3. County Planners: Aleena Benedito, aleena.benedito@sdcounty.ca.gov and Conor McGee, conor.mcgee@sdcounty.ca.gov, Parcel location, size of parcel, size of the building, and access to the parcel (private roads) . Other recommendations for grow sites. **Cannabis Ad hoc Committee.**

Community Input. Voting Item

Murphy, committee chair, gave a report of the committee with regard to the motion passed by the committee. Public comment was given by Becky Rapp, Kelly McCormick, Linda Wilson, and Kathleen Lippitt. Discussion was held by Group members.

Motion by Mervich to postpone the consideration of the recommendation. Motion withdrawn.

Motion by Murphy, second by DeMeo, to approve the recommendation of the committee as modified by the Group. 14-0-0. Motion passes.

Recommend to San Diego County that in drafting the new Cannabis Ordinance, the Fallbrook Planning Group requests the following:

1. All cannabis cultivation will occur on land zoned A-70;
2. The minimum parcel size should be at least 5 acres;
3. Facilities or nurseries shall not exceed 20% of the total lot coverage;
4. Structures will have a minimum setback of 100 feet from all property lines;
5. All structures shall require a building and/or grading permit;
6. All visibility standards must be met for front-yard fencing;
7. All parking, access driveways, and staging areas must be surfaced and maintained with either asphalt, concrete, DG, gravel, rock, or similar material, and no mud shall be tracked onto the public roads;
8. All outdoor lighting shall not employ a light source higher than 25 feet. Building plans submitted for building permits shall include provisions indicating the lighting is properly shielded and directed so as to prevent glare on surrounding properties or onto adjacent streets. North San Diego County has a dark sky ordinance and that should be kept in mind with lighting while drafting the ordinance;
9. Dust and emissions control and erosion control must comply with SD County standards;
10. The use and storage of chemicals and pesticides shall comply with the regulations set forth by the CA State Dept of Pesticide Regulations;
11. Agricultural operations shall meet all federal, state, and regional requirements for discharge and drainage, including, but not limited to requirements of the San Diego Regional Water Control Board and National Pollution Discharge Elimination System;
12. Owner/operator/tenant shall be responsible for maintaining property and street area directly adjacent to the property. All trash found within this area will be collected and disposed of properly;
13. The agricultural activity area and any associated fencing or landscaping shall be maintained in good repair.;
14. Signage shall be limited to address and directional signage. Advertising shall not be permitted;

15. Access must be via San Diego County public roads. Private road usage should not be permitted unless the owners of the private road agree to allow access through a written recorded agreement. All weight limits and axle limitations shall be enforced through the existing signage on the road.

Aye: Domercq, Moosa, Delaney, Baxter, Brown, Pike, Mervich, Loge, Stover, DeMeo, Murphy, Kaiser, McCaffery, Strahan.

Nay: None.

Abstain: None.

Not Voting (Absent): Harrington.

13. PDS2021-SPS 21-003 Meadowood Specific Plan Amendment to allow the operation of a farm stand in addition to other accessory agricultural uses in HOA common areas. Specific uses are not proposed. A site plan minor deviation would be required to allow future accessory ag uses. Applicant: Tripointe Homes FKA Pardee Homes, Agent/Contact: Jennifer Campos, jcampos@reconenvironmental.com, County Planner, Sean Oberbauer@sdcounty.ca.gov **Design Review Board Committee. Community Input. Voting Item**

Jennifer Campos, applicant, and Sean Oberbauer of San Diego County PDS gave a presentation of the change to the project. Discussion held by the community voicing support. Discussion held by the Group.

Motion by Mervich, second by Stover, to approve the project as presented. 14-0-0. Motion passes.

Aye: Domercq, Moosa, Delaney, Baxter, Brown, Pike, Mervich, Loge, Stover, DeMeo, Murphy, Kaiser, McCaffery, Strahan.

Nay: None.

Abstain: None.

Not Voting (Absent): Harrington.

15. PDS2021-TM-5354R2 Discretionary Permit for Citro (FKA Meadowood) Tentative Map for 844 Dwelling Units. Northeast quadrant -I-15/SR76 Agent/contact: Jimmy Ayala for Tripointe FKA Pardee Homes, jimmy.ayala@tripointehomes.com, County Planner: Sean Oberbauer, sean.oberbauer@sdcounty.ca.gov. **Land Use and Design Review Board Committees. Community Input. Voting Item**

Sean Oberbauer of San Diego County PDS gave a presentation.

Motion by Brown, second by Loge, to approve the project as presented. 14-0-0. Motion passes.

Aye: Domercq, Moosa, Delaney, Baxter, Brown, Pike, Mervich, Loge, Stover, DeMeo, Murphy, Kaiser, McCaffery, Strahan.

Nay: None.

Abstain: None.

Not Voting (Absent): Harrington.

14. Specific Projects with Prioritization List of recommendations for DPW. County Planner; Cynthia Curtis,DPW, Cynthia.curtis@sdcounty.ca.gov, **Circulation Committee. Community Input. Voting Item.**

Moosa gave a report of the committee. Discussion was held by the community.

Motion by Moosa, second by Stover, to approve the priority list as amended. (See below for list.) 14-0-0. Motion passes.

Aye: Domercq, Moosa, Delaney, Baxter, Brown, Pike, Mervich, Loge, Stover, DeMeo, Murphy, Kaiser, McCaffery, Strahan.

Nay: None.

Abstain: None.

Not Voting (Absent): Harrington.

16. Authorization of Teleconferencing Meeting Option Pursuant to Government Code Section 54953(e)

Motion:

A motion to find there is a proclaimed state of emergency and state and local officials have imposed or recommended measures to promote social distancing authorizing teleconferenced meetings pursuant to Government Code section 54953(e). Community Input. **Planning Group Discussion. Voting Item.**

Motion by Pike, second by Stover, to find there is a proclaimed state of emergency with state and local officials having imposed or recommended measures to promote social distancing and having authorized teleconference meetings pursuant to Government Code Section 54953(e). 11-2-1. Motion passes.

Aye: Domercq, Moosa, Delaney, Brown, Pike, Mervich, Loge, Stover, Kaiser, McCaffery, Strahan.

Nay: Baxter, Murphy.

Abstain: DeMeo (noting support for Stover's personal circumstances).

Not Voting (Absent): Harrington.

17. Appoint Jim Loge to the Land Use Committee. Planning Group Discussion. Voting Item

Chair Delaney announces that Harrington has resigned from the Land Use Committee creating a vacancy for a Group member.

Motion by Murphy, second by Mervich, to appoint Jim Loge to fill the vacancy on the Land Use Committee. 14-0-0. Motion passes.

Aye: Domercq, Moosa, Delaney, Baxter, Brown, Pike, Mervich, Loge, Stover, DeMeo, Murphy, Kaiser, McCaffery, Strahan.

Nay: None.

Abstain: None.

Not Voting (Absent): Harrington.

18. PLANNING GROUP BUSINESS:

Announcements & Correspondence:

Appoint Roy Moosa as 1st VC

Appoint Kim Murphy as 2nd VC

Appoint Jim Loge as Website/FB Page Coordinator

Appoint Steve Brown as Chair of the Land Use Committee

Planning Group Assignments:

Michele McCaffery: Policy I-1 and Brown Act Reference/ Updates

Lee DeMeo & Jeniene Domercq: Parliamentary Procedure Reference

Mark Mervich: Technical Advisor in-person meetings

Tom Harrington: NCFPD Reports and information

REPORTS:

Improved Committee reporting procedures: Roy Moosa

FB page and Website: Jim Loge

Handbook: Duties, Policies, Etc. (Completion November)

Informational presentations for November: Cannabis & Mehko (Microenterprise Home Kitchen Ordinance)

19. Adjournment

The meeting was adjourned at 10:26 PM.

Respectfully submitted,



Ross L. Pike

Secretary

Fallbrook Planning Group

NOTE: The Fallbrook Planning Group occasionally has openings on its Land Use Committee (Chair Steve Brown: fallbrookplanning@aol.com), Circulation Committee (Chair Roy Moosa: 760-723-1181), Parks & Recreation Committee (Chair Stephani Baxter: sbaxter.fcpg@gmail.com), Public Facilities Committee (Chair Roy Moosa: 760-723-1181), and Design Review Board Committee (Chair Eileen Delaney: eileen.fallbrookl@gmail.com) for non-elected citizens. *There are currently vacancies on the Circulation Committee and Public Facilities Committee.* Interested persons are directed to please contact the respective committee chair. *To sign up for notifications for the digital Dropbox, please contact Group Secretary Ross L. Pike (rosslpike.fallbrook@gmail.com) or visit bit.ly/FallbrookPlanningGroup.* For general Fallbrook Planning Group matters, please contact Chair Eileen Delaney (eileen.fallbrook@gmail.com).

2021 Fallbrook Community Planning Group Capital Improvement Project Proposed Priority List

| Priority Number | Project Type * | Project Name, Description, and Limits | Recommended By? |
|---------------------|------------------------|--|-----------------------|
| 1 | Traffic Safety/Signals | Crosswalks by schools, crosswalk across Mission Rd to Jackie Hyneman Park, crosswalk by Del Rey Avocado Co. | Circulation Committee |
| 2 | Sidewalks | Path/trail from High School Admin Building to Reche Road | Circulation Committee |
| 3 | Sidewalks | East Mission: Iowa to Brandon | Circulation Committee |
| 4 | Sidewalks | East Mission: Fig to Elder | Circulation Committee |
| 5 | Sidewalks | East Mission: Main to Brandon | Circulation Committee |
| 6 | Traffic Safety/Signals | Flashing light on west Elder by Mission | Circulation Committee |
| 7 | Drainage | Mission and Brandon Flooding | Circulation Committee |
| 8 | Intersections | Main and Ammunition: Second left turn lane | Circulation Committee |
| 9 | Sidewalks | Sidewalks on West Clemmens | Private Citizen |
| 10 | Traffic Safety/Signals | Crosswalk by park at West Clemmens | Private Citizen |
| 11 | Traffic Safety/Signals | Handicap taking up parking spaces at West Clemmens | Private Citizen |
| 12 | Road Reconfiguration | East Mission: Increase left turn lane, and left turn lanes at side roads, and resurface at 395 and I-15 | Circulation Committee |
| 13 | Road Reconfiguration | East Mission left turn lanes at side roads | Circulation Committee |
| 14 | Road Reconfiguration | Stagecoach @ Reche Rd: Add Right turn lane | Circulation Committee |
| 15 | Traffic Safety/Signals | Crosswalk at Brandon and east Mission FLASHING LIGHT CROSSWALK | Circulation Committee |
| 16 | Road Reconstruction | Rockcrest Road repairs. A safety hazard. Even though this road may be private, it is used more by the public than the private road owners. | Planning Group |
| 17 | Road Reconstruction | South Mission: potholes and cracking throughout | Circulation Committee |
| 18 | Drainage | North Wisconsin and West Hawthorne | Circulation Committee |
| 19 | Intersections | Alvarado: red curb for right hand turn | Circulation Committee |
| 20 | Traffic Safety/Signals | Speed limit painted on street at West Clemmens | Private Citizen |
| 21 | Sidewalks | Sidewalk from Library to Mission Rd | Planning Group |
| 22 | Bike Lanes | @ Reche Road, @South Mission, @ Olive Hill | Circulation Committee |
| DEFER TO REVIT COMM | Traffic Safety/Signals | Bulb outs on Main at Elder and Ivy or Hawthorne <i>DEFER TO REVITALIZATION COMMITTEE AS PART OF DOWNTOWN REVITALIZATION PROJECT</i> | Chamber. Village |
| DEFER TO REVIT COMM | Road Reconstruction | Main Avenue potholes and cracking throughout. <i>DEFER TO REVITALIZATION COMMITTEE AS PART OF DOWNTOWN REVITALIZATION PROJECT</i> | Circulation Committee |
| DEFER TO REVIT COMM | Traffic Safety/Signals | Crosswalks on Main <i>DEFER TO REVITALIZATION COMMITTEE AS PART OF DOWNTOWN REVITALIZATION PROJECT</i> | Circulation Committee |
| DONE | Traffic Safety/Signals | Santa Margarita and Mission | Circulation Committee |
| DONE | Traffic Safety/Signals | Green Canyon and South Mission: if no traffic light, then a flashing light at Green Cyn | Circulation Committee |
| DONE | Road Reconfiguration | Reche Road: Add left turn lanes by Potter Junior High, and Live Oak School | Circulation Committee |
| ELIMINATE | Intersections | Stagecoach past Morrow: check for safety | Circulation Committee |
| ELIMINATE | Intersections | Via Monserate and Mission: less sharp turn | Circulation Committee |
| REQUEST REVIEW | Traffic Safety/Signals | Crosswalk across Mission Rd at Old Stage Road | Planning Group |
| REQUEST REVIEW | Sidewalks | Sidewalk along Old Stage Road from Mission Rd to Fallbrook Street | Planning Group |