

**FALLBROOK COMMUNITY PLANNING GROUP  
and  
DESIGN REVIEW BOARD**

Chair Eileen Delaney  
eileen.fallbrook@gmail.com

Regular Meeting  
Monday, January 17, 2022  
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**

1. CALL TO ORDER

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

2. Roll Call

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

**PRESENT:** Tom Harrington, Jeniene Domercq, First Vice Chair Roy Moosa, Chair Eileen Delaney, Stephani Baxter, Steve Brown, Secretary Ross L. Pike, Mark Mervich, Jim Loge, Victoria Stover, Lee DeMeo, Second Vice Chair Kim Murphy, Jacqueline Kaiser, Michele McCaffery, Anna Strahan. (14)

**ABSENT:** None.

**EXCUSED:** Kim Murphy.

**VACANT:** None.

3. PLEDGE OF ALLIGIANCE

The Pledge of Allegiance was led by Harrington.

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.

- Kathleen Lippitt, community member, spoke regarding cannabis preventing COVID-19.
- March Mervich, Planning Group member, spoke regarding the new MEHKO ordinance.
- Kelly McCormick, community member, spoke regarding cannabis use and adolescents.
- Judi Strang, community member, announced that Nathan Fletcher had been elected Chair of the San Diego County Board of Supervisors.
- Steve Brown, Planning Group member, spoke to respond to Mervich's support of the MEHKO ordinance.
- Eileen Delaney, Planning Group member, spoke to the demographic composition of Fallbrook.

5. APPROVAL OF MINUES: December 20, 2021 Planning Group meeting minutes. **Voting Item**

*Motion by Mervich, second by McCaffery, to approve the minutes as drafted by Secretary Pike. 11-1-2. Motion passes.*

**Aye:** Delaney, Harrington, Domercq, Kaiser, McCaffery, Pike, Moosa, Mervich, Baxter, Strahan, Stover.

**Nay:** Loge.

**Abstain:** Brown, De Meo.

**Not Voting (Absent):** Murphy.

6. Presentation by Jack Bebee, GM, Fallbrook Public Utility District (FPUD) . Community Input. Planning Group Discussion. Non-voting Item.1.Updates on efforts to detach from the Water Authority 2. The Community Benefit Program – updates on the LAFCO process

3. The merits of the Santa Margarita River Conjunctive Use Project coming online Discussion. **Non-voting Item.**

Presentation by Jack Bebee of the Fallbrook Public Utility District on the Santa Margarita River Conjunctive Project, the Fallbrook Community Benefit Program, and the Water Authority Detachment initiative. Discussion was held. No action taken.

7. Mitigated Negative Declaration for the proposed Sandia Creek Drive Bridge Replacement/Fish Passage project. ( Public review period January 6, 2022 thru February 4, 2022).  
<https://www.sandiegocounty.gov/content/sdc/pds/ceqa/PDS2020-LDGRMJ-30309.html>  
Applicant: Dr. Sandra Jacobson, Caltrout. County Planner: Robert Hingtgen, Robert.Hingtgen@sdcounty.ca.gov Community Input. Voting Item.  
Robert Hingtgen and Sandra Jackson of CalTrout provided an updated presentation on the project.

*Motion by Moosa, second by Harrington, to approved the project as presented. 14-o. Motion passes.*  
**Aye:** Harrington, Domercq, Moosa, Delaney, Baxter, Brown, Pike, Mervich, Loge, Stover, DeMeo, Kaiser, McCaffery, Strahan.  
**Nay:** None.  
**Abstain:** None.  
**Not Voting (Absent):** Murphy.

8. . Site Plan Waiver request from Dish Wireless to add equipment to an existing wireless telecom facility. There is no existing Site Plan. Location: 1051-1115 S. Main St. Fallbrook. APN 104-341-05-000 County Planner: Tran, Jenny <Jenny.Tran@sdcounty.ca.gov>. Applicant Arvin Norouzi, ANOROUZI@dernagr.com. DESIGN REVIEW BOARD COMMITTEE. Community Input. Planning Group discussion. **Voting Item.**

Arvin Norouzi gave a presentation on the project. Delaney reports that the Design Review Board Committee recommends approval.

*Motion by Delaney, second by Brown, to approve the project as presented. 14-o. Motion passes.*  
**Aye:** Harrington, Domercq, Moosa, Delaney, Baxter, Brown, Pike, Mervich, Loge, Stover, DeMeo, Kaiser, McCaffery, Strahan.  
**Nay:** None.  
**Abstain:** None.  
**Not Voting (Absent):** Murphy.

9. Request by Sycamore Ranch Group to assist in a proposal for a County project to install cement sidewalks bordering on Knottwood Way and portions of Flowerwood Ln. Contact: Peter Kunasz, srgroup@roadrunner.com CIRCULATION COMMITTEE. Community Input. Discussion. **Voting Item.**

Peter Kunasz presented the project. Moosa reports that the Circulation Committee recommends approval.

*Motion by Moosa, second by De Meo, to approve the proposal as presented, to allow for homeowners to continue advocating for sidewalks, and ask that the county maintain the trails and pathways for public safety. 14-o. Motion passes.*  
**Aye:** Harrington, Domercq, Moosa, Delaney, Baxter, Brown, Pike, Mervich, Loge, Stover, DeMeo, Kaiser, McCaffery, Strahan.  
**Nay:** None.  
**Abstain:** None.  
**Not Voting (Absent):** Murphy.

10. Update on Local Parks. Parks and Recreation Committee Public Input. Planning Group Discussion. **Non-voting Item.**

Baxter provided an update on projects and events pertaining to Fallbrook's local parks. No action taken.

11. Update of the Planning Group Website. Roy Moosa and Jim Loge. Community Input. Planning Group Discussion. **Non-voting item.**

Moosa and Loge gave a progress report on the Group's website. Discussion was held with members requesting individual photos and bios of Planning Group members. No action taken.

12. Appoint Stephani Baxter to the Land Use Committee to replace Eileen Delaney. **Voting Item.**

Chair Delaney reports this agenda item has been pulled due to the annual re-organization of committees with a report to be made in February of the new committees for ratification.

13. FOR COMMITTEES:

Authorization of Teleconferencing Meeting Option Pursuant to Government Code Section 54953(e)  
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). [This motion is intended to apply to all of the legislative body subcommittees this legislative body has created.] [If the legislative body does not hold a meeting within the next 30 days, the chair is directed to review the status of the state of emergency and whether state or local officials continue to impose or recommend measures to promote social distancing. If both conditions exist, the chair is directed to memorialize such determination in writing and such writing will be presented for ratification at the next meeting of the legislative body.] **Community Input. Planning Group. Voting Item.**

*Motion by Pike, second by Stover, 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) with in-person site visits being permitted. 13-1-0. Motion passes.*

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

**Nay:** De Meo.

**Abstain:** None.

**Not Voting (Absent):** Murphy.

14. FOR PLANNING GROUP:

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

*Motion:*

Pursuant to Government Code section 54953(e)(3), a motion to find the legislative body has reconsidered the circumstances of the State of Emergency and state and local officials continue to recommend measures to promote social distancing.

**Community Input. Planning Group Discussion. Voting Item.**

*Motion by Moosa, second by Brown, 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) with in-person site visits being permitted. 11-3-0. Motion passes.*

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

**Nay:** Baxter, Kaiser, De Meo.

**Abstain:** None.

**Not Voting (Absent):** Murphy.

15. PLANNING GROUP BUSINESS AS NEEDED:

Announcements & Correspondence:

Reports:

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

Jim Loge: Social Media

Stephani Baxter: Trails Council & CSA-81

Anna Stahan: Cal Trans

Jacqui Kaiser: Schools

Victoria Stover: I-15 DRB

February agenda Items: \*\*

16. ELECTION OF OFFICERS:

Chair, 1<sup>st</sup> Vice Chair, 2<sup>nd</sup> Vice Chair, Secretary

*Brown nominates, second by De Meo, Delaney for Chair. Delaney accepts. 12-0-2. Delaney is elected Chair.*

**Aye:** Harrington, Domercq, Moosa, Delaney, Baxter, Brown, Mervich, Loge, DeMeo, Kaiser, McCaffery, Strahan.

**Nay:** None.

**Abstain:** Stover, Pike.

**Not Voting (Absent):** Murphy.

*Loge nominates, second by De Meo, Moosa for First Vice Chair. Moosa accepts. 14-0-0. Moosa is elected First Vice Chair.*

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

**Nay:** None.

**Abstain:** None.

**Not Voting (Absent):** Murphy.

*Delaney nominates, second by De Meo, Baxter for Second Vice Chair. Baxter accepts. 14-0-0. Baxter is elected Second Vice Chair.*

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

**Nay:** None.

**Abstain:** None.

**Not Voting (Absent):** Murphy.

*Baxter nominates, seconded by De Meo, Loge for Secretary. Delaney offers friendly amendment to nominate Loge and Pike as Co-Secretaries. Loge accepts. Pike accepts. A report of the distribution of duties will be made at the February meeting following a meeting between Loge and Pike. 14-0-0. Loge and Pike are elected Co-Secretaries.*

**Aye:** Harrington, Domercq, Moosa, Delaney, Baxter, Brown, Pike, Mervich, Loge, Stover, DeMeo, Kaiser, McCaffery, Strahan.  
**Nay:** None.  
**Abstain:** None.  
**Not Voting (Absent):** Murphy.

17. ADJOURNMENT

The meeting was adjourned at 8:53 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](mailto:fallbrookplanning@aol.com)), Circulation Committee (Chair Roy Moosa: 760-723-1181), Parks & Recreation Committee (Chair Stephani Baxter: [sbaxter.fcpg@gmail.com](mailto:sbaxter.fcpg@gmail.com)), Public Facilities Committee (Chair Roy Moosa: 760-723-1181), and Design Review Board Committee (Chair Eileen Delaney: [eileen.fallbrook@gmail.com](mailto:eileen.fallbrook@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 ([rosspike.fallbrook@gmail.com](mailto:rosspike.fallbrook@gmail.com)) or visit [bit.ly/FallbrookPlanningGroup](http://bit.ly/FallbrookPlanningGroup).* For general Fallbrook Planning Group matters, please contact Chair Eileen Delaney ([eileen.fallbrook@gmail.com](mailto:eileen.fallbrook@gmail.com)).