

FALLBROOK COMMUNITY PLANNING GROUP

And

DESIGN REVIEW BOARD

Chair, Eileen Delaney

[Eileen.fallbrook@gmail.com](mailto:Eileen.fallbrook@gmail.com)

Regular Meeting

WEDNESDAY, August 23, 2023

6:30 PM

Fallbrook Public Utilities District Board Room

990 E. Mission Road Fallbrook, CA 92028

\*\*\*For their convenience, members of the public may attend in-person **or** virtually through Zoom \*\*\*

<https://us06web.zoom.us/j/89126074554?pwd=cVB2N3V6L2ZoOXhKeFpkZVZwUGxkQT09>

**Meeting ID:** 891 2607 4554 **Pass code:** 295237

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APPROVED MINUTES

1. CALL TO ORDER

2. STATEMENT (just cause) and/or consideration of a Request to Participate remotely.  
(emergency circumstances) by a Group Member, if applicable. Voting item as necessary.

3. ROLL CALL

- Present – Tom Harrington, Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Steve Brown, Ross Pike, Kelly Hansen, Jim Loge, Lee DeMeo, Scott Spencer, Michele McCaffery, Debbie Williams
- Excused – JJ Neese, Jacqueline Kaiser

4. PLEDGE OF ALLEGIANCE – Led by Kelly Hansen

5. APPROVAL of the June 22, 2023 meeting minutes.

- Motion to approve by Jim Loge, 2<sup>nd</sup> Debbie Williams
- Yes - Tom Harrington, Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Steve Brown, Ross Pike, Kelly Hansen, Jim Loge, Lee DeMeo, Scott Spencer, Michele McCaffery, Debbie Williams
- Excused – JJ Neese, Jacqueline Kaiser
- Motion Carried

6. APPROVAL of the July 17, 2023 meeting minutes

- Motion to approve by Jim Loge, 2<sup>nd</sup> Stephani Baxter
- Yes – Tom Harrington, Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Steve Brown, Ross Pike, Kelly Hansen, Jim Loge, Scott Spencer, Michele McCaffery, Debbie Williams
- Excused – JJ Neese, Jacqueline Kaiser
- Abstain - Lee DeMeo
- Motion Carried

7. PUBLIC FORUM. Opportunity for members of the public to speak to the Group on any subject matter within the Group's jurisdiction but not on today's agenda. Three-minute limitation. Non-voting item.

8. Update and discussion regarding the San Luis Rey Park Master Plan, primarily Bonsall Community Park. County Planner: Mark Kieser, Senior Park Manager, North County DPR, [mark.kieser@sdcounty.ca.gov](mailto:mark.kieser@sdcounty.ca.gov) **Parks and Recreation Committee**. Discussion only. Non-voting item.

- Presentation by North County Park Manager Mark Kieser, Jen Spencer (County PM Bonsall Community Park), Lori Bradley (Environmental Planner)
- A large turn out from the community voicing strong concerns for several areas:
  - Traffic management – parking
  - Safety during emergency (fire) evacuation
  - Multi Use trails allowing E-Bikes mixed with Equestrian

9. Recommendation to re-route main vehicle entry/exit for Rio Prado Park through the recently acquired adjacent Faubus property. County Planner: Mark Kieser, Senior Park Manager, North County DPR, [mark.kieser@sdcounty.ca.gov](mailto:mark.kieser@sdcounty.ca.gov) **Parks and Recreation Committee**. Community Input. .Voting item.

- Motion to re-route main vehicle entry/exit for Rio Prado Park through the recently acquired adjacent Faubus property With Dulin Rd designated and emergency/alternate route by Stephani Baxter, 2<sup>nd</sup> Kelly Hansen
- Yes - Tom Harrington, Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Steve Brown, Ross Pike, Kelly Hansen, Jim Loge, Lee DeMeo, Scott Spencer, Michele McCaffery, Debbie Williams
- Excused – JJ Neese, Jacqueline Kaiser
- Motion Carried
  
- Not in motion buy worthy of consideration to have a gate installed at Dulin Rd

10. PRESENTATION by Bonsall Unified School Superintendent Joseph Clevenger regarding their intent to acquire property in the Citro (Meadowood) project for school purposes. Community input. Non voting item.

- Presentation by Joseph Clevenger BUSD Superintendent
  - Shared map of BUSD boundaries including Bonsall, parts of Fallbrook, Oceanside, and Pala Indian Reservation 88 sq miles.
  - BUSD is looking at property in Citro development. This is in the very early stages.

11. Update on the Rainbow MWD and FPUD detachment from the San Diego Water Authority. Tom Kennedy, GM, Rainbow MWD. Discussion only. Non Voting.

Eileen Delaney provided update on detachment:

- Approved by LAFCO
- Filed at registrar of voters, will be on Nov 7<sup>th</sup> election
- AB399 – Supervisor Anderson will bring this forward at the next board of supervisors meeting.

12. Information regarding FPUD's major facility on Alturas: Storage reservoir, grading, storm water pond and other projects. Aaron Cook, Engineering Manager, Fallbrook Public Utilities District. Community input. Discussion. Non voting.

- FPUD was not able to attend meeting
- Continued per Chair Eileen Delaney

13. FALLBROOK STORM DRAINS. Discussion and recommendations regarding old storm drains that are failing and are causing safety concerns, with the potential to cause significant damage to our roads, businesses and residents. Locations: 130 E. Alvarado St., between Main Ave. and N. Vine St. and at the corner of Mission and Iowa Streets. Murali Pasamarthi, Manager, DPW, murali.pasamarthi@sdcounty.ca.gov. **Public Facilities Committee**. Community Input. Voting item.

- Motion to continue while FPG can work with FPUD to get a full report on all storm drain systems including what drains are on public or private property. Including any known areas of concern by Jeniene Domercq, 2<sup>nd</sup> Lee DeMeo
- Yes - Tom Harrington, Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Steve Brown, Ross Pike, Kelly Hansen, Jim Loge, Lee DeMeo, Scott Spencer, Michele McCaffery, Debbie Williams
- Excused – JJ Neese, Jacqueline Kaiser
- Motion Carried

14. PDS 2022-MUP-22-015 Request for Major Use Permit for a Public Safety Tower Tower at 2405 Via Rancheros, Fallbrook. Applicant: Vince Adams, [vaadams@tepgroup.net](mailto:vaadams@tepgroup.net) Owners: Ric & Debbie, Vron. County Planner: [Polita.mitchcom@sdcounty.ca.gov](mailto:Polita.mitchcom@sdcounty.ca.gov) **Public Facilities Committee**. Community input. Voting item.

- Committee Chair was not able to contact applicants, motion to continue by Jeniene Domercq, 2<sup>nd</sup> by Debbie Williams
- Yes - Tom Harrington, Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Steve Brown, Ross Pike, Kelly Hansen, Jim Loge, Lee DeMeo, Scott Spencer, Michele McCaffery, Debbie Williams
- Excused – JJ Neese, Jacqueline Kaiser
- Motion Carried

15. Discretionary Permit for **PDS2023-STP-23-016 - Site Plan** for West Coast Self-Storage Facility. Location: APN: 104- 161-3700 & 104-161-3900. Applicant: Will Goodwin Austen, [wausten@nwbld.com](mailto:wausten@nwbld.com). Contact: Cassie Permenter, [cpermenter@larsandersen.com](mailto:cpermenter@larsandersen.com) County Planner: Hani Baker, [hani.baker@sdcounty.ca.gov](mailto:hani.baker@sdcounty.ca.gov) **Design Review Board Committee**. Community input. Voting item.

- Motion to continue by Tom Harrington, 2<sup>nd</sup> by Ross Pike

- Yes - Tom Harrington, Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Steve Brown, Ross Pike, Kelly Hansen, Jim Loge, Lee DeMeo, Scott Spencer, Michele McCaffery, Debbie Williams
- Excused – JJ Neese, Jacqueline Kaiser
- Motion Carried

16. Recommendations to be included in a joint letter with Rainbow CPG and other CPSGs for Phase Three “Emerging Concepts & Final Feedback” for the Socially Equitable Cannabis Program development”. Community input. **Cannabis Ad Hoc Committee.** Voting item.

- Motion to continue by Jeniene Domercq, 2<sup>nd</sup> by Jim Loge
- Yes - Tom Harrington, Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Steve Brown, Ross Pike, Kelly Hansen, Jim Loge, Lee DeMeo, Scott Spencer, Michele McCaffery, Debbie Williams
- Excused – JJ Neese, Jacqueline Kaiser
- Motion Carried
- Jeniene Domercq provided draft letter FPG for review

17. Request by the owners of the Fallbrook Village Plaza (parking lot below the front of the library) to rezone the parking lot from parking only to V3 or V4. Contact: Roy Moosa. **Land Use Committee.** Community input. Voting item.

- Motion to continue by Kelly Hansen, 2<sup>nd</sup> by Michelle McCaffery
- Yes - Jeniene Domercq, Eileen Delaney, Stephani Baxter, Steve Brown, Ross Pike, Kelly Hansen, Jim Loge, Lee DeMeo, Scott Spencer, Michele McCaffery, Debbie Williams
- No – Tom Harrington
- Excused – JJ Neese, Jacqueline Kaiser
- Recused – Roy Moosa
- Motion Carried

18. Appoint Lila Hargrove as a community member to the Public Facilities Committee. Community input. Voting Item.

- Motion to appoint Lila Hargrove by Ross Pike, 2<sup>nd</sup> by Tom Harrington
- Yes - Tom Harrington, Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Steve Brown, Ross Pike, Kelly Hansen, Jim Loge, Lee DeMeo, Scott Spencer, Michele McCaffery, Debbie Williams
- Excused – JJ Neese, Jacqueline Kaiser
- Motion Carried

19. Appoint Lila Hargrove as a community member to the Circulation Committee. Community input. Voting item.

- Motion to appoint Lila Hargrove by Ross Pike, 2<sup>nd</sup> by Tom Harrington
- Yes - Tom Harrington, Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Steve Brown, Ross Pike, Kelly Hansen, Jim Loge, Lee DeMeo, Scott Spencer, Michele McCaffery, Debbie Williams
- Excused – JJ Neese, Jacqueline Kaiser
- Motion Carried

20. PLANNING GROUP BUSINESS:

Reports:

Chair's report:

Representative to the I-15 DRB: Jeniene Domercq

Project Updates: Steve Brown & Jim Loge

Representative to the Fallbrook Community Forum: Eileen Delaney

Representative to the Village Association: Roy Moosa

Representative to the Fallbrook Chamber of Commerce: Jeniene Domercq

NCFPD & SD Sheriff Reports and information: Tom Harrington

**Quarterly Reports** (March, June, September, December) or as needed.

Trails Council & CSA-81: Stephani Baxter

Palomar College: Jacqui Kaiser

Local Schools: Kelly Hansen

Fallbrook Historical Society: Scott Spencer

Fallbrook Regional Health District: JJ Neese

## 21. ADJOURNMENT

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NOTE: The Fallbrook Planning Group occasionally has openings on its Committees for non-elected community members. Interested parties should contact the respective Committee Chairs: Land Use Committee Chair Steve Brown [steve.fallbrook@aol.com](mailto:steve.fallbrook@aol.com), Circulation Committee Chair Roy Moosa: 760-723-1181), Parks & Recreation Committee Chair Stephani Baxter: ([stephani.fallbrook@gmail.com](mailto:stephani.fallbrook@gmail.com)), Public Facilities Committee Chair Roy Moosa: (760-723-1181), and Design Review Committee Chair Eileen Delaney: ([eileen.fallbrook@gmail.com](mailto:eileen.fallbrook@gmail.com)), Ad-Hoc Cannabis Committee Chair, Jeniene Domercq, [jeniene.fallbrook@gmail.com](mailto:jeniene.fallbrook@gmail.com)

This is a preliminary agenda. If any changes are made, a final agenda will be posted at the Fallbrook Chamber of Commerce (111 S Main Avenue) at least 72 hours prior to the meetings).

Eileen Delaney, Chairperson, Fallbrook Community Planning Group & Design Review Board.

Email: [Eileen.Fallbrook@gmail.com](mailto:Eileen.Fallbrook@gmail.com)

OFFICIAL

PLANNING GROUP AGENDAS, MINUTES AND INFORMATION

Website: [www.fallbrookplanninggroup.org](http://www.fallbrookplanninggroup.org)

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Agendas can also be found at:

<https://www.sandiegocounty.gov/pds/gpupdate/comm/fallbrook.html>.