

FALLBROOK COMMUNITY PLANNING GROUP

And

DESIGN REVIEW BOARD

Chair, Eileen Delaney

Eileen.fallbrook@gmail.com

Regular Meeting

WEDNESDAY, JANUARY 22, 2025

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*****

Join Zoom Meeting

<https://us02web.zoom.us/j/89662186129?pwd=Xo0cqQwJKwLW9FslmpBB4X1p1EDFb.1>

Meeting ID 896 6218 6129 **Pass code:** 558514

One tap mobile: 16694449171,,89662186129# US

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Apprved Minutes

1. CALL TO ORDER – 6:32 PM

2. OATH OF OFFICE for re-elected and newly elected Planning Group Members; Administered by Supervisor Jim Desmond

- Special thanks to supervisor Desmond for swearing in the newly elected members
 - Roy Moosa, Jim Loge, Aldo Alvidres, Tom Harrington, Ross Pike, Stephani Baxter and Kathie Morris
 - Lee De Meo was excused

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.

- N/A

3. ROLL CALL

- Present – Tom Harrington, Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Steve Brown, Ross Pike, Kelly Hansen, Jim Loge , JJ Neese, Aldo Alvidres, Scott Spencer, Debbie Williams
- Excused –Lee De Meo, Kathie Morris

4. PLEDGE OF ALLEGIANCE – Lead by Aldo Alvidres

5. 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. No discussion. Three-minute limitation. Non-voting item.

- Community member Ron shared an article from California Globe “More chickens come home to roast”. Discussing the dangers of battery energy storage facilities. Dangers noted included difficulty of extinguishing fires (nearly impossible), toxic chemicals that can be released causing health risks. Could contaminate air, soil and water for long term consequences. Ron noted the BESS in Fallbrook is near residential areas.
- PG member Steve Brown shared a email his wife received that outlines Supervisor Jim Desmond fire preparedness plan that Supervisor Desmond plans to submit to the board of supervisors. Steve request to have the plan submitted on next months agenda for the planning group to send a letter of support for Supervisor Desmond’s plan.
 - Expand firefighting resources
 - Assess regional vulnerabilities
 - Demand accountability and coordination
 - Evaluate current capacity and reliability of water supplies for firefighting
 - Insurance and financial recovery
 - In addition, Steve would like the PG to include have more comprehensive control and clean-up of brush on state/county roads
- PG member Debbie Williams – Requested the county act to clear brush and debris. She noted the county sends letters to residents to clear their property, threatening fines if the community doesn’t comply but the county takes no action to clear their property.
- PG member Roy Moosa provided a update on the senior housing project. Several members of the planning group went to one of the properties and reported that it was appeared to be well maintained. They are still concerned with the design, question if Fallbrook residents will have the first opportunities, can something be done for additional parking.
- PG member Stephanie Baxter provided an update on the BESS facility in Fallbrook. She has a meeting with Assemblyman Carl DeMaio and State Senator Brian Jones to discuss options for the Fallbrook facility.
- Becky Rapp Community member –Cited a LA Times article stating that pesticides used in the Cannabis growing facilities are not being monitored. About 50% of product sold in stores contain chemicals that could be harmful. Requested the PG support an effort to have the industry adhere to the same stringent rules as other agriculture in California.
- Paul Klukas Community member – Speaking in behalf of the Horse Creek HOA. The board has concerns about the weed abatement on Passerelle lots and Horse Creek Ranch Road, also the town center lots. The weeds are tall and cause fire safety concern. Requested the PG help contacting the owner to make the request.

6. APPROVAL of the October, 2024 Minutes.

- Motion to approve as presented by Jim Loge; 2nd Stephani Baxter
- Yes- Tom Harrington, Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Steve Brown, Ross Pike, Kelly Hansen, Jim Loge, JJ Neese, Aldo Alvidres, Scott Spencer, Debbie Williams
- Excused – Lee De Meo, Kathie Morris
- Motion Carried

7. APPROVAL of the November, 2024 minutes.

- Motion to approve as presented by Ross Pike; 2nd Tom Harrington
- Yes- Tom Harrington, Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Steve Brown, Ross Pike, Kelly Hansen, Jim Loge, JJ Neese, Aldo Alvidres, Scott Spencer, Debbie Williams
- Excused –Lee De Meo, Kathie Morris
- Motion Carried

8. Presentation by the Clerk of the Board regarding their online Public Records Request Center. Keith Van Wagner, Program Manager, COBRecords@sdcounty.ca.gov Public input. Planning Group. Non voting item.

- Victor Gamez representing SD County Public Records act unit. SD County has launched a new website making available to the public a vehicle to request a copy of any public record per the public records act.
- Sandiegocounty.gov/pr
- Govt Code 7920.000 et. Seq
- Must respond to request within 10 calendar days
 - In a few circumstances the county can request a 14-day extension.
 - Requests are provided electronically
 - No timeframe for producing records
 - If the request has to be provided need to be printed, there is a charge of 10-15 cents per page

9. Update of the Village View Park. Riley DeWitt-Rickards, Project Manager, Riley.dewittrickards@sdcounty.ca.gov Public input. Planning Group. Non voting item

- Riley DeWitt-Rickerts SD County Parks and Rec project manager
 - Park started in fall of 2023
- Riley shared 3 pictures of the progress
 - The public restroom
 - Dog Park area/ highlighted the storm water basin
 - Adventure plays area tower feature
 - 2–5-year-olds play features are being install
 - The skate park progress
- Noted the street work will start in late February cause one lane of Fallbrook St, Shady Glen, and Morro Rds.
- Estimated completion summer of 2025
- Question from PG member – Will the restrooms be monitored at night noting other facilities have trouble with homeless encampments during nighttime hours.
 - Riley said that concern is being addressed

10. Request for a Site Plan Exemption (PDS-554) for a proposed wall mounted sign. Location: Kettle on Main, 139 S. Main Ave. Fallbrook, CA (APN 103-221-20-00). Applicant: Givino

Rossini, Givino@kettleongrand.com County Planner: Jeffrey Melo, Jeffrey.melo@sdcounty.ca.gov **Design Review Committee**. Community input. Voting item.

- Motion to approve as presented by Eileen Delany; 2nd Steve Brown
- Yes- Tom Harrington, Jeniene Domercq, Eileen Delaney, Stephani Baxter, Steve Brown, Ross Pike, Kelly Hansen, Jim Loge, JJ Neese, Aldo Alvidres, Scott Spencer, Debbie Williams
- Recused - Roy Moosa
- Excused –Lee De Meo, Kathie Morris
- Motion Carried

11. Comments regarding the Public Disclosure Period for the Passerelle General Plan Amendment, Specific Plan Amendment and addendum to the previously Certified EIR. Location: The Northeast Quadrant of the SR-76 and I-15 Interchange adjacent to Horse Ranch Creek Road. Applicant/Agent: Chris Brown, Chris@alchemycg.com County Planner: Sean Oberbauer, sean.oberbauer@sdcounty.ca.gov **Land Use and Design Review Committees**. Community input. Voting item.

- Presentation by Chris Brown
 - Original office professional plan design from about 2010(commercial/residential) would not be viable after current market studies (in coordination with SD County) were complete.
 - New proposal is single family detached homes
 - Chris Brown noted they wanted to ensure the new development fit into the neighborhood as developed.
 - Landscape plan is consistent with other neighborhoods in Horse Creek Ranch
- Steve Brown gave a report from Land Use Committee:
 - Concern about traffic congestion
 - Concern about evacuation plans
- Eileen Delany gave a report for Design Review Committee:
 - Concern with parking
 - Architecture is nicer than some of the other properties in the area
 - Landscape plan
 - Concern with 3 story design but it does meet the maximum height of the design standards
- There were many members of the community present in person and via Zoom
 - No substantive active recreation facilities, Horse Creek Ranch community is concerned the residents from the new community will use their pool and other active facilities.
 - Parking is a large concern since the garage as designed in only 18ftX18ft hardly enough space to park two cars. There is not space in the driveways and no adequate additional parking spaces as part of the design. There are already issues with parking in Horse Creek Community
 - Concern about the traffic and roads not being planned wide enough to sustain the traffic.
 - Community member asked if there is a plan for a stoplight at Friesian Way and Horse Creek Ranch Road.
- As a purpose of public review motion to consider items of concern by Eileen Delany; 2nd Steve Brown
 - Comments of concern for public review:

- Park facilities
 - Parking
 - Size of garage (at least 20X20)
 - Stop signal at Friesian Way and Horse Creek Ranch Road.
- Yes- Tom Harrington, Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Steve Brown, Ross Pike, Kelly Hansen, Jim Loge, JJ Neese, Aldo Alvidres, Scott Spencer, Debbie Williams
- Excused –Lee De Meo, Kathie Morris
- Motion Carried

12. Recommendations for the 2025/2026 PLDO priority list. County Contact: Mark Kieser, mark.kieser@sdcounty.ca.gov **Parks & Recreation Committee**. Community input. Voting item.

- Support Development of mixed use Trail Connectivity according to
- Community Trails Master Plan, specifically along Stage Coach Lane
- Provide Aquatic Facilities to include a Swimming Pool and Splash Pad
- Provide Equestrian Facilities
- Provide a Second Community Center
- Acquire New Parkland
- Provide more Sports Fields, Sports Courts, and Active Recreation for Multi-Generational uses
- Continue Support for Existing Parks and Community Center
- Motion to submit as presented by Jim Loge; 2nd Kelly Hasen
- Yes- Tom Harrington, Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Steve Brown, Ross Pike, Kelly Hansen, Jim Loge, JJ Neese, Aldo Alvidres, Scott Spencer, Debbie Williams
- Excused –Lee De Meo, Kathie Morris
- Motion Carried

13. Comments for a proposed three story townhome project with 130-160 ownership units. Location: 545Aviation, Fallbrook. Applicant: Eric Thies, eric.thies@kidder.com **Land Use and Design Review Committee**. Community input. Non voting item.

- Overall, the PG is in favor of the applicant moving forward with project

14. Discussion regarding speeding on Olive Hill Rd, and the request for speed bumps or other traffic calming measures. Requested by community member Stephanie Spark, sparksteph@aol.com. **Circulation Committee**. Community Input. Voting item.

- The applicant was not present, Circulation Committee Chair Roy Moosa read a letter sent by the applicant. The letter outlined many issues with the speeding on Olive Hill Rd
- Motion for CPG to send a letter to DPW by Eileen Delany; 2nd JJ Neese
- Yes- Tom Harrington, Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Steve Brown, Ross Pike, Kelly Hansen, Jim Loge, JJ Neese, Aldo Alvidres, Scott Spencer, Debbie Williams
- Excused –Lee De Meo, Kathie Morris
- Motion Carried

15. Request for comments. The Fallbrook Regional Health District is exploring a potential community-wide transportation option. This is an opportunity to partner with a national transportation provider. Community support for both rider-ship estimates and for financial collaboration is needed. Presenter: Rachel Mason: rmason@fallbrookhealth.org **Circulation Committee**. Community input. Non-voting item.

- This project was removed from the February agenda per FPG Chair

16. Priority list for DPW's Capital improvements and maintenance projects for County maintained assets. **Circulation Committee**. Community input. Voting item.

Project may be related to safety, capacity, accessibility, and operations. Types include:

- Road Reconstruction/Reconfiguration/New Roads: Adding/modifying street lighting, drive lanes, turn lanes, bike lanes, roundabouts, new striping, paving a dirt road, or improving a road slope.
- Bridges Repair/Reconstruction: Adding/modifying street lighting, lanes, or bike lanes.
- Sidewalks/Pathways/Pedestrian Access Ramps: Adding/modifying sidewalks, pathways, and ramps.
- Drainage: Improvements and cleaning of publicly maintained roadways and waterways, as evidenced by trash accumulation, blocked drainage, or other indicators of persistent historical flooding.
- Intersection Improvements: Repair traffic signals or install new signals and turn lanes.
- Road Resurfacing: Maintenance such as asphalt resurfacing, approximately 1 mile or less.
 - Motion to submit as presented by Ross Pike; 2nd Aldo Alvidres
 - Yes- Tom Harrington, Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Steve Brown, Ross Pike, Kelly Hansen, Jim Loge, JJ Neese, Aldo Alvidres, Scott Spencer, Debbie Williams
 - Excused –Lee De Meo, Kathie Morris
 - Motion Carried

17. Radify the Planning Group Committees membership.

LAND USE

1. Steve Brown, Chair
 2. Roy Moosa
 3. Jeniene Domercq
 4. Scott Spencer
 5. Jim Loge
 6. Stephani Baxter
 7. Aldo Alvidres
- Community Members**
8. Mick Kubota
 9. Stu Ross
 10. Jerry Kalman
 11. Lila Hargrove

CIRCULATION

1. Roy Moosa, Chair
 2. Tom Harrington
 3. Jeniene Domercq
 4. Steve Brown
 5. Ross Pike
 - 6.
 - 7.
- Community Members**
8. Tom Mintum
 9. Lila Hargrove
 10. Peggy Brown

11. Mark Mervich.

DESIGN REVIEW

1. Eileen Delaney, Chair
2. Stephani Baxter
3. Steve Brown
4. Jeniene Domercq
5. Roy Moosa
6. Jim Loge
7. Aldo Alvidres

Community Members

8. Lila Hargrove
9. Kari Hoyer
10. Jean Dooley
11. Jackie Heyneman

PARKS & RECREATION

1. Stephani Baxter, Chair
2. Jim Loge
3. Eileen Delaney
4. Tom Harrington
5. JJ Neese
6. Ross Pike
- 7.

Community Members

Kari Hoyer
Mark Hoyer
Nicole Benitez
Lauren Tutill

PUBLIC FACILITIES

1. Jeniene Domercq, Chair
 2. Tom Harrington
 3. Steph Baxter
 4. Kelly Hansen
 5. JJ Neese
 6. Ross Pike
 7. Kathie Morris
- Community members**
8. Lila Hargrove
 9. Peggy Brown
 - 10.
 - 11.

18. Election of Planning Group Officers:

Chair – Eileen Delany

1st vice Chair – Stephani Baxter

2nd vice Chair - Jeniene Domercq

Secretary – Jim Loge

Voting Item.

All officers approved without objection

19. 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:

Local Schools: Kelly Hansen

Fallbrook Historical Society: Scott Spencer

Fallbrook Regional Health District: JJ Neese

20. ADJOURNMENT – 10:24 PM

Minutes submitted by Jim Loge, secretary

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, Circulation Committee Chair Roy Moosa: 760-723-1181), Parks & Recreation Committee Chair Stephani Baxter: (stephani.fallbrook@gmail.com), Public Facilities Committee Chair Jeniene Domercq, jeniene.fallbrook@gmail.com and Design Review Committee Chair Eileen Delaney: (eileen.fallbrook@gmail.com),

Ad-Hoc Cannabis Committee Chair, Jeniene Domercq, 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

OFFICIAL
PLANNING GROUP AGENDAS, MINUTES AND INFORMATION

Website: www.fallbrookplanninggroup.org

FaceBook: <https://www.facebook.com/Fallbrook-Planning-Group-109111577938214>

Agendas can also be found at:

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