

FALLBROOK COMMUNITY PLANNING GROUP

And

DESIGN REVIEW BOARD

Chair, Eileen Delaney

Eileen.fallbrook@gmail.com

Regular Meeting

TUESDAY FEBRUARY 18, 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

Dial in by Phone: 16694449171 **Meeting ID:** 89662186129# **Pass code:** * 558514#

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Approved Minutes

1. CALL TO ORDER – 6:03 PM

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.

- NA

3. ROLL CALL

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

4. PLEDGE OF ALLEGIANCE

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.

- Chris Brown provided update on Jan 2025 agenda item 11 (Passerelle). Chris met with the partners/applicant.
 - Public parking – Authorization funding to evaluate additional owner and visitor parking
 - Garage width – Authorization funding to evaluate making the garage size 20ft wide
 - PLDO funds – Funds will go to county. He will work with the FPG to add language to have the funds used in Fallbrook.

6. APPROVAL of the January, 2025 Minutes.

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

7. REVIEW AND DISCUSSION ON THE CANNABIS PROGRAM DRAFT EIR. County Planner, Jessica Norton, Jessica.norton@sdcountry.ca.gov **Cannabis Ad-Hoc Committee.** Community input. Non-voting <https://engage.sandiegocounty.gov/cannabis-program-eir>

- **NOTE: Agenda item is limited discussion for the draft EIR only**
- Background information on proposed Cannabis Program: SD County BOS directed staff to proceed with the Cannabis
- Jessica Norton clarified this program is directed is only unincorporated areas of the county only
 - Excludes: Federal, state, county public land, tribal lands, any land preserved
- Below are the questions sent to Jessica Norton in advance of the meeting by Jeniene Domercq, chair Cannabis Ad-Hoc Committee
- How many total acres for cultivation will be allowed in each unincorporated area?
 - Depends on what alternative is adopted by the BOS
- It is our understanding that 25 dispensaries will be allowed throughout the unincorporated areas
 - There are 5 locations currently, this EIR would include up to 20 additional licenses
- How will this be divided into each community?
 - Location requirements will be defined by the option adopted by the BOS
- Regarding the Oversight Committee:
 - Is part of the social equity program
 - At the time of the meeting the community collaborative had not been formed
- How many consumption lounges will be allowed in each community?
 - Consumption lounges are limited to licensed dispensaries
- The data for the DEIR is years old. It does not appear to be based on current environmental impacts that communities in California with Cannabis Programs are experiencing. Will the county be revising the DEIR to reflect more up to date studies and impacts?

- The purpose of this review period is for input of circumstances that may have changed the have environmental impacts that did not exist at the time of the initial study. If there are studies that so raise concerns, please be very specific and any issue communicated to the county.
- Please provide references to the study and/or links
- The county is legally required to respond to all comments made during the review period.
- Outdoor Grows have been documented as causing major impacts in other Communities with Cannabis Programs. With this knowledge, why is the County recommending Alternative #2 for the Program which allows outdoor grows in A70 and A72 knowing that these zones are adjacent to residential zones?
 - SD county staff is not recommending any alternative. The BOS will determine what alternative is adopted
- Cultivation issues such as odor have been nearly impossible to enforce in other areas with Cannabis Programs. As an example Santa Barbara and Carpinteria have had 4,000 odor complaints. Of those complaints not a single one was enforced. At times children in these communities were not able to play outdoors during recess at school because of odors. Residents were unable to enjoy outside activities. How will the County's Program handle this and ensure that this doesn't happen to our children and residents?
 - The proposed code requires site odor mitigation plan (attachment B and D of the EIR)
 - Quarterly inspections are proposed
 - EIR alternatives 4 and 5 will present the lowest odor impact
- How will our Program mitigate environmental concerns such as groundwater contamination, soil contamination, damage to private roads, lights and noise?
 - Draft EIR addresses all environmental concerns
- How will existing wineries be protected from negative impacts of Cannabis grows and cultivation in their crops?
 - Section 2.3 of the EIR evaluates potential impact
 - Jeni Domercq noted the in Santa Barbara wineries have said they have noticed the taste of the wine has changed
 - The county has not heard about this issue. Requested if there are any studies showing the change in taste in any agricultural crops due to cannabis, please submit to them for review
- Our unincorporated communities have many private roads in areas that are in AG and residential zones. Residents who live on these roads are responsible for the cost of maintaining these roads. How will the potential for damage to these roads be mitigated with the residents being liable for the cost of the repairs?
 - SD County does have private road standards that provide the minimum requirements for road improvements for new developments that are conditions of land development projects.
- Public questions
 - Mark Mervich – What is the property measuring point for distance requirements
 - SD County – From the center line of the property
 - Community member – Are separate permits required for processing enforcing odor mitigation
 - SD County states it is not required due to rule 51
 - Sharon Anderson – Has there been a residential value impact
 - PG chair Delaney said that is not a requirement in the EIR

- Questions from the PG:
- A request by Scott Spencer PG member to have a future discussion on growing Hemp; acknowledged by FPG chair
- Will agricultural nurseries be part of the opportunity?
 - The farm bureau has been included in meetings during the process
- Concern about effects on the wineries in Fallbrook due to cross contamination
- How long is the review period after the public review
 - Depends on the number of comments

8. REQUEST FOR WAIVER/SITE PLAN EXEMPTION for an as-built sign. Location: E Bikes A Go-Go, 211 N. Main Ave. County Planner: AJ Aziz, AJ.Aziz@sdcounty.ca.gov **Design Review Committee** Community input. Voting item.

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

9. Request for assistance regarding major Fallbrook traffic impacts to schools and businesses caused by drivers accessing the Naval Weapons Station gate on Aviation. Community member: Arthur Rodriquez. **Circulation Committee**. Community input. Voting.

- Item removed from February 2025 agenda

10. Request for a letter to be sent to PDS and Supervisor Desmond in support of a proposed three story town home project with 130-160 ownership units. Location: 545Aviation, Fallbrook. Applicant: Eric Thies, eric.thies@kidder.com **Land Use and Design Review Committee**. Community input. Voting (Presented at the January 2025 meetings)

- Motion to send a letter that the FPG could support the proposed project that applicant gave a presentation about to the FPG in January 2025 by Ross Pike; 2nd Aldo Alvidres
- Yes- Jeniene Domercq, Eileen Delaney, Stephani Baxter, Ross Pike, Jim Loge, JJ Neese, Lee DeMeo Aldo Alvidres, Scott Spencer, Lee De Meo, Kathie Morris
- Excused – Tom Harrington, Roy Moosa, Kelly Hansen, Debbie Williams
- Absent - Steve Brown
- Motion Carried

11. Report on the responses received on our BESS Resolution. Planning Group 1st vice Chair Stephani Baxter. Community input. Non-voting.

- Stephani Baxter – There was a meeting with State Senator Brian Jones and staff.
 - Brian Jones offered to host a local townhall to hear concerns on the BESS facility in Fallbrook.
 - There is a homeless camp on the current Fallbrook facility
 - There are multiple pieces of legislation being crafted. Some are in support of giving local communities more input in the location placement.

12. APPOINT Bryan Hanewinckel to the Parks and Recreation Committee. Community input. Voting.

- Motion to approve by Stephanie Baxter; 2nd JJ Neese

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

13. PRESENT UPDATE TO RULES #2 AND #3 OF THE STANDING RULES to reflect CPG meeting time of 6:30PM and dates of the meeting, if it falls on a County holiday. All other rules remain the same. Community input. Non-voting. First presentation on 2/18/2025. Vote at the next CPG meeting.

STANDING RULES OF ORDER

Regular Monthly Meetings

1. Location: Fallbrook Public Utility District, 990 E. Mission Rd., Fallbrook
2. Time: ~~7:00PM PT~~ **6:30PM**
3. Date: Third Monday of each month, **unless that falls on a County holiday.**

14. PLANNING GROUP BUSINESS:

Reports:

Chair's report: Robert's Rules of Order: Procedure for Motions; Ensuring order and dealing with disruptive behavior during our meetings

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

15. ADJOURNMENT

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

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