

FALLBROOK COMMUNITY PLANNING GROUP

And

DESIGN REVIEW BOARD

Chair, Eileen Delaney

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

Regular Meeting

MONDAY, MARCH 17, 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 6:32 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.

3. ROLL CALL

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

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.

- Community member raised issue of barking dogs. He came before the PG on prior occasions and has contacted the county code enforcement asking enforcement of the

noise violations. Chair Delaney has had verbal conversations with the county and will follow up with a letter,

6. APPROVAL of the February, 2025 Minutes.

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

7. Administrative Permit - PDS2025-AD-25-002 for an oversized structure. Location: 1773 Winterhaven, Fallbrook Applicant: Martin Havre, [m.havre@earthlink.net](mailto:m.havre@earthlink.net) County Planner: Kamden J Carrillo-Hough, [KamdenJ.CarrilloHough@sdcounty.ca.gov](mailto:KamdenJ.CarrilloHough@sdcounty.ca.gov) **Land Use Committee** Community input. Voting item

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

8. Discretionary Permit- Site Plan PDS2025-STP-25-006 for a manufacturing facility at 540 W. Clemmens. Applicant: Kelly McLaughlin, [kamclaughlin4@gmail.com](mailto:kamclaughlin4@gmail.com) County Planner: Alexandro Barrenechea, [alexandro.barrenechea@sdcounty.ca.gov](mailto:alexandro.barrenechea@sdcounty.ca.gov) **Design Review Committee** Community input. Voting item.

- Discussion:
  - Community member stated in his opinion the M52 limited impact zoning does not allow this type of facility
  - Community member concerned about environmental impact noise, odor and industrial waste
  - Community member concerned about additional traffic
  - Planning group members stated that many of the questions will be addressed, and responses will be public record.
- Motion to approve site plan as presented by Roy Moosa; 2<sup>nd</sup> Steve Brown
- Yes- Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Steve Brown, Ross Pike, Jim Loge, JJ Neese, Aldo Alvidres, Scott Spencer, Kathie Morris, Debbie Williams
- Excused – Tom Harrington, Lee DeMeo, Kelly Hansen
- Motion Carried
- Motion to send a letter to the county requesting verification of the zoning and environmental impacts and traffic by Debbie Williams; 2<sup>nd</sup> JJ Neese
- Yes- Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Steve Brown, Ross Pike, Jim Loge, JJ Neese, Aldo Alvidres, Scott Spencer, Kathie Morris, Debbie Williams
- Excused – Tom Harrington, Lee DeMeo, Kelly Hansen
- Motion Carried

9. Request for a site plan exemption/waiver for a sign. Location: Skate Shop, 217 N Main Ave, Applicant: James McKnight, [james@mainaveskateshop.com](mailto:james@mainaveskateshop.com). County Planner: Amy Fulton, [amy.fulton@sdcounty.ca.gov](mailto:amy.fulton@sdcounty.ca.gov) **Design Review Committee** Community input. Voting item.

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

10. Update on Brookfield Senior Villas. Location: 213 W. Eleder st. Contact: John Wurster, [jwurster@ots-sdchc.org](mailto:jwurster@ots-sdchc.org) Community Input. Non Voting

- John Wurster provided update:
  - Changed exterior color to make it more visually appealing
  - Added awnings and trellis's
  - Added baton siding

11. FORMAL COMMENTS ON THE CANNABIS PROGRAM DRAFT EIR. County Planner, Jessica Norton, [jessica.norton@sdcounty.ca.gov](mailto:jessica.norton@sdcounty.ca.gov) **Cannabis Ad-Hoc Committee**. Community input. Voting item  
<https://engage.sandiegocounty.gov/cannabis-program-eir>

- Cannabis Ad-Hoc Chair Jeniene Domercq outlined the recommendations being provided to the county on the draft EIR (This **DOES NOT** include any recommendations on the **social equity portion** of the Socially Equitable Cannabis Program)
  - Based on community input, we oppose this project and support Alternative 1- No on the project
  - Alternative 4 is the most Environmentally Superior. Alternative to the “No Project” cited in DEIR – chapter 4
  - Therefore, our DEIR comments are on Alternative 4.
  - The EIR allows for 25 dispensaries (there are currently 5 established)
  - Many concerns about cultivation standards are not ridged enough and should be removed from any option
- Other comments:
  - The EIR is outdated and should have a complete review based on today's data
  - All agricultural impact should be removed from current document and included in a new study.
  - We are requesting all outdoor groves be eliminated and growing should be indoor only. All impact would be reduced with indoor groves.
  - Address enforcement to noise complaints
  - Limit acreage of groves
  - Criminal activity concern
  - Strain on power grid
  - Odor is a big concern based on lawsuits in other counties with current outdoor groves.
  - Code compliance staffing needs to be increased to meet the extremely high demand the new program will require
  - Many concerns about cultivation standards are not ridged enough

- Based on many other locals that have had Cannabis ordinance allowing outdoor grove are reversing policies and battling ongoing lawsuits. The Cannabis Program needs to be placed on hold to evaluate other counties issues and resolutions.
- Motion to submit comments as prepared by Jim Loge; 2<sup>nd</sup> Jeniene Domercq
- Yes- Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Steve Brown, Ross Pike, Jim Loge, JJ Neese, Aldo Alvidres, Scott Spencer, Kathie Morris, Debbie Williams
- Excused – Tom Harrington, Lee DeMeo, Kelly Hansen
- Motion Carried

12. Recommendation for an Equestrian staging area on W. Lilac near the Bonsall Community Park which is part of the greater San Luis Rey Regional Park. **Parks & Recreation Committee** Community input. Voting item.

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

13. 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. Voting item.  
First presentation on 2/18/2025.

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

#### 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 9:56

Minutes submitted by Jim Loge

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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 Jeniene Domercq, [jeniene.fallbrook@gmail.com](mailto:jeniene.fallbrook@gmail.com) 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)

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

Agendas can also be found at:

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