

FALLBROOK COMMUNITY PLANNING GROUP

And

DESIGN REVIEW BOARD

Chair, Eileen Delaney

Eileen.fallbrook@gmail.com

Regular Meeting

MONDAY, AUGUST 18, 2025

6:30 PM

Fallbrook Public Utilities District Board Room

990 E. Mission Road Fallbrook, CA 92028

***Members of the public may attend in-person **or** virtually through Zoom ***

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

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This is a preliminary agenda.

Please check our website 72 hours prior to the meeting to see if there are any changes.

Approved Minutes

1. CALL TO ORDER – 6:46 PM - Meeting was called to order with a delay due to technical difficulties.
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.
No statement of just cause was presented.
3. ROLL CALL
 - Present: Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Kelly Hansen, Jim Loge, JJ Neese, Lee De Meo, Alvo Alvidres, Scott Spencer, Kathleen Morris
 - Excused: Tom Harrington, Steve Brown, Ross Pike, Debbie Williams
4. PLEDGE OF ALLEGIANCE – Lee De Meo
5. PARLIAMENTARIAN Rules of order and procedures for meetings,
 - Steve Brown was absent. Public comments were limited to 3 minutes with adjustments based on the number of speakers.

6. PUBLIC COMMENTS. 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 (speaking time may be adjusted depending on the number of speakers) Non-voting item.

- Jim Zaleski (Green Canyon Resident): Expressed concerns about neighboring properties, potential development, and misrepresentation in property listings.
- Action: Chair Delaney stated that the group cannot discuss items not on the agenda but offered to investigate with planners and zoning.
- Resident: Expressed concern about property at Green Canyon and presented video.
- Kathleen Lippitt (via Zoom): Reported on the California auditor's report on the Department of Cannabis Control (DCC), the Cannabis Candy Child Safety Act, and concerns about the influence of the cannabis industry.

7. APPROVAL of the July 21, 2025 Minutes.

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

8. Updates to the Health Trailers and Wineries Amplified Music Ordinances. Contact: Kevin Johnston, Land Use & Environmental Planner, Kevin.johnston@sdcounty.ca.gov Public comments. Voting item.

- Don Chase, Kevin Johnston, and My Tran (County of San Diego): Presented updates.
- Two potential zoning ordinance updates: (1) allow for amplified live music at boutique wineries and (2) extend the maximum permitting time for healthcare trailers.
- *Detailed Discussion & Public Comments on Boutique Wineries Amplified Music:*
 - Noise Ordinance Compliance: Proposed regulations and use of noise studies.
 - Maximum Occupancy: Discussion of square footage, occupancy limits, and regulations around outdoor seating.
 - Events and Ticketing: Clarifications on advertising, events, and ticketing.
 - Elise Moreno (San Diego County Vintner Association): Commented on the importance of events for boutique wineries and requested clarification on hosting community events, grandfathering existing wineries, and outdoor seating.
 - Public Speaker: Expressed concerns about the amendment allowing amplified music at boutique wineries for 365 days a year and noise issues affecting residents.
 - Melinda Romine (Myrtle Creek Winery): Advocated for small wineries, emphasizing community benefits, and job creation.
 - Sister of Melinda Romine: Expressed that indoor amplified music still affects noise and residents 2500 feet away and are negatively affected.
 - Lila Hargrove (Fallbrook Chamber of Commerce): Highlighted wineries as economic anchors, emphasized the need for enforcement on existing violations rather than new restrictions.
 - Vicki Merrick (Adobe Hill Winery): Stressed the need to differentiate regulations between boutique and commercial wineries.
- **WINERIES**
- Motion to approve with listed conditions by Eileen Delaney; 2nd Lee De Meo
 - Requires that all wineries have zoning verification
 - Trial basis for a year

- Trial period will cover code compliance being timely and responsive to complaints
 - Communication with code compliance to be more proactive
 - Yes- Jeniene Domercq, Roy Moosa, Eileen Delaney, Jim Loge, Lee De Meo, Alvo Alvidres
 - No - Scott Spencer, Kathleen Morris, JJ Neese, Kelly Hansen, Stephani Baxter
 - Excused: Tom Harrington, Steve Brown, Ross Pike, Debbie Williams
 - Motion failed because motion need 7 people to vote, 6 members voted yes and the rest voted no
- Motion to approve with listed conditions by Kelly Hansen; 2nd JJ Neese
 - Trial basis for one year
 - Trial period will cover code compliance being timely and responsive to complaints
- Yes- Lee De Meo, Alvo Alvidres, Stephani Baxter, Jim Loge, Roy Moosa, Kelly Hansen, JJ Neese, Kathleen Morris
- No - Scott Spencer, Eileen Delaney, Jeniene Domercq
- Excused: Tom Harrington, Steve Brown, Ross Pike, Debbie Williams
- Motion Carried by 8 members voting yes, 4 members voted no.
- ***HEALTH CARE TRAILERS***
- Motion to approve by Jim Loge; 2nd Eileen Delaney
- Yes- Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Kelly Hansen, Jim Loge, JJ Neese, Lee De Meo, Alvo Alvidres, Scott Spencer, Kathleen Morris
- Excused: Tom Harrington, Steve Brown, Ross Pike, Debbie Williams
- Motion Carried

9. Presentation of the County's Climate Action Plan update as it pertains to the Building Codes and Green Energy Incentives Contact: Meghan Kelly, Meghan.kelly@sdcountry.ca.gov Program Manager, Sustainability Planning, Alyssa Way, Alyssa.way1@sdcountry.ca.gov County of San Diego. Public comments. Non voting.

- Alyssa Way and Chad Spoon (County of San Diego): Presented information on County's Climate Action Plan
- There was discussion questioning viability for such a large quantity (about 100) of EV Stations in Fallbrook.
- The incentives would be for the owners of low-income housing units and not the low-income community
- There are existing EV Stations taking up valuable parking spots that don't appear to be used .

10. Presentation of the proposed location(s) for street spanning archway sign(s). Site plan modification for Fallbrook's Signs & Banners in the Public Right of Way Program. (Fallbrook Chamber of Commerce is the lead organization in Fallbrook). Contact: Lila Hargrove, Fallbrook Chamber CEO, Lila.hargrove@fallbrookchamberofcommerce.org County Planner, Ernest Bartley, Program Manager, County Dept. of Public Works. Public Comments. Voting item. Presentation by

- Lila Hargrove
 - Discussion was held about location
- Motion to approve by Stephani Baxter; 2nd Lee De Meo
- Yes- Jeniene Domercq, Eileen Delaney, Stephani Baxter, Kelly Hansen, Jim Loge, Lee De Meo, Alvo Alvidres, Scott Spencer, Kathleen Morris

- Excused: Tom Harrington, Steve Brown, Ross Pike, Debbie Williams
- Yes- Lee De Meo, Alvo Alvidres, Stephani Baxter, Jim Loge, Kelly Hansen, Kathleen Morris
- No - JJ Neese, Roy Moosa
- Excused: Tom Harrington, Steve Brown, Ross Pike, Debbie Williams
- Result 10 members voted yes, and 2 members voted no, Motion Carried

11. Update on the CalTrout SMR Bridge Project. Contact: Sandra Jacobson, sjacobson@caltrout.org Community Comments. Non voting.

- Update by Sandy Jacobson (CalTrout)
 - All are looking forward to seeing the project finally moving forward

12. Request for a “No Parking During School Hours sign for Knollwood Rd. Contact: Kathi Duffin, KH.duffin@gmail.com County Planner: Ernest Bartley, Program Manager, DPW, ernest.bartley@scounty.ca.gov **Circulation Committee**. Public comments. Voting.

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

13 STP 25-006, PDS 2023-IC- 069. Request for recommendation for undergrounding utility waiver request. Location: 1415 Alturus Rd. Contact: Kelly McLaughlin, kamclaughlin4@gmail.com. County Planner: Michael D. Johnson, Michael.johnson1@sdcounty.ca.gov **Circulation and Public Facilities Committees**. Public comments. Voting

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

14. Minor Deviation for a back-up generator Location: Crestwood Behavioral Health, 624 E. Elder. Contact: Mike Cantelmi, mike@legfresno.com County Planner: Chris Zermeno, chris.zermeno@sdcounty.ca.gov Public comments. Voting.

- Deviation for a back-up generator was withdrawn from the agenda.

15. Request from Community member to send a letter requesting the repaving and resurfacing of Avenida Campana, Contact: Jeanne Wiersen, wildgvejito@gmail.com. County Planner: Nicolas Gustafson, DPW. **Circulation Committee**. Public comments. Voting.

- Request from Community member to send a letter requesting the repaving and resurfacing of Avenida Campana was withdrawn from the agenda.

16. PLANNING GROUP BUSINESS:

Reports:

Chair’s report- Community Candidate Forum

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

17. ADJOURNMENT 10:57 PM

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 & Safety Committee Chair Jeniene Domercq, jeniene.fallbrook@gmail.com Design Review Board 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 on our website at least 72 hours prior to the meeting.

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>

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