

FALLBROOK COMMUNITY PLANNING GROUP

And

DESIGN REVIEW BOARD

Chair, Eileen Delaney

Eileen.fallbrook@gmail.com

Regular Meeting

MONDAY, SEPTEMBER 15, 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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Approved Minutes

1. CALL TO ORDER 6:40 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.
3. ROLL CALL
 - Present: Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Jim Loge, JJ Neese, Steve Brown, Aldo Alvidres, Scott Spencer, Ross Pike, Kathleen Morris
 - Excused: Tom Harrington, Debbie Williams, Kelly Hansen, Lee De Meo
4. PLEDGE OF ALLEGIANCE – Aldo Alvidres
5. PARLIAMENTARIAN Rules of order and procedures for meetings,
 - Steve Brown reviewed the rules per Roberts Rules of Order
6. AGENDA CHANGES

7. 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.

- Kathleen Lippitt – Concerned with state and county policies that will affect unincorporated communities like Fallbrook

8. APPROVAL of the August 18, 2025 Minutes.

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

9. Minor Deviation for a generator at Crestwood Behavioral Health, 624 E. Elder. Contact: Mike Cantelmi, mike@legfresno.com County Planner: Chris Zermeno chris.zermeno@sdcounty.ca.gov **Design Review Board Committee**. Public comments. Voting.

- Ryan De La Cruz from Endurant Energy presented a proposal for installing a linear generator at Crestwood's facility on Elder Street. The generator would convert natural gas to electricity through a chemical process rather than combustion.
 - Key points about the generator:
 - Operates 24/7 to provide cost savings and budget certainty over 20 years
 - Can also operate during power outages as a backup power source
 - Produces about 70 decibels of sound at 10 feet (comparable to a busy restaurant)
 - Sound would be attenuated by an 8-foot fence with privacy slats and vegetation
 - The technology has been in commercial use for about 10 years
 - There are approximately 50 installations in the US, with 10-12 in Southern California
 - They operate based on the principle of electromagnetic induction, similar to traditional rotary generators but without the need for a crankshaft.
- Community concerns addressed:
 - Sound levels and mitigation measures
 - Safety features including emergency shutoff valves
 - Visual impact and screening
 - Emissions and environmental impact
- Motion to Approve by Roy Moosa; 2nd Steve Brown
- Yes: Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Jim Loge, JJ Neese, Steve Brown, Aldo Alvidres, Scott Spencer, Ross Pike,
- No: Kathleen Morris
- Excused: Tom Harrington, Debbie Williams, Kelly Hansen, Lee De Meo
- Motion Carried

10. Urgent request to DPW for the installation of a signal on Fallbrook Street by the new Village View Park. Flashing crosswalk lights are being ignored by drivers and the glare from the sun at

certain times of the day makes it very difficult for drivers to see pedestrians crossing Fallbrook Street. **Circulation Committee.** Public comments. Voting item.

- The group discussed serious safety concerns regarding the crosswalk at the new Village View Park on Fallbrook Street.
- Safety issues identified:
 - Current flashing lights at the crosswalk are being ignored by drivers
 - Cars traveling at approximately 40 mph on Fallbrook Street
 - Poor visibility at the crosswalk due to sun glare and line of sight problems
 - Reports of near-misses with pedestrians
- Community input:
 - Dan Escimozza: "Cars travel on Fallbrook Street at 40 miles per hour and the crosswalks are not easily visible when approaching."
 - Jack Schernes: Suggested immediately lowering the speed limit to 25 or 15 mph until a traffic light is installed
 - Jillian: Asked about the possibility of a HAWK signal instead of a full traffic light

The group unanimously approved sending an urgent letter to the Department of Public Works requesting safety improvements at the crosswalk. The letter will ask the county to address safety issues caused by sun glare, line of sight problems, and speed.

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

11. Update on BESS (Battery Energy Storage System) **Public Facilities Committee.** Public comments. Non Voting.

- Jeniene Domercq provided an update on communications with SDG&E regarding battery energy storage systems.
 - Current status:
 - A letter was sent to SDG&E requesting a site visit and town hall meeting
 - SDG&E acknowledged receipt of the email but has not yet responded substantively
 - The group will follow up with SDG&E this week
 - When a town hall is planned, elected officials will also be invited

12. PDS2025-TM5664 "The Arbors" residential project at the old Nickerson's Nursery at the corner of Stagecoach Lane/Gumtree/E. Mission Road across from William Frazier Elementary School. Proposed project will be a total of 48 dwelling units which includes 3 low income units, using density bonus laws for waivers and incentives Contact: Sean Kilkenney, Nolen Communities, skilkenny@nolencommunities.com County Planner: Bronwynn Brown, bronwynn.brown@sdcounty.ca.gov **Land Use Committee and Design Review Board Committee.** Public Comments. Voting item.

- Sean Kilkenney from Nolen Communities presented a proposed 36-unit housing development on the former Nickerson's Nursery property. The project would use state density bonus law to increase the number of units beyond what base zoning would allow.
 - Project details:
 - 12.87 acres located at the intersection of Gumtree Lane, North Stagecoach, and East Mission Road

- Adjacent to William H. Frazier Elementary School
 - 36 lots proposed (33 market-rate and 3 income-restricted units)
 - Base zoning would allow 26 units; density bonus allows 10 additional units
 - Includes 3 private park areas including a dog park
 - Single point of access from Gumtree Lane
- Requested waivers and incentives:
 - Minimum lot size reduction from 20,000 sq ft to approximately 4,800 sq ft
 - Reduced setbacks (front yard from approximately 50 feet to 4-7 feet)
 - Waiver from right-of-way improvements on North Stagecoach and East Mission
- Community and Planning Group concerns:
 - Fire hazard (property is in a very high fire hazard severity zone)
 - Traffic congestion, especially near the elementary school
 - Limited evacuation routes in emergencies
 - Incompatibility with Fallbrook's rural character
 - Inadequate infrastructure
 - Parking concerns
 - Potential for ADUs to increase density further
 - Density,
 - Architecture,
 - Landscaping,
 - ADU plans,
 - Secondary access,
 - Trails,
 - Road/traffic improvements.
- School district representatives:
 - Bryson Bigler (School District): Asked for safety measures for students crossing the street
 - Maggie Taylor (School Principal): Requested sidewalks and construction scheduling that avoids school drop-off/pickup times
- The Planning Group unanimously voted to continue the item to a future meeting. Sean Kilkenny agreed to consider changes to the project, including architecture, landscaping, ADU plans, access, and trails. He committed not to move forward with county approval without returning to the Planning Group first.
- Motion to continue by Eileen Delaney; 2nd Ross Pike
- Yes: Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Jim Loge, JJ Neese, Steve Brown, Aldo Alvidres, Scott Spencer, Ross Pike, Kathleen Morris
- Excused: Tom Harrington, Debbie Williams, Kelly Hansen, Lee De Meo
- Motion Carried

13. Waiver request for a “new build” sign at the Village Square located at the corner of Main Ave. and Alvarado. Contact: Roy Moosa, Fallbrook Village Association, roymoosacalifornia@gmail.com **Design Review Board Committee**. Public comments. Voting.

- Jenna Gratz from the Fallbrook Village Association presented a request for a waiver for a new artistic entrance sign that exceeds allowed height standards.
- Details:

- The sign was designed to rededicate the park to the Village Association's founder
 - County zoning indicated they would accept the Planning Group's recommendation
 - Some Planning Group members expressed concern that the sign was already built without permits
 -
- The waiver request was approved with one member voting no and one abstaining.
- Motion to Approve by Eileen Delaney; 2nd Aldo Alvidres
- Yes: Jeniene Domercq, Eileen Delaney, Stephani Baxter, JJ Neese, Steve Brown, Aldo Alvidres, Scott Spencer, Ross Pike, Kathleen Morris
- No: Jim Loge
- Abstain: Roy Moosa
- Excused: Tom Harrington, Debbie Williams, Kelly Hansen, Lee De Meo
- Motion Carried

14. Request to the County Parks & Rec Dept. for shade solutions in multiple areas of Village View Park to protect visitors from the elements. **Parks & Rec Committee.** Public comments. Voting.

- The group discussed sending a letter requesting shade solutions for the new Village View Park.
 - Stephani Baxter read a draft letter requesting shade solutions, noting that newly planted trees will take years to mature
 - Jack asked that the dog park be specifically included in the request
 - Sean suggested specifying CDBG funds as a potential funding source

The group unanimously approved sending the letter with specific mentions of areas needing shade, including the dog park and play area.

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

15. DPW/ Circulation Priority List. **Circulation Committee.** Public comments. Voting.

- Roy presented updates to the Circulation Priority List.
 - Changes to the list:
 - Moving the Village View Park traffic signal from position #7 to position #2
 - Adding a request to review Avenida Campana for resurfacing
 - The #1 priority remains the crosswalk at South Mission and Elder

The updated Circulation Priority List was unanimously approved.

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

16, Request for County Real Estate Dept (Real Property) to provide a list of available parcels for potential parkland acquisition. **Parks & Rec Committee.** Public comments. Voting.

- The group discussed requesting information about available parcels for potential park acquisitions.
 - Stephani Baxter explained they've been informally requesting this information for years
 - Having a list of available parcels would help guide future planning for parks and open spaces
 - Jack asked if the list would be available to nonprofits looking for land for a senior center

The request was unanimously approved.

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

16. Letter to PDS to op-OUT of the proposed ADU Zoning Ordinance Update that would allow the sale, condominium of ADUs and JADUs. Public comments. Voting.

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

17. 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

18. ADJOURNMENT – 10:10 PM

Minutes submitted by Jim Loge

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.
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