

FALLBROOK COMMUNITY PLANNING GROUP
And

DESIGN REVIEW BOARD

Chair, Eileen Delaney

Eileen.fallbrook@gmail.com

Regular Meeting

TUESDAY, February 20, 2024

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

<https://us06web.zoom.us/j/88274435609?pwd=cOjSQMy7YvSjXHT2GZaAljZmUIAqyR.1>

Meeting ID 882 7443 5609 Pass code: 697321

Dial in by Phone: 16694449171

Meeting ID: 88274435609# Pass code: * 697321#

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Approved Minutes

1. CALL TO ORDER 6:33 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.

- Jim Loge was ill and attended virtual

3. ROLL CALL

- Present – Tom Harrington, Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Ross Pike, Kelly Hansen, Jim Loge(V), Jacqueline Kaiser, Scott Spencer, Michele McCaffery, Debbie Williams,
- Excused – Steve Brown, JJ Neese, Lee DeMeo

4. PLEDGE OF ALLEGIANCE

- Led by Jacqueline Kaiser

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. Three-minute limitation. Non-voting item.

- Community member shared concern of cellular towers concerns for the community well being and quality of life
- Community members from Aurora Height's community has safety concerns regarding left hand turn lane traveling north from highway 395 to Mohegan Lane. The traffic traveling southbound traffic is traveling at high rates of speed. Chair Eileen Delaney suggested the circulation committee chair Roy Moosa add to the March PG agenda.
- Community member Jan Scott asked about (1) the intersection of Iowa and Mission lighting and crosswalk. Existing lighting does not illuminate the cross walk sufficiently. (2) Light at the corner of Aviation and Main light has been approved and is pending financing.

6. Approval of the November and January 2023 minutes.

- Jan 2024 – Ross Pike noted voting correction required item 10
- Motion to continue by Tom Harrington; 2nd Ross Pike
- Voting yes – Tom Harrington, Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Ross Pike, Kelly Hansen, Jim Loge(V), Jacqueline Kaiser, Scott Spencer, Michele McCaffery, Debbie Williams,
- Excused – Steve Brown, JJ Neese, Lee DeMeo
- Motion Carried

- November 2023
- Motion to approve by Ross Pike; 2nd Michele McCaffery
- Voting yes – Tom Harrington, Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Ross Pike, Kelly Hansen, Jim Loge(V), Lee DeMeo, Jacqueline Kaiser, Scott Spencer, Michele McCaffery, Debbie Williams,
- Excused – Steve Brown, JJ Neese, Lee DeMeo
- Motion Carried

7. Request for Waiver / Exemption of the Site Plan requirement for a new monument sign at 330 S. Main Ave., North County Fire Protection District. Contact: Keith McReynolds, Chief, NCFPD. Community Input. **Design Review Board Committee**. Voting Item.

- Chief McReynolds shared a presentation of the proposed sign. PG members had positive responses. A concern of the exterior lighting being subject to vandalism. Chief Mc Reynolds noted the concern.
- Motion to approve by Eileen Delaney; 2nd Stephani Baxter
- Voting yes – Tom Harrington, Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Ross Pike, Kelly Hansen, Jim Loge(V), Jacqueline Kaiser, Scott Spencer, Michele McCaffery, Debbie Williams,
- Excused – Steve Brown, JJ Neese, Lee DeMeo
- Motion Carried

8. Update on the first revision of the Sub Area Downtown Revitalization Plan. County Planner Timothy Vertino, timothy.vertino@sdcounty.ca.gov Community input. Non-voting item.

- Timothy Vertino provided the community and PG with a presentation including
 - Project timeline
 - 1st public review of draft Winter 2023 – complete
 - Present findings to FPG Feb 2024
 - 2 themes stood out from first draft public review
 - Parking lot in front of library rezoning; current S86(parking only) to Village1 zoning. Positive input.
 - Tree planting in median(may impede planning community events on Main /Ave) – possibly move trees to sidewalk areas.
 - 2nd public review of draft Spring 2024
 - Present findings to FPG
 - Planning Commission Hearing summer 2024
 - Board of Supervisors Hearing Fall 2024

9. PDS24-MUP24-001. Presentation to gather Community and CPG input for a Major Use Permit for a proposed commercial retail center at 3080 Pala Rd (Hwy 76 @ Via Monserate) . The project consists of a 2,500 sf car wash, 3,800 sf convenience store, 6,571 sf gas station and a 2,703 sf fast food drive thru restaurant for total of 15,574 sf of floor area on 2.63 acre site. Convenience store would be open 24/7. Drive thru restaurant would be open 7am to 11pm. Project would also include 54 parking spaces. Applicant/Contact: Dave Scott, 661.250.9300, dscott@asengineer.com County Planner: Andrew Holtz, Andrew.holtz@sdcounty.ca.gov Community input. Planning Group input. Non Voting item at this time.

- **Note: Large community attendance; full conference room in person and many participants on-line participants.**
- Dave Scott provided overview of proposed project
- Approximately 1 hour and 10 minutes of public input at 3 minutes per person. Not one member of the community supported the proposal.
- Chair Eileen Delaney opened PG comments providing stats from the SD County Sheriff's reports calls for service at 24 hour gas station in Fallbrook and Rainbow total calls in 3 year period 387.
- 15,574 sq ft about 2 times the size of the largest gas station/restaurant in within Fallbrook/Bonsal footprint
- Review of general project information provided by applicant and pointed out inconsistencies of the responses (partial list).
 - Will project be a land use not existing in the surrounding neighborhood? Unknown entered on application
 - Will the project require new storm water drainage - yes
 - Will the project generate smoke, fumes, or odors - Yes
 - Will the project affect traffic for horse riders, vehicles, pedestrian, including bicycles – yes
 - Is there any traffic congestion during commute hours at any nearby street intersection that will be substantially affected. – No
 - Will the project cause substantial change in existing noise levels? – No

- Will the project be more visible to the public than to its neighbors (larger than average not screened by landscape)
- This is a list of some of concerns raised by the public and planning group
 - Is there really a need for this? There are 2 gas stations with a couple of miles either way on the 76. There are also drive through fast food restaurants on the 76 within a mile of proposed site. There are convenient store attached to the 2 mentioned gas stations.
 - Disruptive to the nearby residents.
 - Noise
 - Lights/dark skies impacted
 - Traffic
 - Increase in crime
 - Environmental sensitive area
 - Increase in drug activity
 - Increase in Homeless population in the area
 - Smell
 - Litter & Graffiti
 - Possible Gas leakage or spills from truck delivering gas
 - Prostitution
 - Alcohol sales
 - Gas tankers will be unable to make turn in land out of property
 - Livestock impacted by noise and lights
 - No sidewalks; increase in possible pedestrian accidents
 - Seems to be exact opposite of the way California government wants us to go: electric vehicles
 - Water table is @ 11'
 - Run off across the 76 right in to the San Luis River
 - Fire evacuation will be almost impossible
 - There is a community park going in across the way, doesn't seem to fit in

10. Presentation on the SDGE Fallbrook Battery Energy Storage System 2.0. This Project is 30 MW/120 MWh lithium-iron-phosphate (LFP) Battery Energy Storage System (BESS). Location: 1397 E. Mission Rd, on the SDGE owned property adjacent to the existing Fallbrook Site 1.0. Contact: Dallin Young, SDGE Public Affairs Manager, Dyoung1@sdge.com Community Input. **Public Facilities Committee**. Non voting (please note: this is under the jurisdiction of the California Public Utilities Commission)

Presentation provided by Dallin Young

- Many residents of Fallbrook were present and many spoke. Bullet points of comments, questions and concerns from community:
 - Why weren't FPG notified for 2.0
 - How does the community benefit?
 - This is obviously stacked revenue
 - How did the property zoning change without our input or the FPG vote?
 - Storm water drainage requirements seems to be out of compliance

- Lights are on all night, impacting neighboring residents
- Fans are going 24/7 impacting neighboring residents
- Lowering property values
- Alarms go off at all times of the day & night
- Homeless camps have moved in
- Fencing that is supposed to secure the area is very flimsy, no security on site concerns of crime increasing
- Insurance is already almost impossible to get this is making it harder.
- Who actually controls the facility
- Signs state if there is a fire the Fire Department is to stand down and evacuate the area. This will be a Hazmat situation. The evacuation area depends on many things, the number of batteries that are impacted, wind, temperature are a few.
- Water runoff is flowing through neighboring properties.
- Additional concerns raised by the FPG
 - September 20, 2023 the facility in Valley Center had an incident and residents were evacuated and stayed evacuated for period of time.
 - Fallbrook BESS is 2nd largest SDG&E facility in the County. Largest is in Imperial Valley in low density area.
 - There have been 50 fires at BESS locations. Releasing chemicals into the neighborhood.
 - Hydrogen Chloride, fluoride and carbon monoxide in all chemical released on every fire
 - Who were the experts that conducted the EIR
 - The batteries that were involved were then deemed useless and put on pallets and new batteries installed.
 - Capstone is listed as the agency that will respond to a fire/accident. What is the response time?
 - Where is Capstone located?
 - Is it true that once a fire occurs the agencies are to “let them burn out on their”
 - Project is in San Lios Rey River water shed per FPUD Watershed map. The last free-flowing contiguous wild river in southern California – 18million dollar Cal Trout fish passage at Sandia Creek. Also water is used for human consumption.
 - What is the plan for battery end of life
 - Address noise emitted from the air conditioning for batteries
 - Address landscaping that will be addressed
 - Does the project compromise the local neighbors fire insurance

Community members and FPG members want to know how we move forward? Can we stop the progress of the 2.0 site? Can we have the current 1.0 project removed?

The group from SDG&E had very little or no answers for us. As the Public Facilities Chair person I will be in contact with them and keep everyone updated. We are forming a

group to research what our options are to moving forward. Let me know if you are interested in helping. I will also keep everyone updated on this.

11. Letter re: SB1999 to reiterate our position against the SDGE flat rates. Community input. Voting Item.

- Motion to send letter to reiterate our position on flat rate income-based fees by Eileen Delaney; 2nd Scott Spencer
- Voting yes – Tom Harrington, Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Ross Pike, Kelly Hansen, Jim Loge(V), Lee DeMeo, Jacqueline Kaiser, Scott Spencer, Michele McCaffery, Debbie Williams
- Excused – Steve Brown, JJ Neese, Lee DeMeo
- Motion Carried

12. Update on the requested trail/pathway along Stagecoach. Community input. Non voting item.

- Stephani Baxter reported DPW received the right of way verification. The road alignment does not coincide with the arial plan. Due to DPW staff shortage the projects is moving slower.
- Add to next weeks agenda requesting letter to Supervisor Desmond
- Michel Mc Caffery suggested letter be sent to the property owners asking them to contact the county about adding new pathway.

13. Request for review and updates/revisions to the County’s Barking Dog Ordinance. Community input. Voting item.

- Motion to send a letter to county code enforcement asking for re-evaluation the ordinance with invitation to come before the Planning Group by Ross Pike; 2nd Jeniene Domercq
 - Discussion: PG Member noted the lack of code enforcement officers. Suggested a volunteer code enforcement group with citation authority submitted to group for consideration.
- Voting yes – Tom Harrington, Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Ross Pike, Kelly Hansen, Jim Loge(V), Lee DeMeo, Jacqueline Kaiser, Scott Spencer, Michele McCaffery, Debbie Williams
- Excused – Steve Brown, JJ Neese, Lee DeMeo
- Motion Carried
- PG Member noted the lack of code enforcement officers. Suggested a volunteer code enforcement group with citation authority

14. Request by a community member for the County DPW to add centerline striping on Merida Drive. County Contact: Ernie Bartley III, Ernest.Bartley@sdcountry.ca.gov **Circulation Committee**. Community input. Voting item.

- Roy Moosa reported the applicant did not present at the Circulation Committee meeting. There was discussion about the current roads in the area not having a center line.
- Motion to continue until the applicant can address the Circulation Committee and present reasoning for the centerline striping needed by Ross Pike; 2nd Debbie Williams

- Voting yes – Tom Harrington, Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Ross Pike, Kelly Hansen, Jim Loge(V), Jacqueline Kaiser, Scott Spencer, Michele McCaffery, Debbie Williams
- Excused – Steve Brown, JJ Neese, Lee DeMeo
- Motion Carried

15. Request for letter for Cell Tower Maintenance. **Public Facilities Committee.** Community input. Voting item.

- Motion to send letter requesting cell towers have aesthetic maintenance every 5 years for existing sites and have the requirement added to the application for future sites by Jeniene Domercq; 2nd Ross Pike
- Voting yes – Tom Harrington, Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Ross Pike, Kelly Hansen, Jacqueline Kaiser, Scott Spencer, Michele McCaffery, Debbie Williams
- Abstain – Jim Loge(V)
- Excused – Steve Brown, JJ Neese, Lee DeMeo
- Motion Carried

16. Update on the Association of Planning Groups, San Diego County. Community input. Non voting item.

- Eileen Delaney is going to SANDAG retreat. Eileen Delaney will be serving on the long range planning committee.

17. CPG Committee members for 2024. Voting item.

- Motion to approve with edits as discussed by Eileen Delaney; 2nd Stephani Baxter
- Voting yes – Tom Harrington, Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Ross Pike, Kelly Hansen, Jim Loge(V), Jacqueline Kaiser, Scott Spencer, Michele McCaffery, Debbie Williams,
- Excused – Steve Brown, JJ Neese, Lee DeMeo
- Motion Carried

LAND USE

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

CIRCULATION

1. Roy Moosa, Chair
2. Tom Harrington
3. Jeniene Domercq
4. Steve Brown
5. Ross Pike
6. Michele McCaffery
- 7.

Community Members

8. Tom Mintum
9. Lila Hargrove
- 10.
- 11.

DESIGN REVIEW

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

Community Members

8. Jacqueline Heyneman
9. Kari Hoyer
10. Jean Dooley
11. Aldo Alvidres

PARKS & RECREATION

1. Stephani Baxter, Chair
2. Jim Loge
3. Eileen Delaney
4. Tom Harrington
5. JJ Neese
6. Debbie Williams
7. Michele McCaffery

Community Members

8. Kari Hoyer
9. Lauren Tutill
10. Karen Trapani
- 11.

PUBLIC FACILITIES

1. Jeniene Domercq - Chair
2. Jim Loge
3. Ross Pike
4. Kelly Hanson
5. Roy Moosa
6. Tom Harrington
7. JJ Neese

Community Members

8.Lila Hargrove

9.

10.

11.

CANNABIS ADHOC

Jeniene Domercq-Chair

Stephanie Baxter

Jim Loge

Ross Pike

Community Members

Jim Mendelson

Lila Hargrove

18. 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: Jacqui Kaiser,

Local Schools: Kelly Hansen

Fallbrook Historical Society: Scott Spencer

Fallbrook Regional Health District: JJ Neese

19. ADJOURNMENT 11:16

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 Roy Moosa: (760-723-1181), 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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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>.