

FALLBROOK COMMUNITY PLANNING GROUP

And

DESIGN REVIEW BOARD

Chair, Eileen Delaney

Eileen.fallbrook@gmail.com

Regular Meeting

MONDAY, OCTOBER 21, 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

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Approved Minutes

1. CALL TO ORDER 6:32 PM By Stephani Baxter (1st vice chair)
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.
N/A
3. ROLL CALL
 - Present –Jeniene Domercq, Roy Moosa, Stephani Baxter, Steve Brown, Ross Pike, Jim Loge, JJ Neese, Lee De Meo, Michele McCaffery
 - Excused – Tom Harrington, Eileen Delaney, Kelly Hansen, Jacqueline Kaiser, Scott Spencer, Debbie Williams
4. PLEDGE OF ALLEGIANCE
 - Pledge led by Lee De Meo

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.

6. APPROVAL of the September, 2024 Minutes.

- Note: Agenda correction – Approval of Aug 2024 minutes:
- Motion to approve as presented by Ross Pike; 2nd Steve Brown
- Yes- Jeniene Domercq, Roy Moosa, Stephani Baxter, Steve Brown, Ross Pike, Jim Loge, JJ Neese, Lee De Meo, Michele McCaffery
- Excused – Tom Harrington, Eileen Delaney, Kelly Hansen, Jacqueline Kaiser, Scott Spencer, Debbie Williams
- Motion Carried

7. Resolution in favor of a MORATORIUM ON ANY NEW OR PROPOSED BESS FACILITIES. Community input. Voting item.

- Stephanie Baxter ready the proposed letter requesting a moratorium until a full safety and community impact can be reviewed
- Discussion:
- Members of the community:
 - Lila Hargrove – Fallbrook Chamber of Commerce CEO – Voiced support for the resolution in favor of moratorium.
 - Justine Murray – Executive Director, Public Affairs SD Regional Chamber of Commerce – Spoke in against support of moratorium of BESS Facilities and noted the advances made in technology.
 - Kathy Morris – Local Business owner and founder of the BESS Fallbrook Facebook Page. Voiced support for the resolution in favor of moratorium.
 - Dave Baxter - Voiced support for the resolution in favor of moratorium. Noted that BESS decisions are not local but made in Sacramento.
 - Stephanie Baxter noted that the North County Fire Chief asked her to relay that NCF is doing fact finding regarding the fire safety requirements.
- Planning group:
 - Stephanie Baxter noted that the North County Fire Chief asked her to relay that NCF is doing fact finding regarding the fire safety requirements.
 - Lee DeMeo Noted that state government is more and more taking decision authority from the local communities.
 - Roy Moosa requested the verbiage in the letter needs to have stronger language in the resolution request.
 - Michele McCaffery agreed with Roy that the language needs to be stronger. Noted that the decision makers do not have any local discussion.
 - Jeniene Domercq noted that the BESS facility in Fallbrook does not support Fallbrook, but feeds San Diego's main power grid.
- Motion to submit the letter as read with language changes as recommended by members of the planning group as presented by Jim Loge; 2nd JJ Neese
- Yes- Jeniene Domercq, Roy Moosa, Stephani Baxter, Steve Brown, Ross Pike, Jim Loge, JJ Neese, Lee De Meo, Michele McCaffery
- Excused – Tom Harrington, Eileen Delaney, Kelly Hansen, Jacqueline Kaiser, Scott Spencer, Debbie Williams

- Motion Carried

8. Informational presentation by San Diego Community Housing on their two Senior affordable housing projects located on Alvarado Street and W. Elder John Wurster, jwurster@ots-sdchc.org Community input Non Voting.

- John Wurster shared a update on the two senior affordable housing projects in Fallbrook
 - Alvarado Senior Village 54 units – 528 E Alvarado Fallbrook
 - Construction started in Oct 2024
 - 6 units reserved for senior’s experiencing homelessness
 - 39 parking spaces
 - Brookview Senior Villas S Mission between Fig and West Elder
 - 12 units reserved for senior’s experiences homelessness
 - 29 parking spaces
- Discussion:
 - Stephanie Baxter noted that low-income housing is needed in Fallbrook and San Diego County. Asked if there is a place where more information can be obtained about the project.
 - Community member noted that this project does not fit in our community planned as presented
 - Rober Hoenes – Requested project team would notify the community of future projects possibly though The Village News
 - Lila Hargove voiced concerned about the lack of designated parking spaces be reconsidered.
 - Steve Brown – Inquired about the terms and requirements for the homeless unit residence
 - JJ Neese – Will Fallbrook seniors have preference for housing?
 - Will the parking be used by employees?
 - Michele McCaffery asked about other projects that can be viewed as an example. Requested John Wurster send a list of established residence that can be viewed.
- John Wurster noted that typically the other projects they build and manage use about 1 parking space per 3 units.
 - SD Community Housing provides property maintenance
 - SD County decides who has priority for the facilities

9. Informational presentation by Lauren Jones, ljones@fuhsd.net, Principal of Fallbrook High School on their new Sign. Community Input. Non voting.

- Lee DeMeo made a motion to move item # after agenda 10, 2nd Steve Brown
- Yes- Steve Brown, Lee De Meo
- No - Jeniene Domercq, Roy Moosa, Stephani Baxter, Steve Brown, Ross Pike, Jim Loge, JJ Neese, Lee De Meo, Michele McCaffery
- Excused – Tom Harrington, Eileen Delaney, Kelly Hansen, Jacqueline Kaiser, Scott Spencer, Debbie Williams
- Motion did not pass
- Lauren Jones shared the need for replacing LED based sign with limited options for display updates. New sign will use existing sign frame with updated technology.

10. Justus Wallace Peppertree Park Villages 7&8 LLC Peppertree Park Villages 7 & 8. 1654 S. Mission Rd. The Project proposes to subdivide a 39.83 acre site into 51 lots, which will include 44 single family residential units, two Open Space lots, two lots for biofiltration and three Trail lots. Zoning: Single Family Residential. General Plan: Specific Plan. Acre(s): 39.83. Owner/ Contact: Justus Wallace Peppertree Park Villages 7&8 LLC, hjustus@Justusenterprise.com .County Planner: Cathleen Phan, Cathleen.phan@sdcounty.ca.gov. Land Use Committee. Community input. Voting item.

- Howard Justus shared presentation on Peppertree Park Villages 7 and 8
 - Howard Justus went to great lengths to explain why today's project falls under the entitlement specific plan established in 1987
 - Peppertree Lane will be completed as part of project 7 and 8
 - Expect building begin mid-2025
 - Will fund stop light at S Mission RD and Peppertree LN
 - New project will determine how the HOA will be formed.
- Discussion:
 - Land Use committee report by Roy Moosa. Public had a lot of concerns about the HOA. Concerns about traffic, noise and safety in the neighborhood.
 - Cathleen Phan SD County Project Manager – Peppertree Lane expansion is part of the county specific and general plan is a requirement.
 - Steve Brown – Inquired about any change in the plan, what determines if any changes change the specific plan. Cathleen Phan noted there are still a lot of reviews underway.
 - Lee De Meo – If the county finds the specific plan is still in place. Is there anything that can be done to prevent the plan from moving forward? The county will determine any areas that are not in compliance.
- Members of the community:
 - What is relatable to 1987 that represents Fallbrook today?
 - Expansion (annexation) of HOA is not what the current HOA would like to see.
 - Many members of the community - Does the 1987 entitlement capture correct standards
 - Ray – Concerns about speed of vehicles on Peppertree Lane expansion.
 - Ralph Huntley – Can the existing Peppertree Park be able to be gated off from the new sections 7 and 8?
 - Tom Lingle – Fallbrook Villages (neighboring communities) – requested three dimensional plans.
 - Discrepancies between soil being imported and /or exporting. 219 open issues on the county checklist. Please sit down with the current HOA.
 - Will the county makes a determination will the builder come back to the community and discuss the final plan?
 - Jim Pyle – Concern about additional HOA fees if the new development annexes.
 - What happens with the traffic when Peppertree Lane is extended to Mc Donald. What happens on Calvo and to Stagecoach.
- Susan Liebes – Chair, Fallbrook Land Conservancy
 - The non-wetland waters on the west side of the proposed development are manmade dams along Ostrich Farm Creek, that were built in the 1940s. This will be an important concept to keep in mind as onsite mitigation is considered and

the Resource Management Plan is developed. Ponds should be evaluated for function, habitat, and stream flow, as well as onsite floodplain impacts and potential downstream impacts if the dams fail.

- A new EIR should be encouraged to determine environmental effects on sensitive species, given the original plan is over 35 years old. As noted in the biological report for the project, Least Bells Vireo, an endangered bird species, are known to nest in the area, including on LJP. Brown Headed Cowbird are known to predate nests. Project should consider regional trapping efforts for cowbirds.
- Los Jilgueros Preserve receives over 65,000 annual visits and we anticipate increased pressures on the preserve with additional housing adjacent. FLC should be involved in the RMP development process and adequate funding should be available to mitigate impacts to adjacent open space (LJP).
- The proposed wetland buffer is adjacent to LJP's northern pond, and it is likely the LJP trail will be visible from the development. Connecting trail access within the development is ideal to minimize trespass cut through trails within the development's open space.
- To the greatest extent possible, traffic calming measures should be taken into consideration especially considering walking trails were reduced. Not only is LJP extensively used, the northern entrance, accessed via the private Woodlark Lane, is well used by walkers, runners, and families. Additionally, McDonald Road, Calavo Road, and Stage Coach Lane are well used for walking, running, and general recreation. FLC maintains Diniwddie Preserve and the Palomares House, all of which are accessed by walkers from surrounding area. Extending Peppertree Lane will increase traffic flow and jeopardize safety of those who use the road for such purposes. Traffic calming measures and pedestrian routes should be a top priority for future road improvements.
- Motion to continue until the reviews and if determined required a new EIR have been completed by Roy Moosa ; 2nd Ross Pike
- Yes- Jeniene Domercq, Roy Moosa, Stephani Baxter, Steve Brown, Ross Pike, Jim Loge, JJ Neese, Lee De Meo, Michele McCaffery
- Excused – Tom Harrington, Eileen Delaney, Kelly Hansen, Jacqueline Kaiser, Scott Spencer, Debbie Williams
- Motion Carried

11. Sign Package for West Coast Self Storage. Location: West Aviation, Fallbrook. Contact: Christopher McCoy, cmccoy@nwbid.com County Planner: Martha Elena Sanchez, marthaelena.sanchez@sdcounty.ca.gov **Design Review Board Committee.** Community input. Voting item.

- Item removed from agenda

12. Letter to County Board of Supervisors in support of including equestrian staging areas and trail connectivity in the San Luis Rey River Park and specifically at the Bonsall Community Park. (as was in previous plans) Community Input. Voting Item.

- Motion to send: letter by Steve Brown; 2nd Ross Pike
- Yes- Jeniene Domercq, Roy Moosa, Stephani Baxter, Steve Brown, Ross Pike, Jim Loge, JJ Neese, Lee De Meo, Michele McCaffery

- Excused – Tom Harrington, Eileen Delaney, Kelly Hansen, Jacqueline Kaiser, Scott Spencer, Debbie Williams
- Motion Carried

13. Appoint community member Nicole Benitez as a non-elected member to **Parks and Recreation Committee**. Stephani Baxter, Committee Chair stephani.baxter@gmail.com. Community input. Voting item.

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

14. 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

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 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

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Agendas can also be found at:

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