

FALLBROOK COMMUNITY PLANNING GROUP  
And

DESIGN REVIEW BOARD

Chair, Eileen Delaney

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

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AGENDA

1. CALL TO ORDER
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
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. Three-minute limitation. Non-voting item.
6. Approval of the November and January 2023 minutes.
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.
8. Update on the first revision of the Sub Area Downtown Revitalization Plan. County Planner Timothy Vertino, [timothy.vertino@sdcounty.ca.gov](mailto:timothy.vertino@sdcounty.ca.gov) Community input. Non-voting item.

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](mailto:dscott@asengineer.com) County Planner: Andrew Holtz, [Andrew.holtz@sdcounty.ca.gov](mailto:Andrew.holtz@sdcounty.ca.gov) Community input. Planning Group input. Non Voting item at this time.

10. PDS22023-MUP-23-016. Request for a Major Use Permit for Fallbrook Express Car Wash. Location: 1581 S. Mission Rd. Fallbrook. Contacts: Everett Smith, [Everett@everettsmithdesigns.com](mailto:Everett@everettsmithdesigns.com) , Scott Yorkison, [Scottsalimdevelopment@gmail.com](mailto:Scottsalimdevelopment@gmail.com), County Planner: Daniella Hofreiter, [DaniellaT.hofreiter@sdcounty.ca.gov](mailto:DaniellaT.hofreiter@sdcounty.ca.gov) **Land Use Committee. Design Review Board Committee.** Community Input. Voting item.

11. 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](mailto:Dyoung1@sdge.com) Community Input. **Public Facilities Committee.** Non voting (please note: this is under the jurisdiction of the California Public Utilities Commission)

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

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

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

15. Request by a community member for the County DPW to add centerline striping on Merida Drive. County Contact: Ernie Bartley III, [Ernest.Bartley@sdcounty.ca.gov](mailto:Ernest.Bartley@sdcounty.ca.gov) **Circulation Committee.** Community input. Voting item.

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

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

18. CPG Committee members for 2024. Voting item.

19. 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

## 20. ADJOURNMENT

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