

FALLBROOK COMMUNITY PLANNING GROUP

And

DESIGN REVIEW BOARD

Chair, Eileen Delaney

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

Join Zoom Meeting

<https://us02web.zoom.us/j/84509967763?pwd=wEpthLQrM9vqxgZFq8iWK0uP2nDavr.1>

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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. No discussion. Three-minute limitation. Non-voting item.
6. APPROVAL of the September, 2024 Minutes.
7. Resolution in favor of a MORATORIUM ON ANY NEW OR PROPOSED BESS FACILITIES. Community input. Voting item.

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](mailto:jwurster@ots-sdchc.org) Community input Non Voting.

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

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](mailto:hjustus@Justusenterprise.com) .County Planner: Cathleen Phan, Cathleen.phan@sdcounty.ca.gov. Land Use Committee. Community input. Voting item.

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

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.

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

#### 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

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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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