FALLBROOK COMMUNITY PLANNING GROUP
And
DESIGN REVIEW BOARD
Chair, Eileen Delaney
Eileen.fallbrook@gmail.com

Regular Meeting

Monday, May 18, 2026
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 ***

Join Zoom Meeting

https://us02web.zoom.us/j/87383317907?pwd=Ibcsv0dqMEsYrfXazatUChUhWwufjP.1

Meeting ID: 873 8331 7907
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Approved Minutes
May 24, 2026

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
- Present –Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Ross Pike, Aldo Alvidres, Kathie Morris, Lee De Meo, Scott Spencer, JJ Neese,
- Excused –Debbie Williams, Kelly Hansen, Tom Harrington; Steve Brown, Jim Loge

4. PLEDGE OF ALLEGIANCE

5. APPROVAL OF THE MINUTES FOR THE MARCH, 2026 MEETING
- Motion to continue by Ross Pike; 2nd Eileen Delaney
- Yes- Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Ross Pike, Aldo Alvidres, Kathie Morris, Lee De Meo, Scott Spencer, JJ Neese,
- Excused – Debbie Williams, Kelly Hansen, Tom Harrington; Steve Brown, Jim Loge
Motion Carried

6. PARLIAMENTARIAN Rules of order and procedures for meetings,

7. AGENDA REVIEW

8. NON-AGENDA PUBLIC COMMUNICATION: Individuals can address the Planning Group on topics within its jurisdiction that are not on the agenda. According to the Group's by-laws, speakers are limited to three minutes. Speaking time may be adjusted depending on the number of speakers.

- Community member stressed importance of addressing the homeless and drug use in Fallbrook. It is creating a unsafe environment form local businesses and the community as a whole. Chairperson Delaney suggest the community member speak to the sheriff's dept and the Fallbrook Chamber.
- Community member expressed concern of cameras being placed without oversite or input from the community.
- Community member gave update on several ongoing projects and suggested the county implement a webpage that will track county open projects in Fallbrook
- PG member Baxter spoke about the Golden Pacific Power Link Project. Large
    - Route: Starts at the Imperial Valley Substation, weaves through Anza-Borrego Desert State Park, heads northwest along the Highway 79 corridor, and connects near the border of Orange and San Diego counties including De Luz Canyon.
    - Infrastructure: Involves steel lattice towers standing 150 to 200 feet tall.
    - Timeline: The public feedback period is ongoing. SDG&E expects to formally file the project with the California Public Utilities Commission (CPUC) later in the year
    - There is a request for the project owners to present to the FPG.
- Chair Delaney Updates:
    - BESS ordinances on hold
    - Arbors Project – FPG is advocating for as many concessions as possible to help maintain our community character.

9. Presentation and discussion of State Land Use Regulations and mandates and how they affect the County and Fallbrook. County General Plan requirements for housing; Bonus densities for low/affordable housing and zoning waivers for these projects . Vince Nicoletti, Director, PDS. Vince.nicoletti@sdcounty,ca,gov Public Comments. Non voting.

- Vince Nicoletti provided updated on county activities within his purview:
    - County budget ($9 billion) has just been released for review. Now is the time for community input.
    - PDS budget is just under $60 million (about .5% of entire budget)
    - PDS staff is about 300
    - Steady permit levels, not many large sub-division projects
        - Noted VMT has reduced the number of large projects in rural areas
    - Campus Park Project is moving though approval
    - Arbors Project has taken advantage of density bonus options. Local jurisdictions have to honor bonus density
    - Code complaints on steady pace; about 500 cases a year
    - Including inclusionary housing bonus going to board in June.

10. Presentation of the County Dept of Public Works Capital Improvement Plan process. Gabe Gutierrez, DPW, Gabriel.gutierrez@sdcounty.ca.gov Public Comments. Non voting.

- Brian McDonald provided update on DPW projects
    - Focusing on providing feedback on FPG priorities

11. Presentation of the Community Benefit Grant Program and the Planning Group's role. Lila Hargrove, Community Benefit Committee Member. Public Comments. Non voting.

- Lila Hargrove updates on community benefit projects

12. County DPW Staff recommendation for the installation of stop signs on the northbound and southbound approaches of Pico Avenue. Stop control on Pico Avenue at Elder Street and stop control on Pico Avenue at Fig Street. Public Comments. Voting.

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

13. Appoint John Weiss to the Design Review Board Committee.

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

14. Approve a leave of absence for Debbie Williams at Doctor's request due to medical issues.

- Motion to approve by Aldo Alvidres; 2nd Lee De Meo
- Yes- Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Aldo Alvidres, Kathie Morris, Lee De Meo, JJ Neese
- No- Scott Spencer, Ross Pike
- Excused – Debbie Williams, Kelly Hansen, Tom Harrington; Steve Brown, Jim Loge Motion Carried

15. Update on BESS Ordinance. Chair Delaney

- Noted during open comments

16. Update on Cannabis Ordinance: Ad Hoc Committee Chair Domercq

17. PLANNING GROUP BUSINESS:
Reports:
Chair:
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

18. ADJOURNMENT

Minutes prepared 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.
Email: Eileen.Fallbrook@gmail.com

OFFICIAL
PLANNING GROUP AGENDAS, MINUTES AND INFORMATION
Website: www.fallbrookplanninggroup.org
FaceBook: https://www.facebook.com/Fallbrook-Planning-Group-109111577938214
Agendas can also be found at:
https://www.sandiegocounty.gov/pds/gpupdate/comm/fallbrook.html.