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

Regular Meeting

Monday, July 20, 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/83417627092?pwd=DY3fiLdHBvyKYcOAu08QX4h6CwHkPL.1

Meeting ID: 873 8331 7907 Passcode: 834 1762 7092
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Approved Minutes

1. CALL TO ORDER - 6:31 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.

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

4. PLEDGE OF ALLEGIANCE
- Led by Supervisor Jim Desmond

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

- Motion Carried

6. PARLIAMENTARIAN Rules of order and procedures for meetings,

- Outlined by Steve Brown

7. AGENDA REVIEW
- Chair Delaney moved Housing unlock to a later agenda item to allow the puplic onput on SDGE Golden Pacific Wireline project presentation

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.
- Mirasol Meadows / Boutique Winery
    - A member of the public reported that the new Mirasol Meadows senior housing project had been completed and was accepting tenants. The speaker also expressed concern that a local boutique winery was reportedly considering closing because of County-required improvements estimated at approximately $250,000.
- Church Property / Adaptive Reuse
    - Carl Reinhart and Brittany Caterini, representing churches in the community, discussed the anticipated relocation of Servants Calvary Chapel from its East Fallbrook Street property to a property near Stagecoach and Reche.
    - They requested community input regarding potential adaptive reuse of the existing church property, which they described as consisting of several smaller buildings suitable for a variety of uses.
- Socially Equitable Cannabis Program
    - Becky Rapp spoke regarding concerns about the County's proposed Socially Equitable Cannabis Program. She raised questions regarding:
    - The economic viability of existing cannabis retail businesses;
    - Whether additional retail permits should be issued without an economic-impact analysis;
    - Advertised cannabis-related events in unincorporated areas;
    - Enforcement and regulatory resources;
    - Transparency; and the need for a cost-benefit analysis before expanding the program.
    - She requested that the Planning Group raise these concerns with the Board of Supervisors.

9. Request for Waiver of B Designator of Site Plan for replacement signs at Chase Bank. Location: 1091 S. Mission Rd. Fallbrook. Contact: Philip Ibrahim Image Services, Inc., office@imageservicesinc.com County Planner: Jason Neagles,Jason.neagles@sdcounty.ca.gov
- Motion to approve by Eileen Delaney; 2nd Ross Pike
- Yes- Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Ross Pike, Steve Brown, Jim Loge, Kathie Morris, Lee De Meo, JJ Neese, Aldo Alvidres
- Excused – Tom Harrington, Debbie Williams, Kelly Hansen, Scott Spencer

- Motion Carried

Design Review Board Committee. Public Comments. Voting
10. Request for Stop Controls at the intersection of N. Pico Ave and W. Ivy Street, facing Westbound traffic = W Ivy St. Request by resident Cindi Andersen, cindersnaps343@yahoo.com. County DPW Contact: Meslissa Cortel. Melissa.cortel@sdcounty.ca.gov, *Location meets the necessary criteria as defined in Section 72.101. of the San Diego County Code and therefore has been deemed appropriate to be signed accordingly by the Fallbrook Planning Group.* Public Comments. Voting.

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

- Motion Carried

11. Presentation on **Housing Unlocked**: This project will explore options including amending the Zoning Ordinance to unlock the General Plan vision for housing. County Planner: Geoffrey Plagemann, Geoffrey.plagemann@sdcounty.ca.gov Public Comments. Voting.
For additional information:
https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housing-unlocked.html

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

12. Presentation on the proposed **SDGE Golden Pacific Powerlink**. Contact: Bernadette Butkiewicz, Sr. Project Affairs Manager, BButkiew@sdge.com Public Comments. Voting.

- Representatives of San Diego Gas & Electric presented the proposed Golden Pacific PowerLink, including Bernadette Buckowitz, Erica Martin, and Gerard Ellison.
    - Staff explained that the project originated from the California Independent System Operator (CAISO) transmission-planning process and was identified in the 2022–2023 transmission plan as necessary to support grid reliability and address transmission congestion.
    - The project is proposed to connect the Imperial Valley area with a new substation north of SONGS/South Orange County. The stated target in-service date is 2032, with a mandatory in-service date of 2034.
    - Project Area and Routing
    - The presentation described a preliminary corridor extending from Imperial Valley through areas including:
    - Anza-Borrego Desert State Park; Borrego Springs; Warner Springs; Temecula; Fallbrook; De Luz Heights; Santa Margarita Preserve; and Camp Pendleton.
    - The preliminary route was described as approximately 145 miles.
    - SDG&E emphasized that the project remained in the early planning and routing stage and that final routing would ultimately be considered through the California Public Utilities Commission process and associated environmental review.

- Project Schedule
  - The presentation identified the following general schedule:
  - 2023: Project identified through the CAISO transmission planning process.
  - Summer 2025: SDG&E assumed responsibility for development, ownership, and operation.
  - April 2026: Preliminary map published.
  - May 2026: Virtual open houses, with more than 800 attendees.
  - August–Fall 2026: Planned in-person public open houses.
  - End of 2026: Anticipated filing with the CPUC.
  - 2027 onward: CEQA/NEPA review and permitting.
  - Fall 2029: Target construction start.
  - 2032: Target in-service date.
  - Structure Types
  - SDG&E described several potential 500-kV structure types, including:
  - Self-supporting horizontal structures;
  - Guyed delta lattice structures;
  - Self-supporting delta structures;
  - Self-supporting horizontal dead-end structures; and
  - Monopole structures.
  - The representatives explained that structure height and configuration would depend on engineering requirements, terrain, existing infrastructure, and span requirements.

- Funding
  - In response to questions, SDG&E representatives explained that the project is part of the statewide transmission system and would be funded by ratepayers across the California transmission system rather than solely by SDG&E customers.
  - The CAISO estimate referenced during the meeting was approximately $2.3 billion for the transmission line and new substation combined. SDG&E stated that the ultimate project cost had not yet been established.
  - Public Concerns
    - Extensive public comment followed the presentation.
    - Major concerns included:
    - Wildfire risk;
    - Public safety;
    - Property rights and potential eminent domain;
    - Property values;
    - Agricultural and agritourism impacts;
    - Environmental impacts;
    - Impacts to the Santa Margarita River;
    - Impacts to Anza-Borrego Desert State Park;
    - Tribal and cultural resources;
    - Visual and aesthetic impacts;
    - Noise;
    - Construction impacts;
    - Ratepayer costs;
    - Adequacy of the stated need;
    - Availability of alternative routes;
    - Undergrounding in sensitive areas;
    - Transparency regarding affected properties; and

        - The need for detailed visual/sight-line studies.
        - Supervisor Desmond stated that although he recognized the State's stated need for additional electrical infrastructure, he opposed the currently proposed routing because of its potential effects on established communities and state park resources. He requested more alternative routes and visual/sight-line information.
    - SDG&E representatives stated that additional feasible routing alternatives would be presented during the environmental review/public open-house process and included in the eventual CPUC application.
    - Standing Agenda Item
    - The Chair agreed that the Golden Pacific Power Link should become a standing Planning Group agenda item so that the community could continue receiving information and asking questions as the project develops.
    -

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

    - Motion made opposing the proposed SDG&E Golden Pacific PowerLink based on concerns including:
    - Wildfire risk;
    - Public safety;
    - Property rights and property values;
    - Agricultural impacts;
    - Environmental impacts, particularly to the Santa Margarita River;
    - Economic impacts to tourism and local businesses;
    - Cultural and tribal resources;
    - Aesthetic impacts; and
    - Quality of life for residents.
    - The motion also requested that the Planning Group receive detailed responses addressing these concerns, including justification for the project's need and a quantitative wildfire-risk analysis. Additional requested information included routing, undergrounding, property acquisition/eminent-domain procedures, agricultural and agritourism impacts, and cultural-resource impacts.

13. **Tiered Winery – Rural Residential Expansion Draft Ordinance.** County Contact: Ashley Rivero, Ashley.Rivero@sdcounty.ca.gov The Draft Ordinance is out for a 30 day Public Review period which will end on August 6, 2026. Public Comments. Voting. https://engage.sandiegocounty.gov/tiered-winery-rural-expansion

- Moved to August 2026 PG Meeting

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

15. 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

16. ADJOURNMENT -10:14 PM

Minutes submitted 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.