

FALLBROOK COMMUNITY PLANNING GROUP

And

DESIGN REVIEW BOARD

Chair, Eileen Delaney

Eileen.fallbrook@gmail.com

Regular Meeting

Monday, SEPTEMBER 21, 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/9340860327?pwd=bQn2b0Q1DC68NkcileiE9q9qRYNKLb.1&omn=89043485275>

Meeting ID: 934 086 0327 Passcode: 907164

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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. APPROVAL OF THE MINUTES FOR THE JULY, 2026 MEETING

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.

9. **Presentation by the San Diego County Department of Agriculture, Weights, and Measures on the HLB disease, the quarantine, and its potential impacts to residents and**

growers with citrus. Contact: Jasmine Lopez, Deputy Agricultural Commissioner/Sealer, jasmine.lopez@sdcountry.ca.gov Public Comments. Non Voting.

10. Request for Exemption Waiver of B Designator to install a BESS battery system for an existing photovoltaic system. Location: Fallbrook Food Pantry (APN 105-810-27-00) Contacts: Shae Gawlak, director@fallbrookfoodpantry.org Ellen Fusco, development@fallbrookfoodpantry.org County Planner: Mario Covic, Mario.covic@sdcountry.ca.gov **Design Review Board Committee**, Public comments. Voting.

11. Draft Battery Energy Storage Systems (BESS) Zoning Ordinance Amendment. Contact: Mayu Tanaka, AICP, Senior Planner Long Range Planning, Mayu.tanaka@sdcountry.ca.gov Public comments. Voting.

12. Presentation of the Data Center Regulations Report/Update. Contact: Mayu Tanaka, AICP, Senior Planner Long Range Planning, Mayu.tanaka@sdcountry.ca.gov Public comments. Voting as necessary.

13. Review and comments on the Draft 2026 Code Cleanup Amendments. Due Sept. 25, 2026.

<https://engage.sandiegocounty.gov/2026-code-cleanup/widgets/120630/faqs#question19949>

This cleanup includes:

- 16 proposed amendments to the Zoning Ordinance
- 1 proposed amendment to the Regulatory Code
- 2 proposed amendments to the Administrative Code

- Clearer zoning definitions and rules
- Updated Accessory Dwelling Unit (ADU) and Junior ADU rules consistent with State law
- Modernized density bonus rules and student/senior housing incentives
- Simplified parking requirements, including shared parking options
- More straightforward rules for accessory structures and greenhouses
- New formal process for Nonconforming Zoning Verification Letters
- Updated solar energy system rules aligned with State requirements
- Clarified references and processes for private development projects
- Removal of outdated fee waivers and addition of new fees for Nonconforming Zoning Verification Letters

14. Announcement: SDGE is scheduled to return to the Planning Group's October 19 meeting to answer questions sent to them and to give an update on the proposed SDGE Golden Pacific Power Link. Contact: Bernadette Butkiewicz, SDGE Sr. Project Affairs Manager, BButkiew@sdge.com.

15. Announcement: The Cannabis Ordinance that has now been adopted by the Board of Supervisors. Legal challenges to CEQA/PEIR must be filed within 30 days. Hoc Committee Chair Domercq

16. 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

17. 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 & 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>.