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

Regular Meeting

MONDAY, NOVEMBER 16, 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

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Meeting ID: 867 4091 2954
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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 AUGUST, 2026 MEETING

6. APPROVAL OF THE MINUTES FOR THE SEPTEMBER, 2026 MEETING.

7. APPROVAL OF THE MINUTES FOR THE OCTOBER, 2026 MEETING.

8. PARLIAMENTARIAN Rules of order and procedures for meetings,

9. AGENDA REVIEW

10. 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.

11. Waiver of a Site Plan for an illuminated sign. Location: Bank of America 11“ (2) ILLUMINATED MONUMENT SIGN REPLACEMENTS, (3) NON-ILLUMINATED POLE SIGN REPLACEMENTS, (1) NON-ILLUMINATED DIRECTIONAL MONUMENT SIGN REPLACEMENT AND RELOCATION, (2) ILLUMINATED WALL SIGN REPLACEMENTS, (3) NON-ILLUMINATED CANOPY SIGN REPLACEMENTS. Contact: Kasey Clark, kasey@akcpermit.com County Contact: Chloe Hird, chloe.hird@sdcounty.ca.gov **Design Review Committee.** Public comments. Voting.

12. Presentation and explanation of the protocols used for Flock Cameras by the San Diego County Sheriff’s Department. Contact: Fallbrook Lt. Glen Twyman. Public comments. Presentation only.

13. PDS2026-TM-5678; Foxfire Road Tentative Map and Density Bonus Applications. Project contact: Fallbrook Foxfire Holdings LLC - Satish Lion, Manager, satish@lionpartnersinc.com County Project Manager Layla Bajelan, Layla.Bajelan@sdcounty.ca.gov **Land Use Committee.** Public comments. Voting.

14. Request by Howard Justus to discuss two significant traffic safety concerns involving the County Department of Public Works' (DPW) proposed roadway design and traffic controls for Peppertree Lane in connection with Peppertree Park Villages 7 & 8 development. Seeking the Planning Group's support in opposing the County's proposed 40 mph roadway design and its refusal to approve four-way stop controls at the intersections of Peppertree Lane and McDonald Road and the future intersection of Peppertree Lane with Streets A and H.
1. Peppertree Lane and McDonald Road Intersection stop signs.
2. Peppertree Lane Roadway Classification and the Proposed Streets A/H Intersection- Reduce speed limit.
Contact: Howard Justus, hjustus@justusenterprise.com **Circulation Committee.** Public Comments. Voting item,

15. **Administrative Permit/ Discretionary Permit for PDS2026-AD-26-**011 for an oversized fence that is 72 inched in height. DER Modification has been approved for project PDS2023-STP-016. However, the fence that is proposed with this Administrative Permit is considered an over-sized fence at 72" tall. Project was not received in time for the DRB Committee meeting. Public comments. Voting item.

16. Request from the County to discontinue publishing our meeting agendas in the newspaper and simply publish a small notice of our meeting dates which contains a link for the agenda information. Public comments. Voting item.

17. Support legal action by “No Skunk Butts” in their challenge of the CEQA findings and Overriding Consideration for the Social Equitable Cannabis Program. Public comments. Voting item.

18. **Congratulations to North County Fire Protection District Chief Keith McReynolds** on his retirement. Thank you for your service and enjoy your new adventures.

19. **Congratulations to Sheriff’s Lt. Glen Twyman** on his promotion to Captain. Thank you for your service to Fallbrook. We will miss you. Best wishes on your new assignment.

20. **THANK YOU to Kelly Hansen and Scott Spencer** for their four years of service on the Fallbrook Planning Group. We will miss you and wish you all the best!

21. **THANK YOU SUPERVISOR JIM DESMOND** for your 8 years of service to Fallbrook and San Diego County. You have looked out for Fallbrook and helped us in so many ways We will miss you!

22. PLANNING GROUP BUSINESS:
Chair:
The Planning Group will not meet in December.

The January 2027 meeting normally scheduled for the third Monday of the month falls on a holiday. The January 2027 meeting will be on Tuesday, January 19.

Committee sign ups will be sent out in December.

Member comments or announcements.

Wishing everyone very happy and safe holidays. See you in 2027.

23. 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

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