

I-15 Design Review Board

Minutes

May 14, 2025 Meeting - 6pm

Valley Center Library

29200 Cole Grade Rd. Valley Center, CA 92082

Meeting ID: 627 554 5375

Passcode: I-15DRB

Delores Chavez Harmes-Chair
Greg Doud
Kerry Garza
Jeniene Domercq
Jared Rowley

Virtual capabilities are dependent on audio/visual devices

Zoom Link: <https://us02web.zoom.us/j/6275545375?pwd=BBLK0mNGIENI2n9CoARjpM8tYrBxMS.1&omn=89819464252>

ROLL CALL: Delores Chavez Harmes-P Greg Doud-P Kerry Garza-P
 Jeniene Domercq-P Jared Rowely-P

- A.** The meeting was called to order at 6:05pm and the pledge was recited.
- B.** No public comments.
- C.** **APPROVAL OF MINUTES:** Minutes from October 23, 2024 and January 29, 2025 were tabled.
- D.** **ACTION ITEMS:**

1. **Canyon Heights Road Fallbrook, CA 92028** (APN 102-330-25-00)
Request for exemption from site plan waiver for "B" Special Area Regulation Manufactured single family home. Concrete board siding in earth tones on house with gray shingles on roof. Landscaped in native plants. Lighting meets requirements for dark sky.
 - Owner: Josh Hobbs 619-213-2214 j.hobbs@pacifichomes.net
 - Owner's agent: Nichole Smith 619-646-8657 nks.services@yahoo.com
 - County Project Manager: Jason Neagles 858-495-5201 Jason.Neagles@sdcounty.ca.gov
 - **Motion to approve by Dee Chavez Harmes with second by Greg Doud**
 - **Vote: Aye-5, Nay-0, Abstentions-0, Absent-0**
2. **Daisy Lane Fallbrook, CA 92028:** (APN 108-251-07-00) Daisy Lane Fallbrook, CA 92028
Request for exemption from site plan waiver for "B" Special Area Regulation one story, 1,267sf single family residence with attached garage and ADU. Cut and fill, landscaped with hydroseed and local fescue grass.
 - Owner: Erik Hansen/Carol McConnell 714-448-6880 cmcconnell4444@gmail.com
 - Owner's Agent: Carter Moe 760-801-3591 carter@moeconstruction.net
 - County Project Manager: Chris Zermeno 858-694-2601 Chris.Zermeno@sdcounty.ca.gov
 - **Motion to approve by Greg Doud with second by Jared Rowley**
 - **Vote: Aye-5, Nay-0, Abstentions-0, Absent-0**
3. **Via Cantamar Escondido, CA 92026:** (APN 127-551-04-00) 30534 Via Cantamar Escondido CA 92026
Request for exemption from site plan waiver for "B" Special Area Regulation for a 2,739sf single family residence. Landscape approved by county-requested approval for grapes, protea and citrus trees.
 - Owner: Hector Avella 760-617-8176 hectorarmandoavella@gmail.com
 - Owner's agent: Hubbel & Hubble 619-231-0446 info@hubbleandhubble.com
 - County Project Manager: Jason Neagles 858-495-5201 Jason.Neagles@sdcounty.ca.gov
 - **Motion to approve by Dee Chavez Harmes with second by Jared Rowley**
 - **Vote: Aye-5, Nay-0, Abstentions-0, Absent-0**
4. **Extra Space 28710 Champagne Blvd Escondido, CA 92026** (APN 172-091-11-00)
Request for minor deviation - reface two non-illuminated monuments and install one new illuminated wall sign. All signage must be exterior lit, no internal lighting.
 - Owner: Extra Space Storage 801-244-7779 sspainhower@extraspaces.com
 - Owner's Agent: Kasey Clark 951-471-8419 kaseyuc@akcservices.net
 - County Project Manager: Jason Neagles 858-495-5201 Jason.Neagles@sdcounty.ca.gov

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- **Motion to approve by Greg Doud with second by Jared Rowley**
- **Vote: Aye-5, Nay-0, Abstentions-0, Absent-0**
- 5. **Innovative Energy/HT Cattle PDS2025-REZ-25-001 et al** (APN 127-221-18-00 / 127-221-20-00) I-15 & Old Hwy 395 Escondido, CA 92026. Request for general plan amendment, site plan and rezone. Proposed project is presented as an innovative energy station, providing services to traveling customers and local residents. It includes EV stations, Bio Diesel Fuel, future hydrogen facility as well as facility and fueling station for regular vehicles. Additionally, building provides healthy food products and merchandise, including a healthy fast food option.
 - Owner: HT Land and Cattle LLC hjustus@justusenterprise.com
 - Owner's Agent: Sara DeLa Cruz/A&S Engineering 661-250-9300 sara@asengineer.com
 - County Project Manager: Ben Cereceres 619-539-6135 Benjamin.Cereceres@sdcounty.ca.gov
- **This project is essentially a truck stop! Over ten members of the community who would be directly impacted by this project appeared to speak against the project.**
- **Project was tabled for next meeting.**
- 6. **Duarte Recycle Yard PDS2025-ZAP-25-001 / PDS2025-ER-25-08-001** (APN 172-080-06 & 172-080-07) Champagne Blvd. Minor Use Permit for a recycling center in Bonsall.
 - **Owner:** Cesar Duarte 760-975-2998 duarte251@gmail.com
 - **Owner's Agent:** Ashley Prikosovits 858-829-6191 aprikosovits@pqdesignstudio.com
 - **County Project Manager:** Martha Elena Sanchez 619-495-8517 MarthaElena.Sanchez@sdcounty.ca.gov
- **Project was tabled for next meeting.**
- 7. **North County Fire Protection District Fire Station No. 4 PDS2025-STP-85-049W1 / PDS2025-ER-25-02-005** (APN 125-050-69-00) 4375 Pala Mesa Drive Fallbrook, CA 92028. Request for a Discretionary Permit for a Site Plan Modification. New 8,694sf single story fire station with public lobby. Seven crew dormitories, three crew bathrooms, dayroom, dining room, kitchen, exercise room, crew offices, various apparatus support spaces, three-bay single deep apparatus room and attached conference room. New site improvements consisting of 6' tall site perimeter CMU walls, 6' tall site perimeter tube steel fencing and CMU pilasters, 6' tall site perimeter tube steel fencing, sliding security gate, flagpole, visitors parking area, crew parking area, hose drying rack, landscaping, private fire hydrant, emergency generator, above ground propane tanks and covered trash enclosure.
 - **Owner:** North County Fire Protection District 760-723-2005 kMcReynolds@ncfire.org
 - **Owner's Agent:** Kelly Coultrup 714-623-8983 kcoultrup@telacu.com
 - **County Project Manager:** Jill Cleveland Jill.Cleveland@sdcounty.ca.gov
- **Motion to approve by Dee Chavez Harmes with second by Greg Doud**
- **Vote: Aye-5, Nay-0, Abstentions-0, Absent-0**

E. GROUP BUSINESS

1. **Next Meeting:** Tentative July 16, 2025

F. ADJOURNMENT: