

## I-15 Design Review Board

### Minutes

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

January 29, 2025 Meeting - 6pm

Valley Center Library

29200 Cole Grade Rd. Valley Center, CA 92082

*Virtual capabilities are dependent on audio/visual device available at community hall*

**Zoom Link:** <https://us02web.zoom.us/j/88496665771?pwd=mSzd5KkEGnm4HZHasU44F83lco6JcV.1>

**A. ROLL CALL:** Delores Chavez Harmes-P Greg Doud-P Kerry Garza-P  
Jeniene Domercq-P Jared Rowley-P

**B.** The meeting was called to order at 6:05pm and the pledge was recited.

**C.** No public comments.

**D. APPROVAL OF MINUTES:** Minutes from October 23, 2024 were tabled.

**E. ACTION ITEMS:**

1. **Passerelle: PDS2021-SPA-21-001, PDS2021-GPA-21-003, PDS2021-TM-5338R, PDS2021-STP-21-013, PDS2021-ER-03-02-059C** 50 day public comment period for project ends February 7, 2025. Project initially presented to I-15DRB May 21, 2021. Project consists of the conversion of a portion of the Campus Park Specific Plan designated for 157,000 square feet of Office Professional Uses to a 138 multi-family residential development. The Project is located in the Northeast Quadrant of the SR-76 and I-15 Interchange adjacent to Horse Ranch Creek Road in the Fallbrook Community Planning Area and I-15 Design Review Corridor in unincorporated San Diego County. Project first presented to I-15 DRB May 21, 2021, tabled to June of 2021. Fallbrook Planning Group has weighed in on this project but it has not been presented to Rainbow community. Fifty day public comment period has commenced. Hedy Levine, project representative, is here to present the project and answer questions. Project is part of a set of projects in the Fallbrook area consisting of Passerelle, Horse Creek Ridge, Citro, Campus Park West, Palomar College. Site has already been graded. Project transitioned from commercial office to residential. SFR with option of 3<sup>rd</sup> floor. Total of 138 sfr units with two car garage and 49 guest parking spots. Conceptual landscape plan showed tot lots and parks including sports fields and trails to connect communities. Project also includes an affordable housing component. The existing Horse Creek monument sign will need to be addressed as it will be changed. Improvements to Horse Creek Ranch Rd. are required. Traffic study showed reduction in traffic to residential vs commercial. Questions related to street parking, guest parking spaces & garage sizes were brought up. Units are very tight in proximity to each other which presents potential for trash can problems. Project will be reviewed again in April or May 2025 or when ready.
  - Owner: Passerelle, LLC 858-757-0700 xt 23
  - Owner's agent: Hedy Levine REC Consultants 619-326-6025 [hedy@reconsultants.com](mailto:hedy@reconsultants.com)
  - County Project Manager: Sean Oberbauer 619-323-5287 [sean.oberbauer@sdcounty.ca.gov](mailto:sean.oberbauer@sdcounty.ca.gov)
  - **No Action Taken – Tabled to February or next I-15 DRB meeting.**
2. **Javier Ventura: (APN 108-251-18-00) 4040 Pala Mesa Drive Fallbrook, CA 92028**

One story, single family residence 1178 SF on 3.11 acres. Presentation provided and showed lot is over half a mile away from I-15 FWY. Home is tucked on hillside surrounded by native trees and native ground cover will be added. Minimal grading is required. Exterior lighting will be limited as required for safety by code. No additional lighting to be provided. Utilities were shown on plot map and electrical guide was also provided. Stucco and roof tile colors will blend with surrounding nature. Roof line will be below road. Questions related to water run-off were addressed.

  - Owner: Javier Ventura 714-858-2232 [javiventura84@yahoo.com](mailto:javiventura84@yahoo.com)
  - Owner's agent: Anne Parizeau 760-201-3347 [annethearchitect@gmail.com](mailto:annethearchitect@gmail.com)
  - County Project Manager: Jason Neagles 858-495-5201 [jason.neagles@sdcounty.ca.gov](mailto: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**
  -

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3. **Ranch Archangels:** 27253 Mountain Meadow Road Escondido CA 92026 (APN 186-101-04-00) Request for exemption from site plan waiver for "B" Special Area Regulation for employee housing and garage. Farm Employee housing with an attached garage and patio cover. Project was approved by I-15DRB on May 8, 2024. However, they updated the plans, and the updated set of plans needs to be reviewed again. Changes to two employee housing structures: #1 living area was increased and garage area decreased, #2 living area increased and garage area decreased; essentially adding 1 bedroom to each structure. Project is on 40 acres whereby more citrus and avocado are being added to the property.
  - **PDS2024-RESACC-000225:** Employee Housing #2
  - Owner: Ranch Archangels, LLC
  - Owner's agent: Dallas Booker 858-759-5170 / Craig Frieauf, FRIEHAUF ARCHITECTS INC 858-792-6116
  - County Project Manager: Chloe Hird 619-987-3015
  - **Motion to approve by Greg Doud with second by Jared Rowley**
  - **Vote: Aye-5, Nay-0, Abstentions-0, Absent-0**
4. **8774 Sherwood Forest Court PDS2024-MUP-24-009** (APN 172-040-80-00)  
Single family dwelling with attached garage request Site Plan B Waiver. Project plans were presented and reviewed. Discussion on water use. Area considered to be an ADU is attached to the main house.
  - Owner: Ibrahim Jalal Rahman 760-497-3795
  - Owner's agent: Muna Rahman 760-524-0932 [munaj.rahman@outlook.com](mailto:munaj.rahman@outlook.com)
  - County Project Manager: Jason Neagles 858-495-5201 [Jason.Neagles@sdcounty.ca.gov](mailto:Jason.Neagles@sdcounty.ca.gov)
  - **Motion to approve by Greg Doud with second by Jeniene Domercq**
  - **Vote: Aye-5, Nay-0, Abstentions-0, Absent-0**
5. **Canyon Heights Road Fallbrook, CA 92028** (APN 102-330-25-00) - **TABLED**  
Manufactured single family home request Site Plan B Waiver.
  - Owner: Josh Hobbs 619-213-2214 [j.hobbs@pacifichomes.net](mailto:j.hobbs@pacifichomes.net)
  - Owner's agent: Nichol Smith 619-646-8657 [nks.services@yahoo.com](mailto:nks.services@yahoo.com)
  - County Project Manager: Jason Neagles 858-495-5201 [Jason.Neagles@sdcounty.ca.gov](mailto:Jason.Neagles@sdcounty.ca.gov)

#### F. GROUP BUSINESS

1. **Next Meeting:** Tentative March 12, 2025

#### G. ADJOURNMENT: