

## I-15 Design Review Board

### Minutes

August 13, 2025 Meeting - 6pm

Valley Center Community Hall

28246 Lilac Road Valley Center, CA 92082

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

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

**A. PLEDGE OF ALLEGIANCE**

**B. PUBLIC COMMUNICATION:** Opportunity for members of the public to speak to the Group on any subject matter within the Group's jurisdiction that is not on the posted agenda.

**C. APPROVAL OF MINUTES:** Motion to approve minutes from 10/23/24, 01/29/25 and 05/14/25 by Greg Doud with second by Jeniene Domercq.

**D. ACTION ITEMS:**

1. **Pala Mesa Resort Mono Tower PDS2025-MUP-17-015W3 PROJECT CANCELLED**
2. (APN 108-100-15-00) 2001 Old Hwy 395 & Tecolote Lane Fallbrook, CA 92028. Major Use Permit Modification for the wireless facility located at Pala Mesa Resort. 10ft extension on mono-broadleaf tower. Installation of 3 site pro 1 #VFA10HD sector mounts, 1 site pro MSFAA collar mount, 3 dual RRH mounts, 6 panel antennas, 3 AIR6419 B77D antenna, 3 AIR6449 B77G antenna, 30 DC9 surge suppressorsm 9 RRUS, 12 2SCH40 8/-0? Long pipe mounts, 6 2SCH40 4'-0" long pipe mounts, 3 fiber cable trunks, 9 DC cables, At equipment level: remove landscape as required, installation of 1 23-0" x 18'-4" x 12'-0" tall chain link enclosure with 6'-o wide metal double swing access gate, 1 12'-0" x 19'0" steel raded platform, 2 purcell FLX21 cabinets, AT&T VERTIVE 512 DPP cabinet, 1 new generac SDC020 2.2L 20kw diesel generator, 6 unistrutus, 1 GPS antenna, 1 cien box, 2 DC12 surge suppressors, 1 telco box, 1 service light, 1 200amp meter, 1 disconnect, 1 PTLC with cam lok, 1 emergency shutoff switch, 1 fire extinguisher, 1 fire extinguisher cabinet, 8 bollards.
  - **Owner:** Pala Mesa Resort Inc.
  - **Owner's Agent:** Harold Thomas Jr. 858-750-1798 [hthomasjr@mdy.com](mailto:hthomasjr@mdy.com)
  - **County Project Manager:** Patricia Calderon (619) 629.7535 [patricia.calderon@sdcounty.ca.gov](mailto:patricia.calderon@sdcounty.ca.gov)
3. **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. Presentation of green waste project by Ceasar, Karen & Ceasar Jr. Duarte. Recycling of green waste i.e. brush, trees, trimmings, etc. converting to mulch for resale to landscapers. Office building and haul path shown on map. Facility open Monday thru Friday with grinding taking place from Tuesdays to Thursdays. Grinding will stop at 3pm.
  - **Owner:** Cesar Duarte 760-975-2998 [duarte251@gmail.com](mailto:duarte251@gmail.com)
  - **Owner's Agent:** Ashley Prikosovits 858-829-6191 [aprikosovits@pqdesignstudio.com](mailto:aprikosovits@pqdesignstudio.com)
  - **County Project Manager:** Martha Elena Sanchez 619-495-8517 [MarthaElena.Sanchez@sdcounty.ca.gov](mailto:MarthaElena.Sanchez@sdcounty.ca.gov)
  - **Motion to approve project by Dee Chavez Harmes with second by Greg Doud.**
  - **Vote: Aye-3, Nay-0, Abstentions-0, Absent-2**
4. **Cargo Containers PDS2025-ENF-GEN-000079 TABLED-NO SHOW** (APN 172-140-51-00) 1152 Tarek Terrace, Vista CA 92084. Request for four sea cargo containers for commercial agriculture storage.
  - **Owner:** Israel Marin 760-801-7439 [israelmarin@sbcglobal.net](mailto:israelmarin@sbcglobal.net)
  - **Owner's Agent:** Christopher Clark 619-636-7690 [cwcpermitsanddraft@gmail.com](mailto:cwcpermitsanddraft@gmail.com)
  - **County Project Manager:** Jason Negles 858-495-5201 [Jason.Neagles@sdcounty.ca.gov](mailto:Jason.Neagles@sdcounty.ca.gov)
5. **Small Winery Administrative Permit PDS025-STP-25-012, PDS2025-AD-25-011** (APN 125-231-32-00) Application permit to open a small winery to sell a unique blend of our lavender infused wine and use of grounds for small, intimate events to enjoy sunset views of the Oceanside and Rainbow valleys. Grounds have space for 35 parking spaces throughout grove road. Venue will have outdoor events with no more than 50-75 guests per event. Residential units state #2 but should be #1 per plans. Garage is 2,000sf for wine making only. No kitchen on property, only outside catering. No amplified music and no music after 9pm or sunset. Lighting will be #24

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downlights. Asphalt circular drive.

- **Owner:** Mario Gutierrez 909-241-8351 [marioalexgutierrez@gmail.com](mailto:marioalexgutierrez@gmail.com)
- **Owner's Agent:**
- **County Project Manager:** Brandon Nehl 619-346-0231 [brandon.nehl@sdcounty.ca.gov](mailto:brandon.nehl@sdcounty.ca.gov)
- **Motion to approve by Greg Doud and second by Jeniene Domercq with the following two conditions:**
  - i. **Confirm no change is needed from residential to commercial for garage to be used as wine making facility.**
  - ii. **Outline the type and frequency or number of events allowed.**
- **Vote: Aye-3, Nay-0, Abstentions-0, Absent-2**

1. **Ranch Archangels PDS025-RESACC / PDS2025-RESACC-000225:** 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 detached office with attached patio cover for agriculture use & operations and additional employee housing units 3 & 4 and a detached office. Total compound is for personal use only. Farm employee housing 3 & 4 is a duplex and a small private office. Using existing roadway and will be installing a fire hydrant. Fire dept. has provided approval for emergency access to this area.

- **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 Dee Chavez Harmes with second by Greg Doud**
- **Vote: Aye-3, Nay-0, Abstentions-0, Absent-2**

6. **TABLED 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 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](mailto:hjustus@justusenterprise.com)
- **Owner's Agent:** Sara DeLa Cruz/A&S Engineering 661-250-9300 [sara@asengineer.com](mailto:sara@asengineer.com)
- **County Project Manager:** Ben Cereceres 619-539-6135 [Benjamin.Cereceres@sdcounty.ca.gov](mailto:Benjamin.Cereceres@sdcounty.ca.gov)

## 7. GROUP BUSINESS

1. **Next Meeting:** Tentative September 10, 2025

## E. ADJOURNMENT: