

## I-15 Design Review Board

### Agenda

October 22, 2025 Meeting - 6pm

Valley Center Library

29200 Cole Grade 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:** August 13, 2025

**D. 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)

- 2. Cargo Containers PDS2025-ENF-GEN-000079**(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)

- 3. Pala Mesa Resort Wedding & Banquet Venue:** 2001 Old Hwy 395 Fallbrook CA 92028 (APN 108-412-03-00 & 108-400-19-00) Minor Deviation to the Major Use Permit at Pala Mesa Resort that includes removing the existing wedding venue tent to be replaced with a permanent structure.

- **Owner:** Pala Mesa Resort
- **Owner's Agent:** Steve Rawlings 951.667.5152 [ser@rawlingspm.com](mailto:ser@rawlingspm.com)
- **County Project Manager:** Jill Cleveland 619-916-2484 [jill.cleveland@sdcounty.ca.gov](mailto:jill.cleveland@sdcounty.ca.gov)

**4. GROUP BUSINESS**

- 1. Next Meeting:** November 12, 2025

**E. ADJOURNMENT:**