

I-15 CORRIDOR DESIGN REVIEW BOARD

April 5, 2022 Meeting Minutes
Zoom Meeting ID: 880 8151 5649
Passcode: I-15April

Attendance: Delores Chavez Harmes, Todd Frank, Victoria Stover, Greg Doud

Guests: Kelsey Madden, Chad Fink

Call to Order: The meeting was called to order by Dee Harmes at 6:05pm and the pledge of allegiance was recited.

Welcome: Chair Harmes welcomed new I-15 DRB board member Greg Doud representing Rainbow planning group.

Minutes: February and March 9, 2022 minutes reviewed. Motion to approve by Todd Frank with second by Victoria Stover. Motion approved.

Public Comments: None.

Action Items:

1. **Kahle Residence:** 3974 Citrus Drive Fallbrook, CA APN: 107-170-23-00
 - Owner: Kent Kahle
 - Owner's agent: Josh Brecht (951) 691-7756 crystal@dmarchitect.net
 - County Project Manager: Vanessa Pash (858) 694-3291

Request for exemption form site plan waiver for "B" Special Area Regulation for a single family dwelling. A detached ADU, complying with the natural beauty of the area. Buildings will be similar in material and design to existing structure. Concerns expressed on upper level and lower garages. Extensive conversation with aerial views of property to determine grading patterns, elevations, etc. Project was previously cited for not having grading permits but a permit is in process now, however, not approved at this time. Clarification also needed for access (driveways) to both upper and lower units. Exterior lighting requirements also discussed. Plans show wall mounted down lights. Septic system concerns on leach lines and how much line will be needed or if larger septic tank is required. Total square feet including garage, porch and deck is 2,200 with actual ADU area being 1,199sf.

Motion to approve as submitted by Greg Doud with second by Todd Frank.

Vote: Aye-4, Nay-0, A-0

2. **Circle K:** 26746 Mountain Meadow Escondido, CA 92026 APN 186-093-43-00 / STP-17-028
 - Owner: Circle K
 - Owner's agent: Chad Fink (714) 202-5711 chad@compass4services.com
 - County Project Manager: Sean Oberbauer (619) 323-5287

Request for a Minor Deviation from the original gas station (Shell) to a Circle K. Deviation request is for signage due to name change. Will continue to be externally illuminated. Dimensions will stay the same, however, there are a few signs that are smaller in size. Canopy signage is a concern. Light bar around canopy will be halo lit and can be extended over to lettering. Monument signs will also be externally lit. Gas pricing internally lit led lights must be amber colored with dimming capabilities. Roof is same height as original project approval.

Motion to approve as submitted by Victoria Stover with second by Dee Harmes.

Vote: Aye-4, Nay-0, Abstain-0

3. **Notice of Non-Gaming Land Acquisition** That portion of the Rancho Monserate APN: 125-063-02; 125-063-09; and 125-100-10
 - Owner: United States Department of the Interior/Bureau of Indian Affairs
 - Owner's agent: Amy Dutschke (916) 978-6000 amy.dutschke@bia.gov
 - County Project Manager: Camila Easland (619) 323-7362 camila.easland@sdcounty.ca.gov

Subject property consists of four parcels of land, containing 92.44 acres commonly referred to as the Gateway Property. Currently, the property is developed with a concrete pond and irrigation system, with some associated

Delores Chavez Harmes-Secretary
Todd Frank
Kerry Garza-Chair
Victoria Stover

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outbuildings and facilities related to agricultural activity. The property is NOT contiguous to the Pala Reservation. The Tribe plans to use the property for a cultural center, traditional village site and associated features. A portion of the site will remain as an orchard or undeveloped.

Property is owned by Pala Gateway LLC. Several years past rezoning was attempted for a town center but was not successful. Concerns for future attempts to rezone once this parcel becomes sovereign land. There are plans for a shopping centre in the area. Support for this project has been received from local communities having recognized the Tribal council is trying to keep area as natural as possible in keeping the rural/ag environment.

Motion to approve as submitted by Greg Doud with second by Victoria Stover.

Vote: Aye-4, Nay-0, Abstain-0

Group Business:

Next Meeting: May 11, 2022 via Zoom.

Adjournment: 7pm