

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

I-15 CORRIDOR DESIGN REVIEW BOARD

November 15, 2023

Meeting Minutes

The Hangout at Park Circle

27679 Park Circle Way Valley Center, CA 92082

Attendance:

Delores Chavez Harmes-P Jeniene Domercq-A Greg Doud-P

(P=Present A=Absent E=Excused)

Kerry Garza-P Jared Rowely-P

Guests: Arath Lara

Call to Order: The meeting was called to order by Dee Harmes at 6:02pm.

Minutes: No past minutes required for approval.

Public Comments: None.

Action Items:

1. **Churley Residence:** 28511 Giant Rock Lane (APN 186-021-54-00)

Request for exemption from site plan waiver for "B" Special Area Regulation for a single family dwelling. Project was reviewed on 09/13/23 and requested to return for final vote to review lighting, grading, landscape, etc.

Project is a single family 3,589sqft residence in modern farmhouse style with white or grey shiplap siding and grey multicolored asphalt roof. Roofline is apx 70ft below ridgeline. Roof will be only part of house will be seen from I-15.

There is no uniformity of architectural design in the area. Pad height will be increased by an additional 2ft. No plans to overcut or overfill. Long drive up to pad is concrete and complies with emergency vehicle access. Pavers will be in area in front of garage and around house. Minimal exterior lighting. Dimmable exterior down lighting. Discussion on lighting requirements in the Palomar dark sky ordinance area, restrictions and allowable. Landscape plants are all on the approved native plants document provided by the county. Slope that is visible from I-15, 70% are native plants with a small portion that is non-native that be fire resistant plants that are approved. Back of property will have turf near pool.

- Owner: Kyle & Kelly Churley
- Owner's agent: Arath Lara
- County Project Manager: Tam Vo 858-495-5346

Motion to approve Churley residence plans by Greg Doud with second by Jared Rowely.

Vote: Aye-4, Nay-0, Abstentions-0, Absent-1

2. Mountain Meadow: No. Center City Pkwy & Mtn Meadow Rd (APN 186-093-27, 34, 30, and 36) Request for small daily needs retail center including two shop buildings (7,500sf & 13,500sf) and parking areas. Shop space to have quick service restaurants, coffee shop, doctors' offices, financial services, salon and other retail needs. 105 parking stalls have been provided including 8 ADA. Center will serve a highly under-served area. Nearest food/gas services off I-15 south bound are 4 miles away. Nearest gas/convenience store north bound off I-15 is 10 miles away. Nearest food service off I-15 northbound is 21 miles away. Rear of center will face Center City Parkway. Developer's agents met with Hidden Valley community planning group to get feedback on design elements and will be returning to Hidden Valley for final approvals. Upon first review of the commercial center the design is very modern and boxy. It does not fit in with the rural character of the community. A 35ft tall monument sign of aluminum cut out is proposed. Signage is internally lit "dispersed" light through metal title & logo cutout for each business. Concern expressed on tenants changing and new tenants will ignore lighting ordinance requirements. Parking lot lighting will be shaded. A full, detailed lighting plan is requested. Landscape proposed is ivy and creeping fig on walls, some lantana and shrubs will hide landscape lighting. Regular quarterly maintenance will be retained. Utility poles should be underground. Two poles have been removed. Left turn lanes are a major concern as there is only one in and out access to the commercial center. TAC has supposedly reviewed the project. An estimated 15 cars held in the traffic que. Traffic coming downhill from the community of Mtn Meadows and traffic coming off the freeway will be competing to enter and exit the center. Sewer and water will be tied into VCMWD. A lift station will be placed on property. Underground storm basins will be installed. Some mitigation on the coastal sage, but overall sensitive environment study is being avoided. Site B Waiver documents have not been sent to I-15DRB. No County PDS identifying number is provided at this date. Request to have a full copy of plans for I-15 DRB. **No vote taken. Project lighting and design will be reviewed again at next meeting.**

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- Owner: Mountain Meadow Village Center, LLP 858-457-3235 cyablon@developers-resource.com
- Owner's agent: Bryan Woods 760-493-9473 Bryrx009@icloud.com
- County Project Manager: Sean Oberbauer 619-323-5287 Sean.Oberbauer@sdcounty.ca.gov

3 Karve Ski Park PDS2023-MUP-23-009: 26351 No. Center City Parkway, Escondido (APN: 187-630-12-00 & 187-322-29-00): Request for a Major Use Permit for an outdoor recreational park to include a synthetic ski and other winter sports related activities, as well as a golf driving range. The Park will be an outdoor, year-round synthetic snow sports complex and recreational park catering to all ages, abilities, and skill levels. The primary activity will be designed artificial ski slope which mimics the attributes of snow for both day and nighttime skiing and snowboarding, and provides an affordable, convenient, and easier way to learn snow sports. Four main structures totaling 9,564 sq ft. Ski runs, bunny hill, tubing runs, zip line tower. 146 parking spaces with event center. Music in event area. Project will be on septic. Major concern with project is with lighting and noise. County noise standard from 7am to 10pm is 50 decibels. Karve noise study showed slightly over. 10 ft. noise abatement fence made of chain link with noise reduction fabric will run the entire length of eastern end of property will drop the noise level to 35. This will also reduce existing fwy noise. Parking lights will be covered down lights. Landscape design complies with county guidelines. Utility will connect to VCMWD. The signage will be a 5x6 pole sign located at front of property. Next meeting I-15 DRB will review size of trees in parking lot, sign program rendering, noise and lighting fixtures along with some other smaller details.

No Vote taken.

- Owner: Lovato Empire LLC
- Owner's agent: Terry Mathew c/o CCI 760-471-2365
- County Project Manager: Nicolas Gustafson 619-323-7314

2 Version Cell Tower PDS2021-ER-96-02-001A & ODS2021-ZAP-96-00SW1 : 2970 Rainbow Blvd, Fallbrook (APN: 102-230-69-00): Installation of (N)FRP faux tree screen around the communications facility. Remove (4) 4' antennas, install (4) 6' panel antenna to dual mount antenna. Install (2) dual mount antenna brackets. Remove (2) RRUS mounted on Unistrut frame. Install (4) RRUS mounted on the Unistrut frame. Install (1) Raycap on the Unistrut frame. Install (1) Raycap within shelter.

- Owner: Verizon Wireless
- Owner's agent: Cameron Dancho c/o Verizon Wireless 951-303-3715
- County Project Manager: Sean Oberbauer 619-323-5287

No cell tower representative attended to provide presentation or insight.

No Vote.

Group Business:

Next Meeting: December 13th, 2023

Meeting Adjourned: 7pm