

I-15 CORRIDOR DESIGN REVIEW BOARD

August 14, 2019 Meeting Minutes
Valley Center Community Center – Room 3
28246 Lilac Road Valley Center, Ca 92082

Attendance: Kerry Garza, Victoria Stover, William Crocker, Delores Chavez Harmes

Call to Order: The meeting was called to order by Chair, Kerry Garza at 7:20pm in room 3 of the Valley Center Community Hall – 28246 Lilac Road Valley Center, 92082. All stood for the pledge of allegiance.

Welcome: Chair, Kerry Garza, welcomed all and thanked them for attending the first meeting of the I-15 Design Review Board.

Public Comments: None

Action Items:

1. **Sage Road:** Fallbrook (APN: 125-070-23-00): Request for site plan exemption for single-family dwelling by Tai Phan, Owner. Plans have not been approved by the county and request is not ready for presentation to I-15 DRB at this date. Will be resubmitted for consideration at September 2019 meeting.

2. **Ocean Breeze:** Peter Fagrell, of Helios Property Solutions, LLC, representing Ocean Breeze Ranch (formerly Vessels Ranch) presented detailed information of the development of 396 residential lots and a separate, privately owned and operated equestrian facility. Project is located on 1,402.52 acres in north San Diego County, unincorporated area of Bonsall. To include two planned development areas (planning area 1 and 2) with lot sizes ranging from 4,500 and 5,000 sq. ft., larger estate lots with 5-acre minimums (planning area 3) and one single hillside estate lot of 24.24 acres. The equestrian facility is located on 203.5 acres and is existing. This facility would remain while ancillary new components would be added to the existing facility. Total of 15.91 acres of public and private parks as well as provide for the permanent preservation of 832.7 acres within a biological open space easement.
 - a. For biological and land planning purposes the project is essentially tucked behind a large ridge with only the park visible from roads. Canopy of trees covers the development area with only glimpse from Hwy 76.
 - b. Historical buildings existing on property to remain in place with only 1980 Spanish style building removed.
 - c. Utilities to be underground.
 - d. Very little wetland impact and any impact will be mitigated onsite.
 - e. Project proposal has no signage on I-15 corridor.
 - f. Three additional evacuation routes and traffic mitigation with use of roundabouts.
 - g. **Vote: Aye-4, Nay-0, Abstentions-0**

Group Business: No further announcements or discussion items.

Next Meeting: Sept. 11, 2019 room 3 of the Valley Center Community Hall – 28246 Lilac Road Valley Center, 92082

Adjournment: 8:07pm