

## I-15 CORRIDOR DESIGN REVIEW BOARD

October 10, 2019 Meeting Minutes  
Valley Center Community Center – Room 5  
28246 Lilac Road Valley Center, Ca 92082

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

**Guests:** Terry Matthew, Matt Simmons, David Sibbet

**Call to Order:** The meeting was called to order by Chair Garza at 5:35pm in room 5 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.

**Minutes:** Minutes of the September 2019 I-15 DRB were reviewed and approved unanimously.

**Public Comments:** Short discussion of quorum issue.

### Action Items:

Review of last month's presentation with PowerPoint presentation to Mr. Crocker. Clarification on existing pole location. September comments (below) were reviewed by chair with the committee.

1. **Ivy Dell RV Park:** 23523 No. Center City Parkway, Escondido (APN: 187-170-57-00 & 187-280-69-00):  
Request for presentation and review of proposed project consisting of refurbishment of existing mobile home community. Total of two parcels with two existing units as well as buildings to be demolished and rebuilt. Transient habitation use. The Applicants representatives, Matt Simmons and Terry Matthew, made a video presentation and the following are some of the highlights:
  - a. **Landscape** to leave existing California live oak trees, palms & sycamores. Additional landscaping to be added. Glimpse of buildings and tree canopy from I-15. Elevation difference between I-15 and RV park = 943ft.
  - b. **Buildings:** One manufactured home and one mobile home existing on property to remain. Bathroom to be demolished and rebuilt in modern farmhouse style with cmu brick, metal roof, clerestory glass. Recreation building to replace windows with vinyl, incorporate transom and new wood doors. Pool area to be filled in and removed. DG pathway access, decorative gas fire pit, bbq area, concrete seating round fire pit and trellised patio area.
  - c. **Utilities:** Above ground powerlines currently in place on W. Ctr. City Pkwy & Jesmond Dene to remain. Existing power pole remains. Power to RV park, campsites, storage, recreation and restroom buildings to be underground.
  - d. **Sewer** treatment plant to be built on site (alternative pressure system). Leech field to be undisturbed other than walkable grass field.
  - e. **Signage** on entrance to property to remain but will be refurbished to two 14ft columns with signage hanging between and water feature pony wall. Ground placement light bar to up light.
  - f. **Grading:** minor grading of existing slope.
  - g. **Lighting:** 6-8 area pole lights around restroom, wall mounted down light sconces around rec area and trellis, pathway downlights.
  - h. **CEQA:** Characterized as an exempt project relying on reducing impacts.

#### a. Questions/Comments of DRB:

**Garza:** It will be good to have the area cleaned up and made visually pleasing. The elevation difference being much lower than the freeway is a benefit. Will there be bill boards advertising RV park along I-15 corridor? Applicant – No, campers utilize industry applications and social media. Applicant stated it will take 8 – 12 months to build.

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**Chavez Harmes:** Would lighting be seen from I-15? Applicant-No. Project Issue Checklist indicates Design Exception Request under review. Applicant-stop sign on W. Center City Pkwy and Ivy Dell Lane addressed by county.

**Stover:** Offered insight on property owners Bruce and Linda Stenerson. From her personal experience with them they appear very credible and reputable.

**Motion:** Motion to approve Ivy Dell RV Park made by Victoria Stover with second by Dee Chavez Harmes.

**Vote: Aye-4, Nay-0, Abstentions-0**

**2. North County Environmental Resources:** 2558 Mesa Rock Road, Escondido (APN: 187-100-37-00) Record ID: PDS2008-3500-08-015 Environmental Log On: PDS2008-3910-08-0812 Recycling Plant project since 2008. Construction materials would be dropped off, sorted, organized with two truck trips per day. Grinding would be done inside the facility. The site was graded illegally in 2007 and 2011 General Plan update changed zoning to industrial with minor permits. CEQA would still be necessary. Main points of opposition are:

- 5am start time with noise
  - Air quality
  - Minor traffic issues
  - Visual of debris
  - Policing of two truck trips per day
- a. David Sibbet, Planning Manager, San Diego Co. Planning & Development Services appeared for informational purposes only as **this project was not ready for a vote.**
  - b. Site plan permit can be revoked. Public disclosure ends at end of month. Discussion on concerns from other planning groups and committees regarding monitoring number of haul trips and hazardous material disposal.

**Group Business:** No further announcements or discussion items.

**Next Meeting:** November 13, 2019 room 5 of the Valley Center Community Hall – 28246 Lilac Road Valley Center, 92082

**Adjournment:** 6:50pm