

I-15 CORRIDOR DESIGN REVIEW BOARD

MINUTES OF MEETING OF FEBRUARY 21, 2013

Meeting was conducted at 5256 Mission Road, Suite 706 (La Sala Room), Bonsall, CA 92003 and was called to order at 7:00 PM by Vice Chairman Michael McIntire. Board Members present; Tom Harrington, Bill Crocker, Chuck Davis and Joan Van Ingen.

Minutes of the 9-20-12 meeting were reviewed and Chuck Davis made the motion to approve the meeting minutes and Joan Van Ingen seconded. Motion carried 5-0.

REQUEST FOR WAIVER

- APN186-612-13. Minor grading permit for 26933 Champagne Blvd, Escondido. Grading is for a proposed game room, tennis court and two (2) green houses. Board discussed the waiver as grading project and determined it complies with the I-15 DRB guidelines. Bill Crocker made the motion to approve the project for grading only and Joan Van Ingen seconded. Motion carried 5-0.
- APN187-020-84. No representing agent for owner Herbert Kolodner attended the meeting. Project site location is 1414 Windsong Lane, Escondido. The proposal is for a 2697 S.F. one (1) story dwelling with and 860 S.F. attached garage and a 100 S.F. entry porch. Michael McIntire investigated the site and shared his findings with the Board and agreed the project fully complies with the I-15 DRB guidelines. Joan Van Ingen made the motion to accept the project and Tom Harrington seconded. Motion carried 5-0.
- APN102-330-23. Kelly and Ken Malorte, owners, presented plans to remodel a single family dwelling. Site location is 1924 Huffstatler St, Fallbrook. The addition is 311 S.F. of living area plus a 800 S.F. exterior deck. Also at site is the conversion of an existing small dwelling into a storage facility. The Board discussed and reviewed the plans. Chuck Davis made the motion to approve the plan and Tom Harrington seconded. Motion carried 5-0.

PLAN REVIEW

- STP95-027W1. Rocki Lam, representative for T-Mobile, presented documents for telecommunication antenna replacement. Address nearest to the site is 26915 Mesa Rock Rd, Escondido. T-Mobile will be replacing six (6) antennas and ancillary equipment. Purpose and scope of the plan is to better serve 'smart phones' and create improved cell phone service. Tom Harrington made a motion to approve the project as presented Chuck Davis seconded. Motion carried 5-0.
- ZAP-02-005W1. No representing agents attended the meeting. Sprint proposes to modify and existing telecommunications facility. Site location is 9124 Old Castle Rd, Valley Center. DRB had no descriptive documents to review the project. Tom Harrington made the motion for a continuance of this project and Chuck Davis seconded. Motion carried 5-0.

PLAN REVIEW - continued

- ZAP-99-023W1. Jan Adler, representative for AT&T, presented plans for a telecommunication equipment upgrade. Site address is 26915 Mesa Rock Rd, Escondido. Removal, replacement of antennas and upgrading an ancillary equipment enclosure is planned. Scope of improvement is to better serve the customer base. Tom Harrington made the motion approve the plan as presented and Chuck Davis seconded. Motion carried 5-0.

INFORMATION PRESENTATION

- APN187-100-137. Representatives for ADJ Holdings, LLC presented a proposal for a recycling collection and processing facility. Site address is 25568 Mesa Rock Rd, Escondido. By design it is a light recycling processing facility to process green waste, concrete rubble, asphalt and common demolition material. This particular site has a land use designation of 'I-3' (high impact industrial) and zoned 'M-54' (general impact industrial). The designation of the facility only allows two (2) outbound trucks daily however there is no limitation on incoming trucks. A proposed 60 FT X 200 FT, 37 FT high 12,000 S.F. structure is planned. The structure's primary use is for recycling and maintenance with an office. There will be a security building and truck weight scales. Site is 140 acres but only 20 acres will be dedicated for the operation leaving the balance of the acreage as open space.

CONCERNS

- Large traffic route to and from this facility is a concern. The presenter stated they would route all major trucking on I-15 to Deer Springs/Mountain Meadow Rd, then routing to N. Center City Pkwy south and onto Mesa Rock Rd to the facility. The claim is this route will lessen the traffic impact to all residents living on Mesa Rock Rd.
- Recycling concrete and other like material will be a crushing operation which leads to noise and silica dust, a classified health issue.
- Neighboring residents are vocal about their opposition to this facility, stating it is "out of character for the area"
- Visibility of this facility from the east side of I-15, some claim it will be seen.

OLD BUSINESS - NONE

NEW BUSINESS - NONE

PUBLIC ADDRESS ON NON-AGENDA ITEMS

CORRESPONDENCE - NONE

BOARD MEMBER DISCUSSION

- Tom Harrington brought into discussion a proposed land fill operation. Site location is east of the I-15 in Gregory Canyon, south of SR76. The Army Corps of Engineers has an environmental study currently out for review. The A.C.E. believes this is an ideal location for a dumping facility. A major concern is the proposed liner employed is to prevent contamination to the local aquifer; if this liner leaks it will contaminate the San Luis Rey River aquifer. Many communities, including the city of Oceanside rely on this aquifer for a source of potable water.

ADJOURMENT

- Vice Chairman Michael McIntire suggested meeting adjournment at 8:17 PM and Tom Harrington made the motion to adjourn, Joan Van Ingen seconded. Motion carried 5-0. The next scheduled meeting will be on 3-21-13 at 7:00 PM in the La Sala Room.

Respectfully submitted,
Michael McIntire for Joan Van Ingen, Secretary

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