

## Valley Center Design Review Board

**Approved Minutes: May 8, 2012**

**DRB Members present:** Montgomery, Moore, Splane, Herr

**Visitors:** Sol Orchard: Chris Brown, Steve Wragg  
Robert Bricker Car Sales: Robert Bricker, Dr. Andy Walker, Dr. Steven Colburn, Dan Corona, Michele Mellos, RAB Enterprises  
Portino's/Krueger RE: Kerry Watts, Wynn Engineering  
Lizard Rocks Storage/ South Cole Grade Storage: Jerry Gaughan, Sean Clarke, Byron Mathieu

4:00 PM Lael Montgomery opened the meeting.  
There were no speakers for Public Forum.

### **Scheduled Projects:**

#### **1. Sol Orchard: Major Use Permit P-11-027 Site Plan Revisions**

The VC Design Review Board reviewed and provided comments in October 2011 to an earlier version of the landscaping plans. The revised plan shows a diverse selection of vines on all chain link fences EXCEPT the several hundred feet of chain link on both the east and west property boundaries where citrus orchards are currently installed. The DRB is concerned that the applicant be responsible for installing and maintaining any landscaping that is necessary to screen the project from adjacent properties. VC's Design Guidelines are very clear on this point. The applicant, and the County Planner, Mark Slovick, both have assured that this is a condition of the permit. If the agriculture is ever removed, the applicant will vine these chain link fences.

DRB members and the applicant's consultants Brown and Wragg discussed the importance of having a common understanding about the content of this meeting. To ensure a shared understanding of what was said and what was meant by what was said, we went over each point several times. There should be no "discrepancies" between our meeting notes this time.

DRB member Moore, herself a certified arborist and specialist in plant material that thrives in Valley Center's micro-climate, requested that trees be 24-inch boxes (not 15 gallons) and said that costs of larger trees could be offset by planting smaller shrubs (5 gallons instead of 15 gallons). Moore explained to Brown and Wragg that the applicant's plan confused "shrubs" for trees, and that some plants were included in both categories. The DRB agreed that it would be agreeable to spread the trees to 25'-30' IF larger sizes were installed interspaced with shrubs. To clarify, Moore defined the shrubs as '*Heteromeles arbutifolia* (Toyon), *Quercus berberidifolia* (scrub oak) and Rhus. (NOTE: *Rhus integrifolia* is listed on plan. This requires a change to Rhus ovate which is basically the same plant that grows inland successfully. *Rhus integrifolia* is successful at the coast.) Moore also suggested using *Quercus ilex* (Holly Oak) as well as *Quercus agrifolia* (Coast Live Oak). The Holly Oak grows faster and is not susceptible to current pests and fungus that affects the Coast Live Oak.

Hydro-seeding was noted on the revised plan. Moore explained that hydro-seeding is NOT successful in Valley Center's micro-climate, and should be eliminated from the plan. Typically, hydro-seed fails to germinate and creates a perfect environment for weed seeds to infiltrate and flourish. In this part of Valley Center especially, a "weedy" road edge is both a wildfire hazard and is visually unattractive.

The applicant's consultants said that hydro-seed was the most affordable option. Moore offered to look into available mixes after this meeting with the hope of finding one that might grow more successfully in the central valley of Valley Center. **Moore's research did not turn up a mix that would be more successful.** Instead of hydro-seed, Moore is recommending that ground cover be installed -- 1 gallon or flats, with the shrubs and trees in the sizes specified above.

Moore also stated that native plants should be planted in late autumn/early winter for the most successful installation. She also said that there is an excellent local wholesale native plant nursery in Valley Center (Moosa Creek), and that it would be beneficial to use Valley Center businesses for Valley Center projects.

## **2. Robert Bricker Car Sales, Site Plan Waiver:**

Mr. Bricker wants to move his existing auto sales business from the Matz property next door to the Creekside Veterinary Hospital property. Michele Mellos, consultant to the project, presented property improvements that have been made. Pavers have been added to the 'lot'. Asphalt has been re-surfaced and new plants have been incorporated into an existing mature landscape. Improvements were represented on several different drawings. Montgomery asked the applicant to consolidate on one plot plan all the elements of the landscape, and to label the plants. This done at the meeting, the DRB voted 4-0 to approve the Site Plan Waiver. The applicant understands that the Site Plan Review process is waived because the plot plan meets Valley Center's Design Guidelines.

## **3. Portino's/ Krueger RD, Beauty Affair, Site plan waiver:**

A final plan was presented for a site plan waiver. There was nothing that had changed since the DRB's last approval, so it was quickly approved and stamped again.

## **4. Lizard Rocks Storage/Cole Grade Storage, revised landscape plans:**

Before the discussion began, Moore reported she had, at the applicant's request, visited the Lizard Rocks site because circumstances on the ground required the original landscape plan be altered during construction. The new plan presented to the DRB reflected Moore's suggestions and was approved and stamped by the DRB.

Moore had also done a site visit at Cole Grade Storage with the client's Landscape Architect, and the vines and trees that were requested had been added to the revised landscape plan, so again, was approved by the DRB.

Meeting adjourned at 5:00 pm.