

## Valley Center Design Review Board

**Proposed Minutes:** August 3, 2015

**DRB Members Present:** Moore, Robertson, Herr, Mahan

**Visitors:** Mary Geerdes, Chris Brown, Patrick Brown, Steve Wragg for Solar Project, Nadi Mahail, Tony Mahail, Richard Byrns, Richard Larowe, Kerry Garza, Jerry Gaughan, Dave Bohorquez for Arco  
Keith opened the meeting at 6pm.

**OPEN FORUM:** There were no speakers for Open Forum.

**MINUTES:** July 20, 2015 were approved as is 4-0. It was determined that since our next regular meeting would fall on Labor Day, the September meeting will be on **Tuesday, September 8, 2014, 5-7 pm.**

We also decided that whoever wanted to comment from the audience would need to be signed in and will be asked for their name. If people want to be added to the DRB contact list to add their email to the sign in sheet.

### **Site Plan: Arco AM-PM Gas Station: SW Corner of Valley Center and South Cole Grade Roads.**

The Applicant's Architect, Alan, stepped in for Leslie Burnside to present the changes on the Arco AM-PM site.

There has been no discussion with the proposed Rite Aid project for any consistency for the corner.

Previously the DRB requested the arches on the building to be true/elliptical, not segmented. The presentation board did not show any changes; Alan expressed his reasons for the different arches and wanted to discuss them with us. The one in the middle is on top of the Arco logo and he would like to keep that segmented because it flows with the logo better. The DRB agreed with the middle one, and requested that the ones on the left side of the building be changed to match the right side. Our opinion is that the segmented arches have been very overused. We requested more authentic arches and asked that all the arches on the building be elliptical, ONLY segmented arch would be the one in the middle over the logo.

There is 7' landscaping on one side of the project and the other shows 20' with the current pump configuration. Susan stated Nandina needed to be replaced on the plan and the Landscape Architect should be aware of acceptable substitutes. Alan said that there were wetlands that ran outside of the property. He asked if we were aware of the extensive dedications that have been made by the owner to the county for the road widening. When asked what the options would be to the existing 7' of landscaping, Susan stated she wanted more area. She completely understood that the back of the building could not have any additional landscaping and the way it backed up to Armstrong would work ok. The area next to the Arco was County land and that no additional landscaping could be added. The Board stated that there were issues with every site that is going to be developed and if we compromised on this landscaping, how could we justify asking someone else to comply with the guidelines.

A color board was produced and Alan showed a color sample of the warmest color they are planning to use, and the DRB still felt it was too light. Alan stated that they are specing 'Expo' white, and they wanted to create a 'beacon' with the white. The DRB does not desire anything to look like a beacon and does not like the white color. Mike also stated that we actually couldn't see the actual color from just a color swatch. He stated it was the warmest color they could use, and that the wainscoting on the bottom of the building would break up the white.

**NOTE: After the meeting, the DRB discussed the wainscoting; it is not authentic to Mission style, so they would like that removed and the building to be all one color.**

The DRB liked using the Saltillos as wainscoting on the pillars instead of slate. Also Roof materials were acceptable.

DRB requested that the blue band around the canopy be created out of a rusticated wood material. Alan thought that Arco would be amenable to doing that.

The price signage monument that will be created so pricing can be inset with exterior lighting. We were presented with renderings and requested to see detailing on the sign. Alan said that the Cole Grade side of the sign will be limited on the logos, but that the Valley Center Rd. sign would use the logo 'more liberally'. The size appears to be within the guidelines and the DRB requested drawings of the sign with callouts. We want to see the detailing of the sign and a site plan, landscape plan, elevations, etc. that go to the County for us to review.

Previously the DRB had requested a variety of paving details so as not to end up with a sea of continuous concrete. We requested some variance in concrete, either in stamping, texture, finishing and/or color. There was additional conversation regarding different opinions, again we asked for a set of drawings with call outs.

We requested a set of drawings, elevations, all materials and colors noted on the plans that will be submitted to the County. We were not willing to sign presentation boards, aerials or the site plan with notes. We had not received drawings from the County. For approval, everything needs to be accurate on a set of plans with all call outs and detailing we have requested. They have made a submittal to the County, which the DRB never received.

There was confusion on our Final Agenda as to the solar project addresses. The project name and address were reversed. Because one resident that is affected by the Grainger Solar Farm, we agreed to look at those preliminary plans along with Valley Center Solar. The correct addresses are listed below.

**NLP Grainger Solar Farm: Mesa Crest and Ave. Analee.**

**Valley Center Solar is at Cole Grade Rd. and Via Valencia.**

Steve Wragg & Chris Brown went through the Valley Center Solar project which we had seen before. The project has now sold to BayWa who has reduced the size of the project from a 7 megawatt to 3 megawatt, 66 acre to 25 acre. It does not cross the drainage area (wetland) as before. There were lots of concern over the chain link fence and screening, and the entrance to the property from the neighbors being on Via Valencia.

BayWa took the concerns of the community to heart and created a new project. It is a 66 acre site and 25 of them will be covered with panels. The new entrance will be off of Cole Grade instead of Via Valencia which was one of the concerns with the residents. Single access tracking. Panels will tilt from East to West. While tilting, panels could reach 11' height. It is the same design as Vesper Rd. facility. They will not be grading the property flat so some of the panels will be undulating. There will be a 7'-8' chain link fence with slats on the east side along Cole Grade. In front of the fence, they will be maintaining the existing Citrus orchard and will be part of the Major Use Permit and considered part of the landscaping. Where there aren't any orange trees, they are planning a landscape plan and presented a palette for the 20' strip along Cole Grade Rd. Landscaping will go to the wetlands. They provided a different plant list than Vesper, since there were issues with those plants. The overall plant palette was acceptable Susan's only comment about the palette was they may consider replacing the Sycamore. Not because of it being deciduous but because they suffer in our current climate conditions, unless they are planted in the existing wetlands area. There is no work in the wetland/drainage area. Steve said they were preparing plans along Cole Grade to accommodate the widening, and when those existing trees are removed, there will still be 20' of landscaping ultimately. All planting to be planted on the outside of the fence. The existing residents that sit on the same elevation will be screened, the residents that sit above the site will not be screened. BayWa will create an access road to the residents that occupy the home on the site so they won't be traveling through the project. There are existing Oaks that are a part of the drainage area according to their Biologist. They will be protecting the drainage area, plus they are creating a 50' buffer for protection. BayWa did not purchase the entire 66 acre parcel which we reviewed before. It is an unmanned facility. There will be cameras pointed along fence. There is no 'street' security lighting at night some minimal lighting inside and at the entry gate.

After the preliminary view of the project, DRB said it appeared to be ok, and to bring back some plans for review.

**NLP Grainger Solar Farm: Mesa Crest and Ave. Analee.**

**Keith requested a preliminary view of the project for the resident. We would not take any action, only get comments etc. for the future presentation.**

**Project is located at Mesa Crest and Ave. Analee** (Camino So Nombre) ( off of Mesa Grande. 27 acres. 3 Megawatt project, same technology, equipment, etc as the VC Solar project.

Entrance is off of Mesa Crest 7-8' chain link fence with slats. Landscaping will be on 3 sides, and they are showing 10' of landscaping . DRB stated it needed to be increased.

Mary Geerdes is a resident of the street and was present 200' feet down the road, down Ave. Analee is her only access. She wanted to see the project and ask some questions. There are 5 residents exit their driveways right across from the solar farm. Steve said they may be able to re-work the roads to be able to gain some room for additional landscaping. The DRB will review the project at a later date.

**Keith adjourned the meeting at 6:50pm**