

Hidden Meadows Community Sponsor Group

Covering the area bordered by Escondido, 1-15, Valley Center, & Circle R

Meeting location: The Hidden Meadows Community Center 28208 Meadow Glen Way West

Thursday, April 28, 2016 at 7:00 p.m.

Final Minutes

- 1) CALL TO ORDER: Wayne Dauber, Chairman 7:00 pm
- 2) ROLL CALL: Dauber, Chagala, Castor, Coultas, Cox, Rings. Excused Absence: Sealey
- 3) PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA
- 4) MINUTES
 - a) No minutes available for approval
- 5) OPEN FORUM: No speakers
- 6) ADMINISTRATIVE ITEMS/CORRESPONDENCE
 - a) Training status of Group members for Annual Sponsor Group training and bi-annual ethics training. Chairman Dauber reminded members that the deadline for training had passed.
 - b) Status Group members Forms 700. Chairman Dauber reminded members that the deadline for submitting the forms had passed.
- 7) SUB-COMMITTEE REPORTS
 - a) Mobility – None
 - b) Trails & Parks – None
 - c) Meadow Lake Golf Club – None
- 8) PUBLIC REVIEW / ACTION ITEMS:
 - a) Discretionary Permit Application – Zoning Division PDS 2016-ER-16-08-002 Sievers Parcel Split. This was a minor subdivision on Rocky Ridge Road. Presentation made by the applicant. Motion by Coultas, seconded by Cox to approve as presented. Motion passes unanimously.

b) *Hidden Meadows Community Sponsor group*

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b) [old business; reconsideration based on new information] County has requested our discussion and recommendation on a re-submittal for the Newland Sierra project including their Specific Plan, Tentative Map and Preliminary Grading Plan. **Presentation by Newland Sierra**. The resubmitted documents can be found at the following link:

http://www.sandiegocounty.gov/content/sdc/pds/Current_Projects/newlandsierra.html

Specific Plan: http://www.sandiegocounty.gov/content/dam/sdc/pds/docs/Newland%20Sierra%20Specific%20Plan_1_25_16_CLEAN.pdf

Tentative Map: <http://www.sandiegocounty.gov/content/dam/sdc/pds/docs/TM%205597%2001.22.16.pdf>

Preliminary Grading Plan:

<http://www.sandiegocounty.gov/content/dam/sdc/pds/docs/Preliminary%20Grading%20Plan%205597%2001.22.16.pdf>

The primary speaker for the proponent was Rita Bradin. She indicated that this is the project location west of the ARCO Station on the west side of Interstate 15. At this point they are working on the draft EIR and expect that it would be released this summer. Once that is completed and circulated for public review they will be coming to another meeting. The Notice of Preparation was filed on February 12, and the scoping meeting was held with the County on March 4. They hope to be at the Planning Commission in spring of 2017 and a target date at the Board of Supervisors in summer of 2017. The first homes would not be available until 2020.

The current General Plan would potentially permit 2 million square feet of office and commercial space and 99 homes. Brice Bossler described how they would need a General Plan Amendment, Specific Plan, Rezone, Tentative Map, and Site Plan for the V,B, and D Designators. The site would have 1985 acres with 1209 acres held in open space. There would be 2135 dwelling units with a variety of home types, 81,000 square feet of Commercial space, 6 acres for schools, 14 parks constituting 36 acres, of which 18.4 acres would be public, 19 miles of trails, 20 acres of vineyards, 3 community gardens, and a dog park. The residential areas would be designed into several neighborhoods.

In terms of improvements for Twin Oaks Valley Road, they are looking at several options. They will also be looking at making improvements to the Deer Springs Road/Interstate 15 Interchange.

Several issues were brought up by the Group and members of the public. These included fuel modification zones, traffic on Deer Springs Road, fire evacuation, dust from the crushing plant located near the project, In addition, a representative from the Golden Door indicated they were opposed in that it is not consistent with the General Plan, which was just adopted and prepared at a cost of millions of dollars.

9) INFORMATION ONLY ITEMS:

a) None

10) MEMBERS' COMMENTS None

11) ADJOURNMENT at 9:00