

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 26, 2018 at 7:00 p.m.

MINUTES

<p>Assistance for those with disabilities: If you need accommodation to participate in this meeting, please call Wayne Dauber at 760-809-6898 so necessary arrangements can be made.</p>

(Please note that persons desiring to speak on any action or information item are required to fill out a speaker slip, available from the Secretary.)

- 1) CALL TO ORDER: Wayne Dauber, Chair at 7:00
- 2) ROLL CALL: Dauber, Sealey, Birch, Coultas, and Caster (Chagala arrived at 7:27 pm). Cook excused absence, Gutierrez absent..
- 3) PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA
- 4) MINUTES
 - a) Approval of minutes of March 22, 2018. Motion to approve by Sealey, seconded by Birch. So ordered by the Chair.
- 5) OPEN FORUM: No Speakers
- 6) ADMINISTRATIVE ITEMS/CORRESPONDENCE:
 - a) Interview of candidates to fill vacancy at seat #6-No action since no candidates were in attendance.
- 7) SUB-COMMITTEE REPORTS
 - a) Mobility – Coultas-No report
 - b) Trails & Parks – Coultas-No report
 - c) Boulder Oaks Golf Club – Dauber-No report
- 8) PUBLIC REVIEW / ACTION ITEMS:
 - a) PDS2018-MUP-94-019W3

Applicant desires to replace existing cellular Antenna structures with new structures resembling eucalyptus trees. After discussion, Caster motioned to approve request, Birch seconded the motion. Motion passed unanimously.

- b) GPA-15-001, SP-15-001, REZ 15-001, TM 5597, ER 15-08-001 Newland Sierra D-EIR

Rita Brandin representing Newland Sierra gave a summary presentation of the project area comparing the development potential based on the current General Plan guidelines versus the proposed project. Residential development would increase from 99 units to 2,135 and commercial/industrial development would decrease from potentially 1.87 million square feet to 87,000 square feet. The project would include a school site and approximately 1,450 acres of open space and fuel modification zones. Water usage would actually decrease from that anticipated in the General Plan.

Scott Malloy reported on proposed infrastructure improvements for the project. He discussed the plan

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to improve the I15 interchange and the plans to widen Deer Springs/Twin Oaks Valley Road westerly to 4 lanes to Cassou Road. Approximately \$58 million in road improvements and traffic fees are projected for the project. Cal Trans is just in the planning stage for developing the plan for the I15 interchange improvements. This effort is not anticipated to be completed prior to submittal of the proposed project to the County Board of Supervisors for approval. The fire protection plan has purportedly been approved by the Deer Springs Fire District.

Cliff Williams of Latham Watkins spoke on behalf of the Golden Door. He expressed his opinion that this project would pose a significant fire risk, that the project should be denied in a similar manner as the Merriam Mountains project, and that this proposal undermines San Diego County's Smart Growth Plans.

Newland Sierra representatives indicated that the formal response to the EIR is still in process, that the proposal still includes an alternative of keeping Deer Springs Road as a 2 lane road and that there had been no significant changes to the proposed development plan since the last presentation to the HMCSSG. Discussion ensued regarding the effect on the project of a proposal by San Marcos for its water agencies to reduce water usage by 36 per cent in the future. Birch inquired as to the adequacy of electric service to the project. Newland replied that all homes would be solar powered.

Chagala referencing the General Plan as the guiding principle for development expressed his thoughts that that development should be compatible with surrounding development. Ashley Smith of the County stated that staff is currently working on an analysis of whether the proposal is consistent with the GP. Chairman Dauber read a letter from Frank Landis on behalf of the California Native Plant Society discussing his concerns with respect to the impacts of this proposal to plant life, people and the planet. Development would restrict wild life movement. A letter from Dennis Calvalary stated his concerns that the noise and traffic impacts would be unacceptable.

Andrew Yancey noted his issue with water usage and the supposed projections by water agencies of 20 to 25 per cent deficits over the next 20 years. He noted that the Golden Door (represented by numerous employees at the meeting) had been an economic piece of the community for 60 years and that this development could impact their ability to continue future operations.

Mark Jackson-In his opinion there was no mitigation planned on I15.

Margaret Liles-There is currently a pent up demand for additional road use on Deer Springs. New road improvements may just attract additional traffic from nonresidents.

Michael Hunsaker- In his opinion, the road improvements should be completed before the rest of the project. Also, he indicated that water agency usage forecasts in the past have proved inaccurate.

There being no further comments from the public, Chairman Dauber closed the public forum for this item.

Caster felt that the current GP should be adhered to and that this proposal was not compatible with surrounding development and proposed future GP development. Chagala concurred and thought the current GP should be respected. Chairman Dauber thought development should be consistent with the GP which would help keep the area pristine. Coultas felt the problems (water, traffic, energy, fire risk, etc.) associated with this project were the same as the Merriam Mountains proposal which had been denied. Sealey indicated that expansion of current traffic facilities would attract more current users, not

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just new inhabitants to the area, therefore the congestion would be worse than projected. Birch expressed the desire to maintain the rural nature of the area as projected in the GP.

Motion was made by Birch to deny the project, seconded by Chagala. Motion passed unanimously.

9) INFORMATION ITEMS-None

10) MEMBER' COMMENTS-None

11) AJOURNMENT 9:30