

Hidden Meadows Community Sponsor Group

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

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

Thursday, October 24, 2019 at 7:00 p.m.

MINUTES

- 1) CALL TO ORDER: James Chagala, Chair, at 7:00 PM
- 2) ROLL CALL: Quorum established
 - a) Present: Birch, Chagala, Garland, Gutierrez, and Sealey
 - b) Excused: Caster and Cook
- 3) PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA
- 4) MINUTES
 - a) Approval of September 26, 2019 so ordered by Chagala without objection.
- 5) OPEN FORUM: No speakers
- 6) ADMINISTRATIVE ITEMS/CORRESPONDENCE
 - a) Capital Improvement Plan—Cougar Pass Road. The public provided feedback on the potential improvement including:
 - i) Request to review other options that maintain minimal access to the community from Cougar Pass
 - ii) Support for all communities having a 2nd access for safety purposes
 - iii) Concern that the current condition of the road isn't maintained well; would an improved road be maintained to the appropriate level
 - b) December Golf Course Presentation—Monday, December 2 @ Boulder Oaks Restaurant
- 7) SUB-COMMITTEE REPORTS
 - a) Mobility – Birch; no report
 - b) Trails & Parks – Sealey; will pickup historical materials from Len Coultas to ensure continuity
 - c) Boulder Oaks Golf Club – Vacant; no report
- 8) PUBLIC REVIEW / ACTION ITEMS:
 - a) PDS2019 STP 19-024. Deer Springs Town Center. Located at North Centre City Parkway and Protea Gardens Road. Request for a recommendation as it is within the I-15 Corridor Plan. (Oberbauer)

Developer representative was not available to present plans. Group had multiple questions about the site plan that could not be answered. Continuance till January 2020 meeting motion made by Sealey, second by Birch; 5-0-2-2, the motion passed.
 - b) PDS2019-3500-08-015. North County Environmental Resources. Located at I-15 and Mesa Rock Road. Request for a recommendation as it is subject to the B Designator for the I-15 Corridor Plan.

David Sibbet from the County of San Diego highlighted the approval process, indicating this is the first of four major steps for completion of the project: 1) Public Disclosure, 2) Zoning Administrator Hearing, 3) Site Plan Decision (Director of Planning), and 4) Planning Commission (if appealed).

Carl Bailey with Hilltop Group represented the applicant. The site was originally zoned to be a water park; then a nursery (both opposed by community); now proposing recycling facility. Believe they are in compliance with all laws, codes, etc. Applicant plans to operate the plant and is from the community. Permit only allows for two truckloads of recycling materials per day.

Public comments:

- Requested verification the area is zoned industrial as part of the 2011 general plan update (was verified by Mr. Sibbet)
- The project originally submitted an Environmental Impact Report, but then changed to a different application process in 2015 which no longer required an EIR as an entry point (alternate California Environmental Quality Act (CEQA) process being utilized verified by Mr. Sibbet)
- Speaker concern is about potential future growth of the project above current proposal
 - Possible discrepancy between max processing and proposed processing volumes
- Speaker concern is the noise from the project won't be contained to the site
- Speaker concern is long term health and safety based on concrete crushing (silica dust)
- Speaker concern about fire danger to the community if a fire started at the site
 - Speaker indicated the fire plan was reviewed in 2012 and may not meet current standards and does not cover the on site volume of the stored flammable processed material (chipped material, compost, etc)
 - The crushing process increases risk of creating sparks
- Speaker concern about traffic congestion including the tractor-trailers
 - Reduction of service life of the roads
 - Enforcement of permit trip limits
- Speaker concern about decrease in property values
 - Dust debris visible from road and higher elevation homes
 - Site includes potential raised platform of approx. 10-12 feet
 - Mr. Bailey indicated the Visual Study includes additional mitigation measures to protect view
- Speaker concern about drainage from an already disturbed area and impact to Escondido Creek
- Speaker (President Emerald Heights Home Owners Association) concerns about
 - Fire, especially with Santa Ana winds that would drive fire from site to community
 - Noise that would rise into their community
 - Green waste decomposition smell
 - Although zoned, does not meet the character of the surrounding area
- Speaker concern about potential future phases of the project that would be used to bypass the environmental impact requirements
- Speaker stated he obtained 2005 letter from San Diego County Clerk of the Board indicating Deer Springs exit would be improved. Only grading would be to improve access road and not the current plan which includes 100+ days of blasting
- Speaker concern about the value add of the project to the overall long-term community
- Speaker identified area was previously zoned A70 & Rural Residential

Sponsor Group discussion

- Initial focus was on the community concerns about the project
- Additional concern was expressed about potential impact to wildlife
- Members indicated they were split between proper project zoning alignment and the appropriate use types for the area

- Concerns about the §15138 CEQA exemption; project seems to large and complex to not have an Environmental Impact Report

Sealey made a motion to deny the project due to the necessary material for a fully informed decision not being available, with a Group re-evaluation of the project if an Environmental Impact Report can be provided, or at a minimum if, updated Acoustical Analysis, Air Quality and Greenhouse Memorandum, Biological Assessment Report, Fire Protection Plan, and Traffic Assessment can be provided. Second by Birch; 5-0-2-2, the motion passed.

8) MEMBER' COMMENTS - None

9) AJOURNMENT James Chagala, Chair, at 9:14 PM