

Hidden Meadows Community Sponsor Group

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

Thursday, September 25, 2025 at 7:00 p.m.

MINUTES

- 1) CALL TO ORDER: Bret Sealey, Chairman, 7:00 PM
- 2) ROLL CALL: Michalowski, Chagala, Cook, Riha, Van Liew, Sealey, present, Delin, Richman excused absent. Quorum established.
- 3) PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA
- 4) MINUTES:

Motion to approve March 27, 2025 minutes by Riha, Second by Chagala, passes 6 yea, 0 nay.

Motion to approve July 24, 2025 minutes, subject to adding additional details in agenda items 6 and 7, by Cook, second by Van Liew, passes 6 yea, 0, nay
- 5) OPEN FORUM: attendees may speak on any subject not covered by this Agenda.

Kathleen Lippitt voices her opinions regarding the dangers surrounding cannabis groves, both permitted and non-permitted. She also offers her concern over ADUs and tiny homes being proposed in Fallbrook and Escondido.
- 6) ACTION ITEMS:
 - a) Members hear a presentation by Craig Frieauf regarding request for a permit exception to limited square footage requirements for construction undertaken on a barn and associated buildings at 27253 Mountain Meadow Road. Motion to recommend the exception made by Chagala, seconded by Cook, passes 6 yea, 0 nay.
 - b) Discussion surrounding the Accessory Dwelling Unit Zoning Ordinance among members leads to the recommendation that the group provide a formal response. Members Chagala, Van Liew, and Cook, to prepare the response and forward to Chairman Sealey.
- 7) ADMINISTRATIVE ITEMS:
 - a) Brian Kellerman spoke to the group regarding potentially splitting his property at 27885 High Vista Rd. The group had several ideas, but none that were formally acted upon. Mr Kellerman appreciated the input.
 - b) Member Chagala updated the group regarding a County meeting on its Cannabis program. He noted several requirements; a 1,000 foot setback, fans/filters to address odor and ventilation, and the need for an administrative permit. His recommendation was for the group to monitor actions to assure County follow through.
 - c) Material was forwarded to the group regarding the Quarterly Community Planning and Sponsor Group Chair meeting
 - d) No changes to the open seats

e) Chairman Sealey checking with County on Member compliance status

8) SUB COMMITTEES:

No action

9) MEMBER COMMENTS:

None.

10) ADJOURNMENT: Meeting ends at 8:13 pm