

# *Hidden Meadows Community Sponsor Group*

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

*Meeting location: The Hidden Meadows Community Center 10141 Meadow Glen Way, East*

**February 23, 2012 at 7:00 p.m.**

- 1) CALL TO ORDER: Len Coultas, Chair 07:01pm.
- 2) ROLL CALL: Quorum establishment: Cox, Coultas, Chagala, Alter, Targia, Dauber, Kapp, Sealey
- 3) PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA
- 4) MINUTES
  - a) Approval of January 26, 2012 minutes. Motion to accept minutes by Cox and seconded by Coultas— Motion passes 7-0-1 with Sealey abstaining.
- 5) OPEN FORUM:

None
- 6) ADMINISTRATIVE ITEMS/CORRESPONDENCE:
  - a) Chairman Coultas discussed information he had received that the City of Escondido was doing some advance planning in areas that were not within the City Limits nor in the City's Sphere of influence, apparently in areas they are planning to annex at some time. San Diego County was taking exception to this activity but Escondido says that they are just doing advanced planning. He pointed out the location of four areas where this was happening, although none were within our area. We cannot do anything about it, but he wanted us to be aware of what was happening.
  - b) New officers were elected for 2012
    - i) Chairman—Moved by Sealey, seconded by Cox that Len Coultas serve as Chairman— motion passes 7-0, Coultas abstaining.
    - ii) Vice Chairman—Moved by Chagala, seconded by Cox that Bret Sealey serve as Vice Chairman—motion passes 7-0, Sealey abstaining.
    - iii) Secretary—Moved by Alter, seconded by Sealey that James Chagala serve as Secretary— motion passes 7-0, Chagala abstaining.
- 7) PUBLIC REVIEW / ACTION ITEMS:
  - a) Red Tape Reduction Task Force:

Alter presented the letter the subcommittee had prepared for the Sponsor Group. It essentially objected to the elimination of the Planning/Sponsor Groups but included term limits of 2 four year terms of which a member cannot be Chairman for more than two years during their four year term. The letter also objected to developer paid consultants to certify the validity of their

own studies and to decide what to include in Environmental Impact Reports. It also supports the idea of free appeals for Planning/Sponsor Groups, but to allow only those appeals acceptable to the Director based upon a written set of criteria.

Chagala pointed out that the letter did not address RPO. He reiterated what he had said at the last meeting that every topic covered in the RPO was also addressed in other ordinances and regulations, and they had been listed in the Task Force Report.

Motion was made by Coultas and seconded by Chagala to send the letter to the County with the additionally recommendation of eliminating the RPO. Motion passed 8-0

b) General Plan Update, Property Specific Request—NC3A, Sylvia Clark

Chairman Coultas described a Property Specific Request that had been sent to him by DPLU for the Sponsor Group's recommendation. This was a request that had been considered by the Board of Supervisors in January and referred back to staff for evaluation. The property is 248.9 acres near Daley Ranch and has a Plan Designation of RL20 (Rural Land with a 20 acre per dwelling unit density). The request is to have an SR4 Designation (Semi-Rural with a 4 acre per dwelling unit density). The staff evaluated this request for the January Board of Supervisors Meeting and classified it as a "Major Change" based on the amount of steep slope, its isolation, and the fact that it would require another 500 acres to be changed to avoid a "Spot Designation" and to meet the guiding principles of the General Plan.

Concern was voiced about the steepness of this area and its proximity to Daley Ranch. Alter felt that it was close to the SR1 areas to the west, and that it could be developed with a clustered design. Chagala felt that the SR1 area to the west was not as steep and he was concerned that if this request was granted, the County would redesignate the additional 500 acres, which he felt was too much density for this area.

Motion was made by Coultas, seconded by Dauber that the Group recommend that the request be denied. Motion passed 8-0.

8) INFORMATION ONLY ITEMS:

- a) Chairman Coultas requested a discussion on the Single-family Design Standards the County had developed. Alter felt that this was just another intrusion of the government into our personal lives. Coultas also felt that they were too intrusive and that the result would be that every house would look the same. This sentiment was also shared by Dauber, Sealey, and Chagala. Chairman Coultas will send a letter to the County objecting to these standards.
- b) A letter was handed out from Newland Communities regarding Merriam Mountain. Chairman Coultas asked if anyone knew anything about this project. The letter described a request to be presented to the Board of Supervisors for their November 9, 2011 Hearing. No one was quite sure of the outcome, but it was pointed out that the letter was dated October 17, 2011, and their request may have changed since then. Joan Van Ingen indicated that she sits on the Deer Springs Fire Protection Board and this project was discussed at the last meeting and the Board did not feel the project was approvable.

9) ADJOURNMENT 07:45 pm

10) Next regular meeting will be March 22, 2012 at the Hidden Meadow Community Center, 10141 Meadow Glen Way East.