

# *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 August 28, 2014 at 7:00 p.m.**

## **Final Minutes**

<p><b>Assistance for those with disabilities:</b> If you need accommodation to participate in this meeting, please call Bret Sealey at 619-808-3020 so necessary arrangements can be made.</p>
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(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: Bret Sealey, Chairman
- 2) ROLL CALL: Quorum establishment: Cox, Kapp, Dauber, Sealy, Coultas, Chagala, Cook, Targia. Excused absence: Clark
- 3) PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA
- 4) MINUTES
  - a) Minutes of July 24, 2014 were amended to show that Cox absence was an excused absence. Motion to approve minutes as amended by Dauber, seconded by Coultas passes unanimously.
- 5) OPEN FORUM: None
- 6) ADMINISTRATIVE ITEMS/CORRESPONDENCE:
  - a) Training status of Group members for Annual Sponsor Group training and bi-annual ethics training. Chairman requests that those members that have not completed these trainings do so in the near future.
- 7) SUB-COMMITTEE REPORTS
  - a) Deer Springs Headwaters – Coultas reports that the County does not need information clarifying the location of the headwaters. Coultas has a file which shows location. No further action is needed and the Subcommittee is dissolved.
  - b) Mobility – Coultas reports that there is nothing new to report. The chairman has submitted the list of priorities and the County has acknowledged receipt.
  - c) Trails & Parks – Coultas reports he is on the agenda for the September 20 Park District meeting in Valley Center to see if Hidden Meadows can get some benefit from the park fees collected in our community.

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### 8) PUBLIC REVIEW / ACTION ITEMS:

- a) PDS2014-AD-14-043; Guardhouse. A new 334 square foot guardhouse is planned to be installed on Welk View Drive by the golf course to serve as a gate house to accommodate Welk Resort guests located at the Mountain Villas area and to serve the residents at the residences that are accessible from Welk View Drive.

Jeff Edwards representing the Welk Resort indicates that a gate house is proposed on Welk View Drive to make their guests feel more secure, in that the road is currently open to the public. The roadway would be widened to 2 lanes in each direction. The guard house would be manned or unmanned. Rimrock residents will not have to stop as they will be issued transponders. Mr. Cook asked about visitors, vendors and others that have to get through the gate who don't have transponders. Sealey asked if there has been any coordination with Rimrock. Edwards thought there had been some discussion 3 or 4 months ago. Cook asked if the construction would impact the riparian area in the area and if this would involve an amendment to the EIR. Mr. Edwards indicated that the EIR would not have to be amended. Cook also asked if the gate was in the original specific plan. He also expressed concerns about the community character impact of having 2 gates within ½ miles, if it would be consistent with the community plan, if it would impact evacuation routes, and if the distance from Champagne Boulevard would be sufficient to avoid cars spilling out onto that road.

Mr. Victor Roberts, President of the Rimrock Homeowner's Association indicated that this proposal will not serve Rimrock, and there has not been sufficient communication. He suggests that the proposal be denied and a discussion take place regarding viable options. Other speakers had concerns about visitors who would not get transponders, that there has been not discussion with them, and that cars will back up on Champagne Boulevard.

Sealey suggests the proponents spend some time with Rimrock to see if there are other options.

Motion by Dauber, seconded by Cox to send the proposal back to communicate with Rimrock, and make changes and resubmit. If the group wants and update, we will put on our agenda. Motion passes unanimously

- b) [PDS2013-HLP-13-0001; Lindley Reservoir Tank Replacement Project, Notice of Public Review of Draft Habitat Loss Permit](#). The project is a Habitat Loss Permit for the removal of 2.39 acres of coastal sage scrub associated with the Lindley Reservoir Tank Replacement Project. The proposed project is located at 720 Hubbard Avenue, west of the intersection of Hubbard Avenue and North Ash Street, south of Vista Avenue, within unincorporated San Diego County (APN 227-010-55 and 227-010-58). The project site is

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owned by the City of Escondido but is within the unincorporated San Diego County. Therefore, the City of Escondido is the lead agency for the preparation of the California Environmental Quality Act (CEQA) documentation and the County is a responsible agency responsible for issuance of a Habitat Loss Permit in accordance with the Habitat Loss Permit Ordinance. Comments on the Draft Habitat Loss Permit must be submitted no later than September 29, 2014.

Motion by Cox seconded by Cook to accept the proposal as is. Motion passes unanimously.

### 9) INFORMATION ONLY ITEMS:

- a) Planning and Development Services Comments on The City of Escondido Request for Annexation, Development Agreement, Street Vacations and Tentative Subdivision Map, Lehner Avenue & Vista Avenue (Case No. SUB 14-0002; PHG 14-0006; and PHG 14-0007).
- b) Meadows Lake Golf Club. General update on proposal to modify current usage to support long term sustainability of the golf course.

Chair establishes a sub-committee with 2 representatives from this group and an open invitation from each of the Homeowner's Associations, ARO, and to additional members at large. Dauber volunteers to be the Chair and Kapp volunteers to be the other committee member from the Sponsor Group.

### 10) MEMBERS' COMMENTS

### 11) ADJOURNMENT at 8:45.

Next regular meeting will be Thursday, September 25, 2014 at 7:00 PM at the Hidden Meadows Community Center, 28208 Meadow Glen Way West

<p>At the discretion of the Sponsor Group, all items appearing on this agenda, whether or not expressly listed for action, may be deliberated and may be subject to action by the Sponsor Group. All public records relating to an agenda item are available for public inspection at the time they are available to Sponsor Group members. They are available at <a href="http://www.sdcounty.ca.gov/dplu/Groups/hiddenmeadows.html">http://www.sdcounty.ca.gov/dplu/Groups/hiddenmeadows.html</a> and are attached to the meeting agenda.</p>
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