

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, February 23, 2017

Minutes

- 1) CALL TO ORDER: Wayne Dauber, Chairman at 7:00 pm.
- 2) ROLL CALL: Cox, Coultas, Dauber, Caster, Rings, Birch, Chagala, Sealey. Excused absences-Cook.
- 3) PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA
- 4) MINUTES
 - a) Approval of minutes of January 26, 2017 with no corrections. Motion by Rings; seconded by Birch. Motion passed with no objections.
- 5) OPEN FORUM: Wendy Smith-Rogers, president of the Hidden Meadows Community Foundation, spoke to the Group regarding the recent combining of the Foundation and the ARO Group. Activities of the previous ARO will now be under the umbrella of the Foundation. Jim Desmond, mayor of San Marcos, indicated that he was at the meeting simply as an observer.
- 6) ADMINISTRATIVE ITEMS/CORRESPONDENCE
 - a) Chairman Dauber spoke to Group members about the need for Annual Sponsor Group training and bi-annual ethics training. Sealey indicated that he would notify members of the appropriate websites to complete such training.
 - b) Next item of business was the election of officers for 2017. Coultas nominated Dauber to continue as chairman; Sealey seconded the motion. Motion passed unanimously. Chagala nominated Sealey for vice-chairman; Dauber seconded the motion. Motion passed unanimously. Chagala nominated Caster for secretary; Coultas seconded the motion. Motion passed unanimously.
- 7) SUB-COMMITTEE REPORTS
 - a) Mobility – Coultas, Dauber & Clark—none
 - b) Trails & Parks--Coultas—none. Sealey informed the Group that he was working on a community plan for a class project and hoped to incorporate previous designed plans for horse trails and bike paths in the Meadows. He would be asking for input from the Group

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c) Meadow Lake Golf Club – Chairman Dauber reported that there was no new information. The Fire department still apparently has issues with secondary emergency access for the proposed residential portion of the project.

8) PUBLIC REVIEW / ACTION ITEMS:

a) Hidden Meadows Rd and Mtn. Meadow Rd property presentation. Jan Ausdemore addressed the Group regarding his efforts to find appropriate uses for the intended development of this corner. Through input from community members some potential uses included restaurant, drive through coffee shop, beauty shop, dry cleaning, and/or postal facility. Ausdemore indicated that he was working with the golf course owner and owner of the deli center to arrive at compatible uses. He would keep the Group informed of his progress.

b) Property Specific Requests (PSRs) General Plan Amendment & Rezone (GPA 12-005; REZ 14-006)-CSG Review of Two Analysis Areas in Hidden Meadows (NC3A and Sub-Areas 4 & 5 of Eastern Champagne Gardens). Chagala recused himself due to a potential conflict of interest with a nearby property. Kevin Johnston from the County of San Diego presented the proposed General Plan Amendment for the aforementioned area. The Specific Plan for this area expired in 2007 which designated limited agriculture and residential/commercial zoning. The Group was being asked to specifically consider areas 3, 4 and 5. Staff's recommendation was to zone the entire area SR-4, which would be compatible with property to the north included in Valley Center. Another option, preferred by the property owners, would zone the property SR-2, allowing for greater density. Sealey stated that he felt the SR-2 proposal was reasonable and not out of character with properties to the south, and he also felt SR-2 zoning along I-15 was appropriate. Caster indicated the SR-2 zoning in this area was not deemed compatible in his opinion with the SR-4 zoning to the north. Discussion ensued amongst the members. Sealey motioned to approve the SR-2 zoning proposal; seconded by Rings. Yes Votes-6; no votes-1 (Caster); and abstentions-1 (Chagala).

c) PDS2017-TM-5602 Nordahl Road & Private Road. Sealey noted that this property was not technically within the Hidden Meadows planning area. Chairman Dauber indicated that the property was in an unassigned area and the County was asking the HMCSG for comments. Since the Group only had a preliminary grading map, it was unclear what the Group was being asked to comment on. Chairman Dauber stated that he would ask the County for further direction. Rings motioned to continue the item; Caster seconded the motion. Motion passed with no objections.

9) INFORMATION ONLY ITEMS:

a) None.

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- 10) MEMBERS' COMMENTS-- Birch informed the Group of a proposed concrete crushing operation in the vicinity of Mesa Rock Road and Centre City Parkway. The area is currently zoned industrial. An EIR is in process.
- 11) ADJOURNMENT 8:41 pm.