

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, July 27, 2017

MINUTES

Assistance for those with disabilities: If you need accommodation to participate in this meeting, please call Wayne Dauber at 760-809-6898 so necessary arrangements can be made.

(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: Wayne Dauber, Chairman, 7:00 pm
- 2) ROLL CALL: Dauber, Sealey, Coulter, Caster, Cook, Rings. Chagala and Birch-excused absence. Gutierrez is in attendance as a non-voting member.
- 3) PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA
- 4) MINUTES

a) Approval of minutes of May 25, 2017. Caster noted that he was not present at the meeting; his absence being noted as an excused absence. Sealey motioned to approve the minutes as amended; Rings seconded the motion. Motion so ordered without exception by Chairman Dauber, Caster in abstention.

Approval of minutes of June 22, 2017. Dates were changed to correspond with the date of the meeting. Cook indicated that he had made the statement that he felt the proposed Shell station's design was more mission in style than modern and that it was out of character with the community. Sealey motioned to approve the minutes as amended; Cook seconded the motion. Motion so ordered without exception by Chairman Dauber, Caster and Rings in abstention.

- 5) OPEN FORUM: Attendees may speak on any subject not covered by this Agenda
(time limit - 3 minutes per speaker) None
- 6) ADMINISTRATIVE ITEMS/CORRESPONDENCE
 - a) Status of Jamie Gutierrez appointment. Chairman Dauber stated that the paperwork had been submitted.
- 7) SUB-COMMITTEE REPORTS
 - a) Mobility – Coulter, Dauber --Nothing to report
 - b) Trails & Parks – Coulter --Nothing to report

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- c) Meadow Lake Golf Club – Dauber –No change in status

- 8) PUBLIC REVIEW / ACTION ITEMS:

- a) Review Newland Sierra EIR and prepare comments for submission to County.

Linda Bailey representing Newland Sierra addressed the Group with some general comments. She noted that leapfrogging did not apply to this project and that water usage for this project would not require a 36% cutback for other users in the water district as stated in the June 22, 2017 minutes. Sealey asked Bailey where the 58 acres designated as Village Area was situated within the proposed project. Bailey indicated that she would have to get back to the Group on this matter with specifics.

Wendy Brick, a community resident, highlighted that there were 48 impacts considered significant identified within the EIR. She commented on the limited evacuation routes for the area as a whole, and she expressed her concerns about air quality during construction of the project (particularly the presence of chemicals and particulate matter).

Cliff Williams, representing the Golden Door, encouraged attendees to write letters to the County expressing their concerns with the proposed project. In his opinion, this project was merely a resurrection of the Merriam Mountains project previously denied by the County. The General Plan which was updated 2011/2012 did not incorporate a residential project of this size in its development plans for the future.

Regarding the proposed improvements to the I15 interchange at Deer Springs, Bailey stated that Caltrans has developed several proposals and the EIR would begin only after approval of the proposed Newland Sierra project. Caltrans has not disclosed the specifics of its proposals. Cook inquired as to the funding for the highway improvements. Bailey stated that Newland would be funding the improvements. Brick inquired if the Newland project could proceed without the interchange improvements being completed. Bailey replied that completion of the road improvements would be a condition of approval for the Newland project.

Rings suggested that Mesa Rock Road be extended to Gopher Canyon. Bailey indicated that the unimproved road currently proposed to the north of the project would be mainly used as a fire road but would be open 24/7.

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Chairman Dauber has prepared a draft comment letter to be submitted to the County regarding the Group's concerns with the EIR. At this time, the individual items in the letter were discussed by the Group. Issue one related to the fact that this proposed development was not in compliance with the General Plan. Members were not in disagreement with this statement. Issue 2 expressed the opinion that future projects had not been included in traffic projections. Caster noted that the EIR did include a section on cumulative impacts and therefore this item was deleted. Issue 3 addressed the Deer Springs/I15 interchange. Sealey requested that the Group have the ability to review the I15 interchange plans before any final approval/disapproval of the Newland development plan. The recommendation was also made that the interchange should be completed before any occupancy of the project occurs. As far as road improvements to Deer Springs, the consensus of the Group was that Option B as stipulated in the EIR was the desired option. Issue 4 addressing water supply was deleted as it was felt that it fell under the jurisdiction of the Water District. Issue 5 focused on fire concerns. The Group asked for an evaluation of the cumulative impact of evacuation plans on surrounding communities. Cook noted that the Meadows residents essentially have only one escape route. Caster noted the EIR references a potential future road continuation to Valley Center.

Cook brought up for discussion the issue of whether we should incorporate comments regarding impacts to air quality. The impacts are potentially significant and unavoidable. Brick suggested that the Group request a health risk assessment from the County.

There being no further discussion, Chairman Dauber suggested a special meeting be called for August 3rd at 7 pm to finalize the memo to the County. Motion requesting the special meeting made by Sealey, seconded by Rings. Motion so ordered without exception by Chairman Dauber.

b) PDS2017-STP-17-028 Shell Station, Center City Pkwy & Deer Springs Road

The Group was presented with a grading plan, building layout plan and landscaping plan. The lot is proposed to be raised approximately 10 feet. Sealey expressed no concern with grading plan. Recommendation was made for a traffic analysis to be performed to determine if turn modifications needed to be constructed for Center City Parkway and Deer Springs Road. Building layout and landscape plan were deemed acceptable. A condition of the Group's approval was identification of the free standing sign location and the size. Sealey motioned approval of the proposed project subject to the condition of approval; seconded by Rings. Motion so ordered without exception by Chairman Dauber.

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c) PDS 2014-MUP-14-010 Phap Vuong Monastery

Chairman Dauber presented plans for the proposed Phap Vuong Monastery on Vista Avenue in Escondido. The Group decided to table the item until such time as it receives more information from the County as to what specifically was being requested from the Group.

9) INFORMATION ONLY ITEMS:

- a) None.

10) MEMBERS' COMMENTS

11) ADJOURNMENT: 9:38