

# ***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*

## **Special Meeting**

**Thursday, August 3, 2017**

## **MINUTES**

<p><b>Assistance for those with disabilities:</b> If you need accommodation to participate in this meeting, please call Wayne Dauber at 760-809-6898 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: Wayne Dauber, Chairman, 7:00 pm
- 2) ROLL CALL: Dauber, Sealey, Coultas, Caster, Cook, Rings, Birch and Chagala.
- 3) PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA
- 4) MINUTES
  - a) Approval of Minutes of July 27, 2017. Sealey motioned to approve the minutes; Rings seconded the motion. Motion so ordered without exception by Chairman Dauber, Chagala and Birch 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--None
- 7) SUB-COMMITTEE REPORTS—None
- 8) PUBLIC REVIEW / ACTION ITEMS:
  - a) Review and prepare comments on Newland Sierra EIR for submission to County

Chairman Dauber distributed a draft of his memo to the County regarding the Group's analysis and discussion of the Newland Sierra Draft Environmental Impact undertaken at the Group's regular meeting of August 27, 2017. Sealey suggested that issue #1 reference the County General Plan goal of maintaining rural character. Rings suggested that the term authors in the third line be changed to County Planning Department and Board of Supervisors. Coultas suggested that the memo reference not just Hidden Meadows, but rather all of the areas represented by the Sponsor Group. Chagala felt it would be appropriate

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to reference one of the guiding principles of the General Plan which is to locate new growth near existing and planned infrastructure. Chagala also felt that this proposal was an example of piece-mealing since the public was being asked to approve the EIR without the benefit of the EIR that would have to be prepared by Cal Trans regarding I15 improvements at Deer Springs.

Sealey stated that issue #2 should be combined with issues #3 with emphasis on the Group's concerns over road improvements. Rings suggested that the last 2 sentences of the Issue #2 paragraph regarding retail and office space be deleted. Coultas inquired as to the plans of Cal Trans regarding improvements to the I15 interchange. Linda Bailey, representing Newland, stated that there were a couple of options being considered but no conclusion had been reached as to the best alternative. Bailey stated she would provide the Group with the Cal Trans EIR when completed.

Regarding Issue #4 in the draft memo, Sealey felt any reference to the Group's vote on the preference for the Option A or B improvements for Deer Spring Road should be deleted. Coultas felt the reference to "cumulative impact" on line 5 should be highlighted in some fashion. Also the EIR should address the traffic impact of a simultaneous emergency evacuation in this area.

Caster felt that Issue #5 which addresses noise, dust and particle, and visual pollution should include comments from statement 4.2.1.4 of the Air Quality Report reflecting the concern of the Group that even after mitigation efforts, NOx, CO, PM10 and PM25 emissions would remain significant and unavoidable.

Aside from the comments in the draft memo, Birch expressed her concern as to the adequacy of electricity for this proposed project. Sealey stated that there was a usage analysis in the EIR. Birch also inquired as to whether there was a specific evacuation plan in place in the circumstances of a fire during the construction phase of the project. Sealey commented that that should be part of the Fire Plan.

Sealey motioned to approve the memo as amended by the previous comments in these minutes. Birch seconded the motion. Motion passed unanimously.

### **9) INFORMATION ONLY ITEMS:**

a) None.

### **10) MEMBERS' COMMENTS**

### **11) ADJOURNMENT: 8:00**