

								Commission and the public. In addition, several late filed documents were submitted relating to HGVS.										
E	Continuances	--	--	--	--	--	--	None at this time.									--	E
F	Consent Calendar	--	--	--	--	--	--	None at this time.	Y	Y	Y	Y	Y	Y	Y	Y	--	F
1	<u>Harmony Grove Village South (HGVS); PDS2015-GPA-15-002, PDS2015-SP-15-002, PDS2015-REZ-15-003, PDS2018-TM-5626, PDS2018-STP-18-011, PDS2015-MUP-15-008, PDS2015-ER-15-08-006; San Dieguito Community Plan Area</u>	11	24	7	4	2	0	<p>Commissioner Woods made an announcement that he toured the area of HGVS prior to the hearing.</p> <p>Pulled for discussion by Commissioner Pallinger.</p> <p>Staff presented the proposed HGVS project consists of 111 acres in the San Dieguito Community Plan Area and includes 453 single family and multi-family units.</p> <p>Commissioner Beck sought clarification from staff on how they define the housing mix, additional parking spots and evacuation plan.</p> <p>Commissioner Brooks raised concerns about: 1) the lack of affordable housing, 2) the 4200 feet dead end instead of the limit of 800 feet, 3) the turnaround for horse trailers and 4) what happens to the emergency engine generator when commercial power is lost.</p> <p>Michael Huff with Fire Protection with Dudek explained that evacuation time is estimated based on a County formula that OES manages. This takes the population divided by the number of people per vehicle, divided by road capacity. Evacuation time to get offsite is estimated to be roughly 30 min.</p> <p>Public Works reviewed Country Club Drive that has utility poles and trees and embankments running along the road. However, they stated it is feasible to blade that section of the road by removing the electric poles.</p> <p>Staff stated that the following mitigations are planned:</p> <ol style="list-style-type: none"> 1. The addition of a third lane on Country Club Drive from the intersection of Harmony Grove Road to the Southwest project entrance. 2. Increased fuel modifications from 100 feet up to 200 feet in certain areas. 3. Increased parking that accommodates off-street parking to keep the travel lanes available during an emergency. 	N	Y	Y	--	Y	N	Y	AS	1	

MB = Michael Beck; LB = Leon Brooks; DB = Douglas Barnhart; ME = Michael Edwards; DP = David Pallinger; MS = Michael Seiler; BW = Bryan Woods
 -- Y = Yes Vote; N = No Vote; A = Absent; R = Recused; AB = Abstain

								<p>4. Double the amount of water supply to the property (standard is 2500 gallons per minute, with the project implementing 5000 gallons per minute).</p> <p>5. A community center would be constructed to be used as a temporary refuge in case of an emergency. It will have a backup power generator with a sensor that will automatically turn on when there is a power loss. Generator will be diesel fueled.</p> <p>Fire Chief Tony Michele with the Rancho Santa Fe Fire Protection District stated:</p> <p>1. Parking management is important because additional lanes will allow emergency vehicles in and evacuation at the same time.</p> <p>2. Fuel Modification Zones provide additional safety</p> <p>Commissioner Woods inquired if the new extension approved and funded by Escondido on Citricado Parkway would be an alternative major evacuation point.</p> <p>Commissioner Seiler states that the project is out of context from the residents that are currently living there and does not support the motion.</p> <p>Commissioner Beck has not seen or understood an evacuation plan that shows it will work. The plan does not provide and evacuation plan to integrate the land use in regard to the horses. Motion passed 4-2-1-0-0</p>											
G	Department Report	--	--	--	--	--	--	The next item for June 8, 2018 will be considering the degree of modification to the Lilac Hills Ranch Project.										--	--
--	Subcommittees	--	--	--				None at this time.										--	--
--	BOS Actions	--	--	--				None at this time.										--	--
--	BOS Designate	--	--	--				None at this time.										--	--
H	Correspondence	--	--	--				None at this time.										--	H
I	Scheduled Mtgs	--	--	--				June 8, 2018										--	I