

Hidden Meadows Community Sponsor Group

Covering the area bordered by Escondido, 1-15, Valley Center, & Circle R

Meeting location: The Hidden Meadows Community Center 10141 Meadow Glen Way, East

22 January 2009, at 7:00 PM

ROUGH MINUTES

- 1) CALL TO ORDER: Robert Frey, Chair 7:00 PM
- 2) ROLL CALL: Quorum established: Alter, Brick, Bruemmer, Cook, Coultas, Cox, Frey, and Matlock. Sealey is excused due to military duty
- 3) PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA
- 4) MINUTES

a) Minutes of [4 December 2008](#) approved unanimously

- 5) OPEN FORUM:

Thomas Francl said he would be making a report regarding traffic to County Traffic Control. Chrisman volunteered to serve on the committee. Coultas said he would send info regarding Meadow Glen Way West traffic problems to Francl. Francl stated that there will be a CHP traffic survey in Hidden Meadows next week.

- 6) ADMINISTRATIVE ITEMS/CORRESPONDENCE:

a) Form 700 Statement of Economic Interests.

Coultas explained that he had sent an email to the Sponsor Group with an electronic PDF to complete and bring to the meeting and that four members had brought them in.

b) Brick represented the Sponsor Group at the steering committee meeting regarding the County Plan 2020 and stated that she was impressed with the hard work and good intentions of the meeting participants. Said the main topics were preserving agricultural land and sewer extensions verses septic systems as related to population density. She explained that our Community Plan is a subset of the County General Plan and that the County is expecting comments on the General Plan soon. Frey explained that the 2020 plan is preliminary and publicly available on the County web site. Frey asked for comments and Alter said there was nothing specific about our input in the plan. Frey explained that the Community Plan will supply the specifics. No comments to report

- 7) PUBLIC REVIEW / ACTION ITEMS:

a) P94-019W2 Verizon – Brick

Brick said the impact of noise, hazard, containment, and environmental impacts were minimal and recommended approval. Verizon representative Norm Mac Leod said they had done many things to address fire protection for the generator and that Verizon wanted to make sure there would be cell phone service in case of fire caused power loss. Brick said that the neighbors could provide input as to an appropriate test time. Frey suggested a poll letter to the neighbors and Mac Leod agreed to do so.

Approved unanimously contingent upon Fire Marshall approval

b) Intersection of Glenmeade Way and Mountain Meadow Road – Alter

Alter said that the County Traffic Advisory Committee studied and concluded that there should be no change in 2006. Teresa Renteria provided email stating she wants stop sign on Mountain Meadow Rd. Chrisman said he

thought a stop sign on Glenmeade Way would help. Alter said a yield sign only might help. Decided to table until we receive the Francl report. Frey will put this item on the February agenda.

c) TPM21151 Eastmont Estates – Bruemmer

Said is orange grove and owner wants to split out 1.5 acres for father. Private road to property and it is a very rural area. Bruemmer recommended approval. Move to accept split approved unanimously.

d) Welk Canyon Villas SO3-029R4 – Cook

Cook said wanted to talk about a minor use permit and a site plan. Issue of roof color was to match the roof in grey instead of red tile color. Coultas said that the determining factor was the recollection of the Secretary, which was that the mechanicals match the grey roof. Cook noted that it was the lack of detail in the minutes that caused the problem. Jon Fredrichs, president of Welk Resorts introduced Jeff Edwards, Vice President of Development for Welk and stated that they attended the Sponsor Group meeting at issue. They stated that the Sponsor Group requested that the mechanical be painted the same color as the grey equipment well, which they did. Fredrichs said they could commit to matching the equipment to the roof tiles on future buildings. Frey asked if there was a possible mitigation of the industrial look of the roof mechanicals without repainting the whole roof. Edwards said he would look into alternatives and report to the Sponsor Group. Coultas asked for a resolution as to whether it is the recollection of the Secretary that counts.

Welk added a design feature of design cupolas which increased the total building height and is seeking a minor use permit to construct them. Frey and Cook said they wanted to make sure that all details of the painting discussion above were in the minutes but did not wait for a reply from the Secretary. Stephen Cirillo of Jacobs gave a design review showing the positive design aspects of adding the cupolas. Balconies have changed to glass in the openings to mitigate sound. Phasing has not changed. Cook the design appeal of the cupolas was beneficial. Fredrichs noted that the Highway 15 Design Review Board had recently approved the design. Matlock objected to the height of the buildings and the cupolas. Addition of the cupolas, balcony changes and site phasing approved unanimously except Matlock who was opposed.

e) [Hidden Meadows Community Plan](#) – Frey

Decided to parse the plan into segments and collect them as a single document to review all at once. Brick pointed out that there is not much time to complete the Community Plan. Brick said she would look into a height restriction ordinance.

Assigned sections are Cox with noise, Brick with circulation and mobility and Coultas with conservation and open space. All sections due in draft form for February meeting.

8) INFORMATION ONLY ITEMS:

a) Parks Committee, Coultas

Coultas pointed out that we are waiting for Mike Toomey to select an appropriate site so we can develop a park. He also said that a charitable organization could be responsible for maintenance.

b) Boyer property approved by the county with requirements. Frey noticed the property was for sale.

c) It was noted that the fountain property on Mountain Meadow Road has been vacated

9) ADJOURNMENT at 9:10 PM



Jon Fredricks, C.H.A.
President

P: 760.481.7777
F: 760.481.7770
jfredricks@welkgroup.com

(619) 258-8213
Fax (619) 258-8214
E-mail philiphinshaw@cox.net

PHILIP L. HINSHAW
PRESIDENT

A.D. HINSHAW ASSOCIATES

P.O. Box 13200
El Cajon, California 92022

1246 Australia Street
El Cajon, California 92020-8806

Land Use and Environmental Consulting



**Gillespie
Moody
Patterson, Inc.**
LANDSCAPE ARCHITECTURE
& PLANNING

Marc Moody
PRINCIPAL
RLA 3827

Tel 858 558 8977
Fax 858 558 9188
marc@gmplandarch.com
9404 Genesee Avenue
Suite 140 La Jolla
California 92037-1353
www.gmplandarch.com

JACOBS

Stephen Cirillo, AIA
Design Principal
Global Buildings NA

4 Hutton Centre Drive, Suite 800
Santa Ana, California 92707 U.S.A.
1 714 327 4002
Fax 1 714 327 1801 Cell 1 714 309 5850
stephen.cirillo@jacobs.com

La Jolla Village Resort & Champagne Village, West to 17th Center,
East to Valley Center, North to Circle R, and South to the City of Escondido

SPEAKER SLIP

Please fill out a speaker slip if you wish to address the Sponsor Group.
Each speaker will have three (3) minutes.

Name NORMAN MACLEOD

Address 3848 CAMPUS DR. STE. 118
NEWPORT BEACH CA 92660

Date JAN, 22, 2009

Item you wish to speak to ITEM 7(a)

For Against

Serving the communities of Hidden Meadows, Jesmond Dene,
Lawrence Welk Resort & Champagne Village, West to I-15 Corridor,
East to Valley Center, North to Circle R, and South to the City of Escondido

SPEAKER SLIP

Please fill out a speaker slip if you wish to address the Sponsor Group.
Each speaker will have three (3) minutes.

Name Bud GRAY

Address 2452 ARROWHEAD COURT, CHULA VISTA, CA 91915

Date Jan. 22, 2009

Item you wish to speak to Canyon Villas -
Available to answer questions

For Against

Name MARC MOODY

Address 9409 GENESEE AVE STE 140

Date 1-22-09

Item you wish to speak to WELK CANYON VILLAS

For Against