

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
July 25, 2024 at 7:00 p.m.*

**PLEASE NOTE: Any member of the public wishing to participate in this meeting remotely may download the ZOOM app, go to “join meeting” and put in meeting ID Number 822 8361 7484 and Passcode 073683. You may also join through the following link:
<https://us02web.zoom.us/j/82283617484?pwd=ZWJCSGhDZkc4VWczMFJqYUFZZmltUT09>**

FINAL AGENDA

<p>Assistance for those with disabilities: If you need accommodation to participate in this meeting, please call Paul Hogan at (760) 913-7781 so necessary arrangements can be made.</p>

- 1) CALL TO ORDER: Paul Hogan, Chairman
- 2) ROLL CALL: Quorum establishment.
- 3) PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA
- 4) MINUTES
 - a) Draft Minutes (June 27)*
 - b) Draft Minutes (May 23)*
 - c) Draft Minutes (April 25)*
- 5) OPEN FORUM: attendees may speak on any subject not covered by this Agenda
(Time limit – 3 minutes per speaker)
- 6) ADMINISTRATIVE ITEMS/CORRESPONDENCE
 - a) Rimrock Subdivision Improvement Agreement extension*
 - b) NCER Project*
 - c) Real-Time Webcam Network for Low Water Crossings*
- 7) SUB-COMMITTEES
 - a) Trails & Parks
- 8) MEMBER COMMENTS

9) ADJOURNMENT

* Denotes Attachment

Next regular meeting will be on August 22, 2024 at the Hidden Meadows Community Center, 28208 Meadow Glen West. If this agenda is further revised, it will be posted 3 days prior to the meeting on the community web site: <https://www.sandiegocounty.gov/content/sdc/pds/gpupdate/comm/hidmdws.html>. A final agenda may include additional items if added more than 72 hours prior to the meeting. For further information, contact the Chair.

Public Disclosure

We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Privacy Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.

At the discretion of the Sponsor Group, all items appearing on this agenda, whether or not expressly listed for action, may be deliberated and may be subject to action by the Sponsor Group. All public records relating to an agenda item are available for public inspection at the time they are available to Sponsor Group members. They are available at <https://www.sandiegocounty.gov/content/sdc/pds/gpupdate/comm/hidmdws.html> and are attached to the meeting agenda.

Hidden Meadows Community Sponsor Group

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

Thursday, April 25, 2024 at 7:00 p.m.

DRAFT MINUTES

- 1) CALL TO ORDER: Paul Hogan, Chairman, 7:01 PM
- 2) ROLL CALL: Sealy, Hogan, Delin, Michalowski, and Brower present in person, Cook present via teleconference. Chagala absent (excused). Quorum established.
- 3) PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA
- 4) MINUTES

Motion to adopt the March 28, 2024 minutes was made by Sealy, seconded by Delin, Motion passes with five yeas and one abstention.
- 5) OPEN FORUM: attendees may speak on any subject not covered by this Agenda

Kathleen Lippett expresses opposition to recently passed laws allowing further opening of cannabis dispensaries
- 6) ADMINISTRATIVE ITEMS/CORRESPONDENCE
 - a) i) Informational
 - ii) Sean Oberdorf from the County will send form 530 back to Chair Hogan for completion. Project is likely to be back with us for further comment. Member Delin notes his preference to save some of the trees on the property
 - iii) Informational regarding rules for remote attendance. Chair Hogan to forward information he has for the group benefit
 - b) Discussion surrounding Chair hogan's desire to more formally structure session when we have presenters on hand for agenda items. Group is amenable to Chair Hogan going further and bringing suggestions back to the group at a future meeting.
 - c) Additional discussion surrounds the possibility of developing committees who would be able to be counted on to visit various sites that come to the group for input in advance of the presentation being discussed by the entire group. Again group is amenable and will await follow up by Chair Hogan
- 7) SUB-COMMITTEE REPORTS
 - a) Mobility – With no member willing to take on chair position, committee is suspended.
 - b) Trails & Parks – Member Delin notes the County has allocated two million dollars toward a park in our community, but has not discussed possible sites. No Action.
- 8) ACTION ITEMS

None

- 9) Adjournment. Member Brower moved to adjourn, seconded by Sealy, Motion passed 6-0. Meeting Adjourned at 8:16 PM

Hidden Meadows Community Sponsor Group

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

Thursday, May 23, 2024 at 7:00 p.m.

DRAFT MINUTES

- 1) CALL TO ORDER: Paul Hogan, Chairman, 7:10 PM
- 2) ROLL CALL: Hogan, Brower, Chagala, Cook, present. Quorum not established. Meeting adjourned without objection.

Hidden Meadows Community Sponsor Group

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

Thursday, Jun 27, 2024 at 7:00 p.m.

DRAFT MINUTES

- 1) CALL TO ORDER: Paul Hogan, Chairman, 7:01 PM
- 2) ROLL CALL: Sealy, Hogan, Delin, Michalowski, Brower, Chagala, Cook, present. Quorum established.
- 3) PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA
- 4) MINUTES
April and May minute review postponed until July meeting
- 5) OPEN FORUM: attendees may speak on any subject not covered by this Agenda
Kathleen Lippet states her opposition to allowing commercial cannabis growers access to ground water, believing they should pay for municipal water
- 6) ADMINISTRATIVE ITEMS/CORRESPONDENCE
 - a) After presentation by Curtis Lively, Chagala motions to approve requested standard variance. Brower seconds. Motion passes six yeas, and one abstention.
 - b) Sealy states he appreciates the group taking no position. No further discussion
- c) Brower moves to confirm Nov 12, 2025 date for meeting with San Diego DPW, Michalowski seconds, motion passes with seven yeas
- 7) ADMINISTRATIVE ITEMS/CORRESPONDENCE
 - a) Presentation made. Minimal group discussion follows, no action taken
 - b) b(i) Chairman Paul to invite Ashley Sullivan from San Diego County to July meeting
b(ii) No comments.
 - c) informational only
- 8) SUB-COMMITTEES Nothing to report
- 9) MEMBER COMMENTS
Chagala asks that the Group invite Mark Slovik from San Diego County to July Meeting to discuss Rock Crushing program off I15
Sealy notes he is nearly complete updating the Group roster
Sealy notes that the new Fire Station being constructed off of the I15/Deer Springs Road intersection received a waiver regarding Sponsor group discussions
Chairman Hogan leads discussion regarding date change for monthly meetings. Date to remain the fourth Thursday of the month.

10) Adjournment. Member Sealy moved to adjourn, seconded by Chairman Hogan, Motion passed with seven yeas, Meeting Adjourned at 8:12

From: [Sullivan, Ashley](#)
To: hmcsq@paulhogan.org
Subject: Rimrock Subdivision Improvement Agreement extension notification
Date: Monday, June 3, 2024 10:27:37 AM
Attachments: [image001.png](#)
[Rimrock \(TM 4744-1\) Vicinity Map.pdf](#)
[MAP 13602.pdf](#)

Paul M. Hogan,

The Department of Public Works (DPW) is reaching out to the Hidden Meadows Community Sponsor Group to inform you that the project Rimrock will be going in front of the County of San Diego Board of Supervisors in September of this year to request a two-year extension of their Improvement Agreement. If approved, this extension will allow the applicant to have two additional years to complete the improvements required by their map (road improvement, utility improvements, etc.). This action would not change any condition or the design of the project. I have attached a copy of a vicinity map and recorded subdivision map (TM 4744-1 Vicinity Map, Map No. 13602 - attached). This project includes seventy (70) single-family residential lots on 196.6 acres. The Board approved the final map in 1998 and the improvements are approximately 60 percent complete.

If you have any questions or would like to discuss further, please let us know.

Thank you,



Thank you,
Ashley Sullivan P.E., QSD, Senior Civil Engineer
She/Her
Department of Public Works
County of San Diego Land Use and Environment Group
C: 619-306-8139 | Email: ashley.sullivan@sdcounty.ca.gov

hours: 8:00 AM – 4:30 PM; telework Wednesday and Friday; in office Monday, Thursday, and every other Tuesday

Help us ensure DPW Land Development Division's customers have a positive experience. Please take 60 seconds to provide us with your [feedback](#).

Rimrock Vicinity Map



From: Slovic, Mark <Mark.Slovick@sdcounty.ca.gov>
Sent: Thursday, June 20, 2024 7:27 PM
To: Kasturi Rangan <rirangan@yahoo.com>
Cc: Smith, Ashley J <Ashley.Smith2@sdcounty.ca.gov>; Truong, Angelica <Angelica.Truong@sdcounty.ca.gov>; Danner, Tina <Tina.Danner@sdcounty.ca.gov>; Tim Kennedy <tim.kennedy@ihg.com>; Todd Frank <tfranksh@gmail.com>; Lisa Roner <lrone@cox.net>; Vicente <vincegill@sbcglobal.net>; Jack Dubord <jack@ledpac.com>; Byron Marler <marlerstorm1@gmail.com>; Timarie Seneca-Bixler <tjseneca@msn.com>; Tony Eason <fteason@gmail.com>; Laura Bowersox <lmsox@cox.net>; Sandra Farrell <tovcsg.vice.chair@gmail.com>; James Chagala <jchagala@hotmail.com>
Subject: RE: [External] NCER Project - Virtual Meeting on June 24, 2024

Hi Kasturi,

Thanks for reaching out in advance and sending these questions over. These questions will take us time to review, so we won't have responses by Monday but will follow up as soon as we can. I'd still like to meet and talk through process and try and answer as many questions as possible considering the court order. Thanks again.

Thanks,



Mark Slovic, Deputy Director
he / him / his [Why do pronouns matter?](#)
County of San Diego | Planning & Development Services
T. 619.517.8067
Planning & Development Services Homepage: www.SDCPDS.org

From: Kasturi Rangan <rirangan@yahoo.com>

Sent: Wednesday, June 19, 2024 10:35 AM

To: Slovick, Mark <Mark.Slovick@sdcounty.ca.gov>

Cc: Smith, Ashley J <Ashley.Smith2@sdcounty.ca.gov>; Truong, Angelica <Angelica.Truong@sdcounty.ca.gov>; Danner, Tina <Tina.Danner@sdcounty.ca.gov>; Tim Kennedy <tim.kennedy@ihg.com>; Todd Frank <tfranksh@gmail.com>; Lisa Roner <Ironer@cox.net>; Vicente <vincegill@sbcglobal.net>; Jack Dubord <jack@ledpac.com>; Byron Marler <marlerstorm1@gmail.com>; Timarie Seneca-Bixler <tjseneca@msn.com>; Tony Eason <fteason@gmail.com>; Laura Bowersox <lmsox@cox.net>; Sandra Farrell <tovcsg.vice.chair@gmail.com>; James Chagala <jchagala@hotmail.com>

Subject: [External] NCER Project - Virtual Meeting on June 24, 2024

Dear Mr. Slovick:

The residents of our community are thankful that you are providing an opportunity for several of us to have a virtual meeting with you on the subject project on June 24. We look forward to this meeting to obtain current information on the project as well as clarification on issues that we had raised earlier. Our overall interest is in the elimination of significant impacts from the project on the surrounding residential community in terms of noise, dust, fire hazard, traffic, and visual impact. We remain concerned because of the vagueness and inconsistency of scope, capacity, and operating intent in the project documents that have been made available to us.

Issues for discussion are:

- Timing and path forward for the project.
- Project definition and capacity. Our understanding is that it will be a CD&I processing facility as well as wood waste processing facility. The capacity of the CD&I facility has previously been stated in various ways – receipt of up to 174 tons/day – processing of 25 tons/day – some calculations are based on 174 tons/day – shipment of up to 2 truckloads/day. The production rate of the wood processing facility has not been distinctly stated. The maximum production rates/day need to be clarified.
- There is no description of what operations, if any, will be done inside the “Recycling Building”. The documents state that all processing operations will be done outside on a concrete pad. The County regulations require wood processing operation areas to be distinctly separate from CD&I operations; there is no description of how this will be done. There has been a PDS statement that all processing operations should be done indoors. The current plan is not obvious and needs clarification.
- The operating hours sought by the project applicant - 5:00 AM until 7:00 PM - seem excessive, considering that the intent is to ship two truckloads per day.
- The storage facility defined in the project will have more than double the maximum inventory allowed by County regulations. Why?
- The consultant’s calculations on dust release from operations takes into account an undefined credit from operations in Otay Mesa and Miramar. How is this justified? The consultant’s calculations don’t seem to take into account an equipment “maximization” scenario that was defined in one of PDS’s documents – if the equipment needs to process a certain number of tons to obtain efficiency then incoming tons will be accumulated to allow an extended operation of the processing equipment. With a crusher capacity of 250 tons/hr, incoming material could be accumulated for 10 days and processed within 8 hours. Will this be allowed? Why are the emission calculations not using this scenario?
- If water misting is to be used for dust control of operations, how will this be enforced – interlocked with operating equipment so that they cannot be operated without misters or just a directive to use water?
- How will dust release be monitored? Technology has advanced to a point where visual monitoring would not be adequate. The City of Chicago requires CD&I industries to use electronic monitoring for dust and noise. Will PDS do the same? Local residents do not want to be the monitors who have to call the County to report violations that might abate by the time the authorities show up.

- The Site Plan says that 244,464 cu.yds of rock will be blasted from the side of the mountain and crushed in 2 – 4 weeks to provide fill. This means that 8731 tons of blasted rock will be crushed on site per day for 4 weeks. However, the consultant's report shows that the emissions per day will actually be only one third of what it will be to crush 174 tons/day. How is this possible? This level of crushing for site preparation means that the equivalent of 20 years of normal crushing at 2 truckloads/day will be done in 2 to 4 weeks to prepare the site – seems like an economic absurdity. Further, the noise and emissions from rock blasting and crushing is certainly not addressed in the GPU EIR.
- The applicant reduced water usage from prior estimated usage of 2,400,000 gals/yr to 1,200,000 gals/yr which are stated to be for indoor uses. Does this mean no water will be used for dust suppression and landscape watering?
- We had pointed out earlier that the applicant's consultant has used a noise standard of 57.5 dBA in his/her report, while our reading of the standard shows it to be 50 dBA for our zoning. The consultant's calculations show the projected noise level at nearby residential areas to be 58 dBA and therefore acceptable, but it is not.
- The Fire Plan in the site plan document does not address the hazard for residential communities even though the facility will routinely handle chipping and grinding of tree trimmings and wood from construction debris. The facility will have large quantities of flammable material as incoming wood and processed wood chips. Residential communities are in favor of stopping all operations at the facility during unfavorable wind conditions to avoid the possibility of a spark from operation equipment starting a fire. There is a large high level residential development currently in construction in the mountainous area adjacent to the project site.
- It is still not clear whether truck traffic entering and leaving the facility will be limited to certain roads or not.
- A 6 foot solid fence as shown in the drawings is inadequate to significantly reduce visual impact for residential communities across Interstate 15. The visual screening solely seems to consider the Interstate 15 freeway and not residential communities. The processing facilities are typically much more than 6 feet high.
- The investment required for the facilities – roadway preparation, site preparation and leveling, concrete pads, storage facilities, building, walls, 50 parking spaces, drainage facilities, electrical infrastructure, water tank, portable equipment configurations for processing two different incoming streams of materials, etc. – is not economically justified for the stated product shipment. This implies that expansion of production is to be anticipated. This should be taken into account now in assessing impacts to residential communities.

Thanks for your consideration. If the Air Pollution Control District's input is required to clarify any of the issues we have raised, we request that you include a representative from that office in the virtual meeting.

Kasturi Rangan.

hmcsg@paulhogan.org

From: Diaz, Gerry <Gerry.Diaz@sdcounty.ca.gov>
Sent: Tuesday, June 25, 2024 10:00 AM
To: hmcsg@paulhogan.org
Cc: LUEG, CommunityGroups; Agahi, Sara; Heckstall-Rodenbaugh, Tyler
Subject: Information on Real-Time Webcam Network for Low Water Crossings, Hidden Meadows

Flag Status: Flagged

Hello there, Paul,

I hope this email finds you well.

My name is Gerry Diaz, and I'm an Associate Meteorologist at the Flood Control team in the County of San Diego Department of Public Works. I am writing to inform you about our real-time webcam network, which provides live views of high-traffic low water crossings throughout the County, including the one at Country Club Drive, connecting several communities to the heart of Escondido. These webcams are particularly essential during extreme flooding events, such as those we experienced on January 22 of this year. They allow the community and the public to monitor road conditions at these critical crossing points as water levels rise 24 hours a day. In addition to flood monitoring, these webcams can be used throughout the year for anything from current road conditions on a sunny day to keeping up with any nearby wildfire activity.

To access the Country Club Road webcam, you can visit:
https://www.sdcfcd.org/content/sdc/sdcfcd/webcams/country_club_road.html

We would greatly appreciate it if you could make an announcement about this network to help spread the word for enhanced community awareness and safety. Additionally, we are eager to share more about this resource and are open to presenting it at any future Community Planning Group (CPG) meetings if that would be of interest to your group.

Please let us know if you would like to include a presentation on the webcam network in an upcoming meeting agenda or if you need any further information.

Thank you for your attention to this matter, and I wish you a lovely rest of your day!

Best Regards,



Gerry Diaz, Associate Meteorologist
He, him, his, they, them, their/s
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County of San Diego Land Use and Environment Group
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