

Minutes: Jan. 16, 2013 meeting of the
TWIN OAKS VALLEY COMMUNITY SPONSOR GROUP

Agenda Item A: - Roll Call and Advisory Role Statement

Farrell called the meeting to order at 7:10 pm. Farrell read the advisory role statement. Present: Sandra Farrell (Chair), Gil Jemmott (Co-Vice Chair), Karen Binns (Co-Vice chair), Tom Kumura.

Agenda Item C: - Review of Minutes for October: With spelling correction. Motion passes 4-0-0 to approve the minutes.

Agenda Item D: Public Forum: No members of the public spoke.

Agenda Item E: ADJ Holdings SAJE Complex: 3500 08-15(STP) (APN 187-100-37) Location: 25568 Mesa Rock Road ; Gary Larson, Rick Gittings, Karl Gailey from Hilltop Group, and Mike Jefferson (firm unknown) presented the proposed project to place a construction waste recycling facility on Mesa Rock Road. Larson explained the proposed development of 20 acres of 35 acre parcel would only be visible by residents on the east side of I-15. He explained the General Plan update changed the uses from Ag and residential to I-3 which is high-impact industrial. Also, he said the zoning changed to M 54 or general impact industrial and these changes caused the owners to change their uses of the land from the approved nursery to a light recycling processing facility construction demolition. He said there would be a maximum of two outbound trucks a day. He said the two-trucks trips per day limited the traffic. There would be a total 78 trips per day with half of those being truck trips. He said the existing code violation came from the property owner trying to clean up the site. He said they had a nice entry sign but the County wouldn't let them use it so they removed it. Larson noted there were minor changes to grading but there were importing about 80,000 yards to raise the site. The buildings would be 13.5 feet lower than what was proposed before (nursery project?). Larson said there would be 47-50 acres of biological open space with a large buffer (total 60 acres) of the 140 acre site. He said that what wasn't biological open space or the project was too steep to develop so everything that wasn't part of the project wouldn't be developed. Larson said the County was pushing the project which he was interesting and different.

Residents expressed concern over the lack of notification and the project. Both residents and sponsor group members expressed concern at the traffic and noise impacts due to outdoor crushing and processing of waste as well as large truck traffic between I-15 and the residential neighborhood. Larson explained the freeway would mask the sound of the concrete crushing and other sounds emitted by the project.

Concern was expressed at the traffic impact of the project to Deer Springs Road and I-15 because the intersection is congested and the intersection at Deer Springs and Mesa Rock Road is "a nightmare". Larson said a traffic study was done for the project but the impacts from the project were incremental so no improvements are being requested by the County for any roadways or intersections. He said noise wouldn't be a problem and no noise study has been requested. Farrell recalled how the property owner had come before the sponsor group several years ago with this type of project but couldn't do it because of the land use designation and zoning. Binns asked what was the hours operation. Larson replied 5am to 7pm but they project would comply with the zoning ordinance and generate about 50 dba. Binns asked why they had to start at 5:00am? Karl Gailey said they would have a loader, concrete/asphalt grinder, and all

new equipment would have sound attenuation on the motor. He said they would comply with CEQA. The Mike Jefferson, the consultant said the project would likely only need a Mitigated Negative Declaration. Residents and Sponsor Group members were confused during the discussion regarding the change in traffic numbers by different presenters. No Action taken.

Agenda Item F Group Business:

Review of expenses for copies and post office box. Binns suggested Farrell forward the documents for the renewal of the post office box rental to the County. Farrell made a motion to forward the documents to the County so they could pay for the PO Box used by the group. Kumura seconded . Motion passed 4-0-0

Discussion Items:

a. Update on TM 5573 Tomlinson subdivision. Nothing discussed
b. Update new member efforts : Binns reported that Mathis no longer wanted to join the sponsor group due to his wife's illness. Brief discussion of efforts to recruit new members followed. Farrell felt many residents in the planning area didn't know about the sponsor group because there had been two recent projects where concerned citizens and appeared at the meeting late in the hearing process who had been previously unaware of an existence of sponsor group or the project being heard. Farrell moved for her to write a letter to Horn's office requesting funds to pay for mailer to inform residents for the sponsor group and solicit new members. Binns seconded the motion which passed 4-0-0

3. Subcommittee Reports

4. Meeting Updates a. BOS and PC Hearings: Review of Board Minute Order No.4- Revisions to Policy I-1: Planning and Sponsor Group Policies and Procedures. Nothing Reported.

Respectfully Submitted, Sandra Farrell, Acting Secretary