

Approved Minutes: April 17, 2013 meeting of the
TWIN OAKS VALLEY COMMUNITY SPONSOR GROUP

Roll Call and Advisory Role Statement

Farrell called the meeting to order at 7:00 pm. Farrell read the advisory role statement. Present: Sandra Farrell (Chair), Gil Jemmott (Co-Vice Chair), Karen Binns (Co-Vice chair), Tom Kumura.

Review of Minutes for Febuary: Farrell moved to approve minutes with Binns seconding the motion. Motion passed 4-0-0.

Public Communication: No members of the public came forward.

ACTION ITEMS:

1. ADJ Holdings SAJE Complex to North County Environmental Services, : PDS2008-3500-08-015 (STP08-015) Site Plan I-15 Review (APN 187-100-37) 25568 Mesa Rock Road.

Rick Gittings, Karl Gailey and Arie deJong proponents of the project present.

Rick Gittings provided an update of the project. Several members of the public raised about how truck traffic, especially trucks with trailers, could make the sharp turns needed to transition from Center City Parkway to Mesa Rock Road. One person said there was no way to ensure truck traffic wouldn't use Mesa Rock Road/ Deer Springs over Center City Parkway since ADJ Holdings had no control over the trucking firms. Gittings said they anticipated 30 delivery and 6 export trucks per day. Farrell asked if the trucks were single or double load pulling. Gailey said the length 30-53 ft. incoming trash trucks. Outbound flatbed was expected to have overall length of 80 feet (truck and trailer). Farrell and Jemmott raised concerns of truck noise. They recounted problems the community had with noise from Quarry trucks down Twin Oaks Valley Road and how residents far from the operation complained about truck noise. They were worried the same problem would occur with this project.

Binns said the 5am-7pm hours of operation didn't seem realistic given the residential areas the trucks would pass through going to and from the site. Gittings said the reason for the early start was to avoid the heavy 1-15 traffic. Ivy Dell said with the trucks trying to beat the rush Center City would need a stop sign so residents could get to work in the morning.

Several people raised concerns about noise generated by grinding and crushing would bounce off the hillsides on to adjacent areas and this would be significant during early morning hours. Janet Stangal who said she lives above the site said she could hear noise from the site now. She is worried about the noise from the proposed grinding of materials. One person asked why the ADJ Holdings project, similar to an ongoing construction project from a noise standpoint, did not have the same hours of operation limits as a construction site. A sponsor group member asked Rick Gittings if with county was requiring Sound walls and rubberized pavement like what was proposed to reduce sound from the Merriam mountains project along deer springs. Gittings said no.

Mike Hunsaker said he didn't know if the road could take that kind of load and wanted the County to study road wear and maintenance costs due to increased truck traffic from the project. He was also concerned at trucks pulling off of the road and lining up in the early morning hours. The community had previously expressed problems with trash along the side road behind the gas station at Deer Springs and Mesa Rock due to trucks overnighing in that location.

Andrew Ziemniak from the Montrose asked how the property could have change from agricultural to high-impact industrial. Gittings said because the owner asked for M54 during the County General Plan update and if the project doesn't work out will look at other uses for the site under the I designator. Vince (Gill) ?, also a member from the Montrose community said he was concerned the I designator allowed for petroleum processing and expressed concern the project would start up small but expand to other uses. Gittings said that is possible but it would take. Different process needed a major use permit.

Mike Hunsaker expressed concern about wind caring debris that could be contaminated from construction site material during windy days to residential areas. He recommended restrictions of operations on windy days. Although Rick Gittings assured him contractors of older homes and contaminated construction material would use measures to prevent contaminated material reaching the site Mike provided his personal observations of the work done on the school behind his home. He said when they demolished an old building next to the school there was mountain of debris was up above the fence blowing onto the school yard and he saw no separation of the debris.

Several people were concerned about the visual impact and felt story poles and good photo simulations would help everyone understand the visual impact of the project. At the previous on- site meeting Farrell said she recalled Gary Larson saying the pad would be lower but the building was taller so the overall impact would be 12-ft higher. In addition, either Gailey or Gittings had said construction debris would be piled outside the building and there was no limit on the height of the piles.

Farrell said based upon what she had seen she could not support the project and felt it was not compatible with the surrounding residential uses and small business such as wine tasting (boutique wineries) that were nearby. Moving the traffic to Center City Parkway help the residents on Mesa Rock but was not fair to people in Escondido. deJong responded that this was the best site because there weren't as many residential uses nearby and the site was near the 78 and I-15 corridors. DeJong said that his projects were always done to a high standard and listed a few projects such as the Palomar Transfer Station as an example.

Farrell felt they would need to wait until the County released the studies and the community had time to review all the documents before making a decision. Jemmott said he would head the review of documents and requested help from other members of the sponsor group.

No Action Taken

2. ZAP01-099W1 Sprint, 1049 Deer Springs Road in County ROW: Mark Berlin was back before the sponsor group saying the artist who Sprint had wanted to paint the equipment cabinets felt uncomfortable working so close to Deer Springs Road. Sponsor group members understood. Motion to paint the cabinets a color that matches the predominate background color and keep the site clean and free of weeds made by Farrell. Kumura seconds and motion passed 4-0-0

Group Business:

1. Announcements and Correspondence Received:
 - a. Farrell reported that the applications had been submitted to the Board of Supervisors for approval along with all the required documentation.
2. Discussion Items:
3. Subcommittee Reports: No Subcommittees
4. Meeting Updates:

- a. Next meeting will be May 15, 2013

Respectfully Submitted, Sandra Farrell, Acting Secretary