

Final Minutes: April 15, 2015 meeting of the
TWIN OAKS VALLEY COMMUNITY SPONSOR GROUP

Roll Call and Advisory Role Statement

Kumura called the meeting to order: Present: Sandra Farrell (Secretary), Gil Jemmott), Karen Binns (Co-Vice chair), Tom Kumura, and Rob Peterson. Eric Chapman (Co-Vice Chair) was absent.

Review of Minutes **Farrell moved for approval of the minutes. Kumura seconded and motion passed 5-0-0**

Public Communications, Presentations and Announcements:

Mike Hunsaker provided an update of the VWD meeting he had attended. Kumura announced the County PACE program for purchase of agricultural easements.

PDS2014-MUP-14-047, Verizon Wireless Cell Tower Project, 3857 Blue Bird Canyon Court, Vista, CA 92084, APN: 181-181-43; Ross Miletich of Core Development Services said that Verizon took concerns by the community seriously and wanted more time to prepare documents. He has requested to be placed on May agenda.

Update to modify Twin Oaks Planning Area Boundary: Several minutes of discussion about if and how much the Twin Oaks Planning Area should be expanded, especially how far the boundary should extend to west where the density is much higher. Several people from the Buena Creek area along with some residents within the Twin Oaks Planning Area felt it was important for the community on west end of Buena Creek Road to have a voice on how areas near them will be developed. In addition, some people felt it was important for the Sponsor Group to weigh in on development to the west of the community because any development that used the Buena Creek Road corridor would impact the Twin Oaks Community. Some people expressed concern saying that including areas of urban density would endanger the rural nature of the Twin Oaks Valley. Farrell moved with Jemmott seconding to include the County islands to the south-east that are near San Marcos as well as include the areas to the West to the SR78. Motion passed 4-0-1. Binns voted against. (refer to marked up map).

PDS2015-VAR-90-017W1, Dziuban Variance Modification, 3110 Via Del Monte Libano, Vista, CA 92084; APN: 178-230-11-00; The property owner, Mr. Dziuban, described the increased dwelling size required a variance that had minimal impact on the area. The normal setback in the community is 60 feet from the centerline of the road but the house was originally conditioned with a 45-ft setback. Mr. Dziuban's home will require a variance because a corner of the addition will be built within the 60-foot front setback. He said none of his neighbors had expressed concern over the proposed remodel and additional square footage. Mr. Dziuban showed plans and elevations of the project and said the addition was only to house his immediate family that has doubled and proposed the remodel with addition to have five-bedroom, game room, teen room and a four car garage. Kumura asked about items identified in the checklist regarding noise and safety. Dziuban responded to each point identified. Motion by Peterson and seconded by Jemmott to recommend approval of the project passed 5-0-0.

Leadership in Energy and Environmental Design for New Development (LEED-ND)

Discussion of information from the County and letters sent by other planning and sponsor groups as well as the pending legal action by an independent group was discussed. Kumura reported the County had postponed taking their plan to reinterpret LU1.2 to the Board of Supervisors but the County reserved the right to proceed with its work on changes to LU 1.2. Binns read the County letter from the County Deputy Chief Administrative Officer that left many people at the meeting confused. In the letter it said that input from the community and stakeholders would continue but not delay processing current applications. Binns asked if the County planned to proceed processing applications that were "leap-frog" type developments and therefore in violation of the LU1.2. Peterson moved and Kumura seconded for the TOVCSG to write a letter to the County stating that the group supported the County General Plan, was against Leap-Frog development, and to encourage the County to build any new villages in compliance with the General Plan by placing them in areas currently designated for village density as presented in the General Plan. LeedND should not be reinterpreted or modified in order to justify placing new villages in rural areas not serviced by public transportation. Motion passed 5-0-0

Group Business

Binns asked to be reimbursed for ink and paper used for group business. Kumura made a motion to approve Binn's request. Peterson seconded and motion passed -4-0-1 (Binns abstained). Kumura adjourned the meeting at 8:30pm.

Respectfully Submitted, Sandra Farrell, Secretary