

Approved Minutes: August 21, 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 and Erik Chapman.

Review of Minutes for April: Minutes of July were reviewed and a motion to approve them with spelling correction by Kumura and removal of a duplicate word was noted by Binns. Farrell moved to approve minutes with changes. Jemmott seconded. Motion passed 4-0-1. Chapman abstained since he was not present at the July meeting.

Public Communication: Gentleman who lives in Montrose community said he hadn't been getting the agenda in email and asked to make sure he was on the list.

ACTION ITEMS:

PDS2013-MUP-13-013 Deer Springs AT&T Mobility, Major Use Permit 684 Deer Springs Road: : Karen Binns recused herself and participated as a member of the public. She was joined by another neighbor, Nathan Larson. Ted Marioncelli gave a description of the project. It is somewhat the same project as was proposed before but the equipment room is now bigger and there are more antennas for 4G. Concerns expressed by the group and residents were:

1. The property owner has many vehicles that appear to be abandoned, scattered around on the property and there is concern that since the property owner doesn't seem concerned with appearance of having so many inoperable vehicles on the site that he/she will not keep up the area of the cell site. A condition to require maintaining landscape and existing trees that would hide the cell installation is important so there needs to be considered to ensure the property owner does not remove the landscape to allow for storage of more inoperable cars and make the cell site more visible.
2. Ted said that ATT&T could move the tower to east, away from nearby properties.
3. Late night maintenance of the equipment and tower was also a concern. Farrell relayed what happened when a heavy equipment operator drove up and down her street from between 2:30 and 3:30 am on a weekday morning, using back up emergency sounds and flashers, as they tried to deliver equipment for the installation of the tower on Esplendido. Ted said that wouldn't be a problem this time. A condition needs to be considered to limit cell company hours of operation for any and all contractors, contractor's subs or others working on the tower installation and maintenance.
4. Some people expressed concern about the buildings size and height but Ted said the size was need to accommodate the equipment. (size is similar to single-wide mobile home). The project appears more intense than what the proposed before for this site.
5. Health issues came up since both neighbors suffer from cancer and it was made known that this issue cannot be considered by the Sponsor Group since the Telecommunications Act does not allow health considerations to be a factor of approval.
The Group did not make any recommendation but asked the applicant to return with the following: 1. Return with drawings that show the tower moved to the east, noting the alignment of the antennas. 2. Provide the distance between the tower and nearby homes.

3. provide a “verifications of emissions” report .

2.ADJ Holdings SAJE Complex to North County Environmental Services, : PDS2008-3500-08-015 (STP08-015)

25568 Mesa Rock Road. Farrell reported that the County was requiring an EIR for the project and she would keep the community informed about the status.

Group Business:

- a. Newland Sierra LLC/ aka Merriam Mountains/aka Stonegate: Karen Binns recused herself and joined the public. Linda Bailey explained Newland was the equity partner when it was known as Merriam Mountains. Newland has closed escrow on all the properties, about 2000 acres, that will make up a future version of a development project. She said they are planning for a similar number of units as previously proposed under the Merriam Mountains project. She said they need that number to cover infrastructure costs needed to access and build the home sites. Glen Schmidt of Schmidt Design group who designed Walnut Grove park has been hired. They don't have an application into the county but they are going to have a community planning workshop to take input on September 5 between 6-8pm in the community room near San Marcos City Hall. They aren't planning on submitting an application until June 2014 and hope to be before the Board of Supervisors in 2016.
- b. City of San Marcos has released a Draft Climate Action Plan. Item was postponed till next meeting.
- c. Notice from the County regarding the Land Development Performance Review Committee. Farrell gave brief overview but there was no discussion.

Respectfully Submitted, Sandra Farrell, Acting Secretary