

Final Minutes: February 18, 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), Eric Chapman (Co-Vice Chair), Gil Jemmott), Karen Binns (Co-Vice chair), Tom Kumura, Rob Peterson was three minutes late.

Review of Minutes Farrell moved for approval of the minutes with corrections Binns seconded.
Motion passed 6-0-0

Public Communications, Presentations and Announcements:

Linda Bailey from Newland Sierra mentioned the scoping meeting the NOP of the Newland Sierra project to be held on March 4th. Nancy Froning said she would take community input and help organize concerns.

Note from audience that it was hard to hear meeting over the noise from refrigeration units at the back of the room and asked if there was some way to reconfigure the room to help block the noise.

PDS2014-TM-5585; PDS2014-MUP-14-017; 1535 Lone Oak Road; APN 181-162-06 & 184-080-01;

Major Use Permit for 24 single-family lots on 14.15 acres. Marc Perlman of the Marker co presented the proposed project that is off of Lone Oak Lane. Also present to present the project was Chris Brown, former Chief of Staff to Supervisor Bill Horn, a consultant for the applicant and Michael Johnson a County staff person. Although outside the planning area the group has agreed to hear this item because the proposed project would have an impact on the Twin Oaks planning area. Originally 26 homes, it was reduced to 24 homes with single story homes along boundaries adjacent to Lone Oak Lane residents. Proposed is 1.69 units per acre average density with 4.25 acres in permanent open space. Applicant would save 95% of the existing trees and add a dozen specimen oak trees to the site along with scrubs to screen the project from adjacent homes. They also build a community trail and add 3-foot additional width to lone oak. Homes would sell for an estimated 700k in the current market but the applicant was hopeful the price would increase by the time the homes were on the market in 2016.

A resident of Lone Oak Lane complained her family had not been notified about the project and asked why since she felt the project would impact them. Residents voiced concerns about traffic which backed up along Buena Creek Road from the Sprinter Station to Monte Vista Road. Several residents wanted traffic calming measures as a condition of the project. A roundabout was suggested by a resident who had designed the traffic circle in Encinitas and said a roundabout would work better to calm traffic and regulate traffic at Monte Vista than a signal. Fire safety was a key issue and many worried the added density would make it unsafe for them as well as new residents to evacuate during a wildfire. Residents wanted to know how the area would be evacuated. A fire evacuation plan was requested. Kumura said the main issues with the project seemed to be density, traffic and fire safety and recommended waiting until the draft EIR was completed and reviewed by the group before the group took a position.

PDS2014-MUP-14-047, Verizon Wireless Cell Tower Project, 3857 Blue Bird Canyon Court, Vista, CA 92084, APN:181-181-43; Major Use Permit for 60-foot high faux mono-eucalyptus tree. Applicant made presentation along with their RF engineer, Bill Hammond, who had calculated the RF frequencies confirmed the exposure was within federal limits. A resident who lived across from the proposed installation said he work in the wireless communications business and had suffered brain cancer due to exposure similar to the wattage of RF waves being proposed. He was upset because the antenna arrays

pointed right into his home. No photo or elevations were supplied by the applicant to disprove the concerned resident's statement. Hammond said the waves are non-ionized radiation and they are not cumulative. The applicant and homeowner across from the site agreed to discuss the matter further and the applicant said they would provide an additional photo simulation to show the impacts of the installation to alleviate the resident's concerns. Chapman reminded the group that it could not consider health impacts when deciding on this type of application. Farrell expressed concern about the visual mass of such a tall tower and wanted to know how the base of the tower would be screened. Binns was concerned the plot plan and photo sims didn't show the tower's relationship to adjacent residences. Kumura requested the applicant provide an additional photo simulation, landscape plan, and plot plan showing the location of adjacent residents and distances to homes and elevations showing the relationship between those homes and the towers need to be presented for review prior to the group making a decision.

Update to modify Twin Oaks Planning Area Boundary: Carolyn Reed, a resident from one of the County islands in San Marcos, requested her area be added to the Twin Oaks planning area. The group moved over to the side table where the Twin Oaks planning area map was displayed. Several residents on Buena Creek Road made the same request and wanted the boundary to be extended west to the Sprinter Station. Jarrett Ramaiya from the County said he would talk to Eric Lardy about the process of getting a boundary adjustment. The group then returned to the dais and continued the discussion. Farrell said Policy I-1 had details about how to expand the boundary. Kumura said they would request the help of the County to research taking in the County Islands and the area west to the Sprinter Station into the Twin Oaks planning area.

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

Farrell updated the community on the County meeting and talked about what she understood the County meant regarding allowing urban development in rural areas as long as it followed LEED ND. She and Rick Gittings (Gittings is former San Marcos City Manager and now development consultant) admitted they didn't know how LEED applied to planning and were familiar with it from a green building perspective. Farrell had attended a "Smart Growth" Conference in San Diego in early 2000 sponsored by the Local Government Commission and felt much of what the County presented as Leed ND was similar to what was in 2000 as Smart Growth. Farrell said the basic idea of Smart Growth was to design and develop communities that all services and amenities as well as employment were within either walking distance or existing public transportation. People would walk more and use cars less. She noted San Elijo had been considered a Smart Growth community because it had a village core but the village core was struggling since most of the people in San Elijo shopped in Encinitas or Carlsbad and not in San Elijo's village core. Rick Gittings agreed saying San Elijo wasn't dense enough to be a Smart Growth community. He thought smart growth belonged in very dense urban areas like Mission Valley because they had the amenities and transportation system, however in suburban communities, you couldn't consider them smart growth communities because they required people to get in their cars and leave the community to do most tasks. After a discussion of what occurred at the County meeting and online information circulated about LEED-ND Kumura moved that he invite Eric Lardy to attend the next meeting and enlighten the community on LEED-ND. Peterson seconded and motion passed 6-0-0

Update on Request for Staff Assistance to Complete Community Plan: Kumura provided an update on his communications with the County. Farrell had mentioned that if the County couldn't find the money to complete the community plan maybe the community would have to so that the plan gets completed. She didn't blame staff for the delay and said the Board of Supervisors kept putting other projects they felt more important in front of getting community plans done. Peterson asked how private money could be accepted to be used to pay for a public expense. Farrell responded they would need to

see if it was possible. Kumura recommend requesting Supervisor Horn to use some of his yearly discretionary money to help pay for finishing the community plan. Peterson moved for Kumura to draft a letter to the County requesting a formal timeline and costs to finish the Twin Oaks Community Plan. Farrell seconded and motion passed. 6-0-0

Group Business

Tom Kumura said that Michael McIntire had resigned from the I-15 Design Review Board and asked for someone from the community to fill that vacant position.

Kumura noted the March 31st date to have Form 700 into the County

Respectfully Submitted, Sandra Farrell, Secretary