

Final Minutes: July 15, 2015 meeting of the

TWIN OAKS VALLEY COMMUNITY SPONSOR GROUP

**Roll Call and Advisory Role Statement**

Present: Tom Kumura (Chair) Karen Binns (Co-Vice chair), Sandra Farrell (Secretary), Gil Jemmott, Rob Peterson. Absent: Eric Chapman (Co-Vice Chair)

**Review of Minutes** Review of May and June meeting minutes: Motion by Binns, seconded by Farrell to approve the May meeting minutes passed 5-0-0

Motion by Farrell, seconded by Binns for approval of the June minutes passed 4-0-1 with Tom Kumura abstaining because he was absent during the June meeting.

**Public Communications, Presentations and Announcements:**

Two people raised concerns over the North County Environmental Resources construction waste recycling project. Kastori Rangan (need to verify Spelling) provided an update and read statement pointing out the problems with the proposed project inaccurate scope of the facility given the financial will likely need to expand hours of operation and truck loads to be financially viable. Byron Marler (need to verify Spelling) complained that the EIR process was not transparent and the public didn't understand the scope of the project is at this time. He requested the Sponsor Group to invite Hilltop Group to a meeting to update the public on the status of the project. Binns noted that the EIR for the project has not been released.

Kumura informed the public that the San Marcos Highlands cannot be heard because lack of a quorum but that Eric Lardy and Bob Citrano from the County were present and would address questions after the meeting.

1. **PDS2015-MUP-15-017, 26915 Mesa Rock Road (I-15 and Deer Spring Road) northern terminus of Mesa Rock Road; APN: 186-611-22; Installation of a new facility on a partially developed property in the C-30 zone.** Consultant from Morgan Telecom Inc. presented the proposal to install at 35-foot mono- pine and generator to be enclosed in a 30-ft x 30ft x8ft high chain link enclosure. Project will be next to existing installation behind the service station at Deer Springs and I-15. Farrell expressed concern about the site looking degraded with all the towers and chain link fence and requested drought tolerant landscaping be added to the project to hide the enclosure. The representative from Morgan Telecom said they didn't want to install landscaping because of the amount of water needed given the current drought conditions. Binns noted concerns raised by County Fire Chief due to the storage of diesel fuel to run the backup generator. A member of the public recommended boulders as an alternative to landscaping. Farrell said a boulder would need to be set into the ground to look natural. Farrell moved for recommending approval conditioned upon use of boulders and native drought tolerant landscaping. Installation of plant material could be postponed until the drought has lessened and the watering restrictions are reduced from mandatory to voluntary. Kumura seconded and motion passed 5-0-0
2. **Update to modify Twin Oaks Planning Area Boundary:** Eric Lardy and Robert Citrano heard from residents living along the western portion of Buena Creek Road who wanted their area to be included in the Twin Oaks Valley Community Sponsor Group planning area. Lardy reviewed the map of the Sponsor Group area and said the County, prior to making a recommendation to the Board of Supervisors to change the Twin Oaks boundary, needed to contact and get input from all interested residents and property owners in the study areas. He said it would take time and money to create a mailer and ensure it reached all residents and property owners.

Binns was concerned about taking in more urban areas into the rural Twin Oaks planning area. She felt it would endanger the rural designation of Twin Oaks and felt it could open the door to allow urban projects

into rural portions of Twin Oaks area. Lardy said the County would review the land use designations and see what would make the most sense to include into the Twin Oaks Valley Community planning area.

Kumura noted that community islands needed to be addressed and people outside the Twin Oaks Valley planning area have complained about having no representation or input on projects that have had a significant impact on their community. Several residents felt the County process of creating a mailer and sending it out would take too long. They said they didn't understand why a mailer was needed since it was likely other residents and property owners would rather have some form of community representation and a venue to express their support or concerns than not.

Peterson recommended the residents of west Buena Creek Road form a group and request help directly from Supervisor Horn's office to help speed up the process.

Lardy said August would be the earliest the County could have a mailer out but he also needed an action by the Sponsor Group.

Farrell moved to request the County to study increasing the Twin Oaks planning area with input and assistance from the community; to create a comprehensive plan for the Buena Creek Area which would include long term planning and address issues such as traffic and safety, especially around the Sprinter Station. Peterson seconded and the motion passed 5-0-0.

### **3. PDS2012-3100-5573, Tomlinson Property at Hollyberry and Buena Creek, APN:181-180-56 (3574 Hollyberry Drive, Vista, CA) , and vacant parcel on APN: 181-180-84 & 86;**

Kumura informed the public that Mr. Bradley is not able to attend so the item could not be heard and that the applicant would not be coming to the Sponsor Group to present the project to the public since he had presented the project several years ago.

### **4. Leapfrog Development**

Kumura read a drafted letter regarding the Sponsor Group's past position on LEED-ND and Leapfrog development. The group was on record as being opposed to the County's reinterpretation of LEED-ND. He asked for approval and said if approved it would be submitted along with copies of past minutes that stated the group's position. Farrell moved for approval. Binns seconded and motion passed 5-0-0.

Kumura thanked Eric Lardy and Bob Citrano for taking time to attend the meeting.

### **Group Business**

No group business was discussed.

Kumura adjourned the meeting at about 8:00pm

**Respectfully Submitted, Sandra Farrell, Secretary**