

Final Minutes: September 16, 2015 meeting of the
TWIN OAKS VALLEY COMMUNITY SPONSOR GROUP

Roll Call and Advisory Role Statement

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

Review of Minutes for May: Motion by Kumura and seconded by Binns

Motion passed 4-0-1. Chapman abstained because he was not at the May meeting.

Public Communication:

Mike Hunsaker VWD 24 percent water will be permanent and there will be an additional 40% increase in reduction on top of the existing 24 % reduction now in place.

Jessie Colman representing Colman family trust who lives in the City of San Marcos requested help regarding a County agricultural operation that had intentionally diverted runoff through his property causing damage. He said the property owner, Sam Woo, had been sited but hadn't done anything to fixed the problem. Colman said neither the County, City of San Marcos nor Water Quality Control Board had addressed the problem. Peterson said he and Binns had seen the state of the site and confirmed Colman's concerns. Peterson requested the item be placed on the agenda and code enforcement be invited to our meeting. A local sheriff, Jason Omundson, who was in attendance offered assistance from the Sheriffs Department. Kumura agreed to place the item on the agenda

Lee Rainer who lived off of Buena creek requested to receive agendas.

A resident complained the closure of the hazardous waste disposal in Vista to County residents has caused increased dumping along Buena Creek Road.

Jason Omundson, Crime Prevention Specialist of the San Diego County Sheriffs,

provided a presentation regarding types of services offered by the Sheriff's Department. He said the Sheriff's Department would do security inspection of any property and offer suggestions on how to make homes less prone to burglaries. He recommended active motion sensor lights and not leaving purses and valuables in the car. He noted that the Graffiti problem on south Santa Fe and Buena Creek Road was due to it being a turf boundary area for two gangs. He recommended placing a mural on one of the walls along South Santa Fe in the County currently being tagged by gangs. Farrell noted in her comment letter to the EIR for South Santa Fe Road Improvements she had requested climbing ivy to be planted along the walls. Sheriff Omundson took suggestions from the community and said the Sheriff's Department was working with apartment owners in the area and letting them know if any tenants were causing problems. He noted the CHP handled road issues while Caltrans handled dumping and graffiti. Sheriff Omundson noted the Sprinter station created a problem for the community with 81 calls of illegal activity to the Sheriff's Department since January and he said that was a lot of calls. Residents in the audience reported: pan handling at Buena Creek and South Santa Fe, dumping of toxic waste along Buena Creek Road and along Lone Oak Lane, and possible illegal activity at 1990 South Santa Fe, a former pot shop, was being used late at night because there are cars seen behind the building at night and in lots at Robellini Drive and South Santa Fe Road.

Numbers to Call:

CalTrans, Rudy Ramirez 760 510-2453 cell phone for graffiti and trash cleanup

Call: Sheriff's Department at: 858-565-5200 to report crime

Kumura said the Caltrans sign on Monte Vista about road construction that had finished months ago needed to be removed. Kumura thanked Sheriff Omundson for his time to help the community.

ACTION ITEMS:

LONE OAK TENTATIVE MAP AND MAJOR USE PERMIT, LOG NO. PDS2014-ER-14-08- 006; PDS2014-TM-5585; PDS2014-MUP-14-017. Applicant, Mark Perlman for the Marker company said the General Plan allowed for 28 dwelling units and the zoning allowed for 25 but they proposed to build 24 homes on the 14.2 acres of his project site. The project density proposed was 1.69 units per acre, homes that were to be large with 5 bedrooms with 3 car garages. Most people in attendance stated that they supported development but were concerned with the projects traffic, especially during a major wildfire event. Some residents said current traffic on Buena Creek Road was so bad in the morning and evenings that people on Lone Oak were unable to exit their driveways. Perlman noted his project will add an additional egress from Lone Oak Lane to Buena Creek Road and that the Sugarbush project, approve a couple of years ago, would improve Cleveland Trail. Perlman suggested that residents take up concerns about egress during a wildfire with Vista Fire Protection District.

Most people in attendance expressed that it was a wonderful project yet they had some concerns.

Due to the small size of the project it was not required to have a comprehensive traffic study and some residents believed that the County's lack of adequate consideration for cumulative traffic impacts of multiple small development projects along Buena Creek Road had helped make Buena Creek unsafe and unable to handle current traffic. Others acknowledged that a large part of the traffic was using Buena Creek Road as an alternative to SR78 to bypass heavily congested San Marcos.

The project will generate the number of trips to warrant a stop light and the Board of Supervisors has approved a stop light which is anticipated to be installed in 2-3 years. One resident, a planner who retired from the City of Encinitas, said experience had shown a traffic light wouldn't solve the problem but could make traffic worse. He recommended a traffic circle. He said he had worked on traffic circles and an 80-foot wide circle would work for Buena Creek Road. It would keep traffic flow even, and traveling at a lower, safer speed. In addition, he said a traffic circle would reduce noise and pollution as cars would not have the stops and starts that are common with a traffic light.

Other residents felt the project was too dense and not in character with existing neighborhood. They felt the proposed large houses on smaller lots didn't allow for having horses and other rural activities found on adjacent properties.

Chapman thought he could support the project and thought the developer had done a good job trying to address concerns by the community. Farrell asked how many of the 14.2 acres of the project was within the floodplain and neither the developer nor the County planner could respond. Looking at the plot plan she noted most of the open space proposed to be preserved as "open space" was on the west side and within a 100 year flood plain thereby making it undevelopable and only suitable for open space.

Perlman responded that he could have included the flood plain open space areas as parts of some of the back yards of homes adjacent to the creek.

Kumura said the County needed to address the issues along Buena Creek Road before going forward with more development. He said an evacuation plan needs to be done for the area during a wildfire event given the number of existing homes and the restricted methods of egress from Lone Oak Lane and out Buena Creek. He felt the County shouldn't short change existing residents by not have a wildfire evacuation plan.

Due to failure of existing roadway infrastructure {Buena Creek Road} to accommodate development Farrell moved for denial of the project. Motion failed. (2-3-0)

Motion by Chapman to approve the project contingent upon the County earmarking funds to improve Buena Creek Road to address safety and downgrade its current classification prior to the issuance of permits. Peterson seconded the motion. Peterson, Chapman and Kumura voted for the motion and Binns and Farrell were in opposition to the motion. Motion failed (3-2-0).

Group Business:

Twin Oaks Valley Community Plan: Kumura reported he had not heard from Eric Lardy on the status of the group's request for Staff assistance to complete the Community Plan which is referenced in County General Plan or on the request by residents to be included in the Twin Oaks Valley Community Planning Area.

Update on Request for Staff Assistance to Complete California Department of Transportation (Caltrans) Sustainable Transportation Planning Grants: Kumura said he would contact the County about applying for the grant to study how to make Buena Creek Road safer and accommodate pedestrian traffic trying to access the Sprinter Station.

Kumura said he was following up with Vallecitos Water District to have a representative come and address the community regarding the drought.

Kumura mentioned the group was looking for new members and urged people in the audience to apply.

Respectfully Submitted, Sandra Farrell, Acting Secretary