

Final Minutes: April, 20th, 2016 meeting of the  
TWIN OAKS VALLEY COMMUNITY SPONSOR GROUP

**Roll Call and Advisory Role Statement**

Chairman Tom Kumura called the meeting to order. Present: Tom Kumura (Chair), Karen Binns (Co-Vice Chair), Erik Chapman (Co-Vice Chair), Sandra Farrell, Rob Peterson, and Colleen Branin.

Tom Kumura read the Advisory Role Statement and Public Forum statement.

**Review/Approval of Minutes: Approval of March 16<sup>th</sup> 2016 Meeting Minutes (6-0-0)**

**Public Communications:**

A community member stated that she would like the sponsor group to re-address the adjustment of the boundary areas that the Twin Oaks Sponsor Group represents. She felt that some areas south of Santa Fe and 78 should not be considered because of the differences in those areas. Chair Tom Kumura informed her that there was a letter written to recommend 3 areas to be added to the Sponsor Group's boundary area.

**Action Items:**

1. **Road Conditions in TOVCSG and immediate surrounding area (i.e. Buena Creek Road, Deer Springs Road).** Members of the community have received communication from the County that the Sponsor Group needs to produce a priority list of road repair projects. Sandra Farrell addressed the members of the community and asked for suggestions of needed road repairs in the Twin Oaks Valley area. **Action Item. Motion** was made to submit the list of specific repairs to the county and have a county member come out and look at the roads. **Motion was passed 6-0-0**
2. **Newland Sierra Project (2,135 residential units on 1,983 acres). PDS2015-GPA-15-001, PDS2015-SP-15-001, PDS2015-REZ-15-001, & PDS2015-TM-5591; North of Deer Springs Road, east of North Twin Oaks Valley Road and west of Interstate 15; APNs: 172-091-07, 172-220-14, 16, & 18, 174-190-12, 13, 20, 41, 43, & 44, 174-210-01, 05, 07, 08, 11, 12, 17, & 18, 174-211-04, 05, 06, & 07, 174-280-11 & 14, 174-290-02, 178-100-05 & 26, 178-101-01, 16, 17, 25 through 28, 178-221-09, 182-040-36 & 69, 186-250-13, 186-611- 01, 07 through 09, 11, 14 through 17 & 23, and 187-540-49 through 51; San Diego County is currently reviewing a resubmittal for the Newland Sierra project, including their Specific Plan, Tentative Map and Preliminary Grading Plan. The resubmitted documents can be found at [http://www.sandiegocounty.gov/content/sdc/pds/Current Projects/newlandsierra.html](http://www.sandiegocounty.gov/content/sdc/pds/Current%20Projects/newlandsierra.html). SD County PDS has updated their website to include the corrected Preliminary Grading Plan: <http://www.sandiegocounty.gov/content/dam/sdc/pds/regulatory/docs/newlandsierra/Preliminary%20Grading%20Plan%205597%2001.22.16.pdf>; Specific Plan: [http://www.sandiegocounty.gov/content/dam/sdc/pds/docs/Newland%20Sierra%20Sierra%20Specific%20Plan\\_1\\_25\\_16\\_CLEAN.pdf](http://www.sandiegocounty.gov/content/dam/sdc/pds/docs/Newland%20Sierra%20Sierra%20Specific%20Plan_1_25_16_CLEAN.pdf); Tentative Map : <http://www.sandiegocounty.gov/content/dam/sdc/pds/docs/TM%205597%2001.22.16.pdf>; Preliminary Grading Plan: <http://www.sandiegocounty.gov/content/dam/sdc/pds/docs/Preliminary%20Grading%20Plan%205597%2001.22.16.pdf>. Contacts: Linda Bailey, President Community Strategies Group, Inc. [linda@communitystrategiesgroup.com](mailto:linda@communitystrategiesgroup.com); (760)-455-1323; Ashley Smith, Land Use/Environmental Planner, [Ashley.Smith2@sdcounty.ca.gov](mailto:Ashley.Smith2@sdcounty.ca.gov); (858)-495-5375**

Vice Co-chair Karen Binns and Rob Peterson recused themselves because their personal properties may be affected by the Newland Sierra project.

Newland Sierra made a detailed power point presentation. Members of their team and County representatives answered many questions from the community. Questions from the community included water concerns, traffic and road conditions, evacuation plans, security, easements, parks and park fees, schools, Native American sites, and land use.

Chairman Kumura asked the audience to raise their hand if they had concerns regarding the overall density proposed for the project and the vast majority of the approximately 70 community members raised their hands and expressed concern

In addition, there were at least three people who expressed their support for the project noting the need for affordable housing and overall appreciation for the design and layout of the project.

Newland Sierra announced they will be opening an office in San Marcos to allow people to stop in and speak with representatives and to address their questions and concerns. The office will be located at 100 E. San Marcos Blvd 4<sup>th</sup> floor. You may also contact: lbailey@newlandco.com Linda Bailey, Community Relations Coordinator, 760.445.1323

Additional information can be found at <http://www.newlandsierra.com/> to include many FAQ's.

**Action Item. Motion** was made to **not** support the Newland Sierra project until the Sponsor Group gets more information to include the Environmental Impact Report. **Motion was passed (4-0-2)**

## **GROUP BUSINESS**

1. Meeting Updates: Next Meeting will be May 18th, 2016

Chairman Kumura adjourned the meeting at 9:15 p.m.

**Respectfully Submitted, Colleen Branin, Secretary**