

Final Minutes: October 19, 2016 meeting of the  
TWIN OAKS VALLEY COMMUNITY SPONSOR GROUP

**Roll Call and Advisory Role Statement**

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

Karen Binns (Co-Vice Chair) read the Advisory Role Statement and Public Forum statements.

**Review/Approval of Minutes: Approval of September 2016 Meeting Minutes (5-0-0)**

**Public Communications:** Community members spoke on various topics.

- Patti Morton from Marilyn Lane spoke on behalf of the Twin Oaks Equestrian Association. The Equestrian Association would like to keep the area rural and seeks improvements to the horse park facilities at Walnut Grove Park.
- Denise from the Golden Door wanted to thank everyone for attending the new farm stand the Golden Door opened on Deer Springs Road. 100% of proceeds from all Farm Stand purchases will be donated to help children of abuse. GOLDEN DOOR FARM STAND HOURS:  
Wednesday – Fridays: 10:30 AM – 3 PM Saturdays: 9 AM – 3 PM Location: 314 Deer Springs Road, San Marcos CA 92069
- It was announced the Environmental Impact Report (EIR) for Newland Sierra may come out next month (Nov).

**Action Items:**

1. **Introduction of Melanie Wilson, Land Use Advisor for Supervisor Horn’s Office to residents of the TOVCSG and surrounding area.** Public can ask questions regarding traffic, community plan, status of Quintessa planting along its western slope, expansion/boundary change for TOVCSG, and other land/use concerns. Melanie.Wilson@sdcounty.ca.gov; 619-531-5555.
- **Discussion:** Members of the community asked questions to Melanie Wilson. Question: There are no sidewalks near the Santa Fe Sprinter station and it is a safety issue. Traffic backs up and NC Transit wants to extend usage of time and increase frequency. Answer: Their office is aware of the issue and have a pending request for funds. It is part of long term plans to change the grade and go over the tracks. Question: We don’t seem to be getting anywhere with NC Transit and the County for road improvements. Answer: There is a board meeting on 20 October, so please attend and tell your issues. Question: There are many issues with the new Quintessa Project. The community member feels there are issues with the embankment, the height of graded home pads, water runoff, drainage ditch, imported dirt and size of plants. Answer: Melanie Wilson said their office has inspected the site and the developer is within the allowed limits, and are compliant. It will take a little time for the plants to grow and fill in, but she will have her office ask the developer to plant more cover. Vista Fire Department may be willing to re-address the issue as lack of landscaping can be a fire hazard. **Action item:** none.

**2. Property Specific Requests 1) NC22; 2) NC37, and 3) NC38+:** PDS staff will provide a brief presentation on the existing and proposed PSR maps, constraint maps, and other information on preliminary analysis and proposals for possible map alternatives for SEIR analysis. Focus will be on General Plan policies that are applicable to “stand-alone” General Plan Amendments and Rezones, with no associated development applications/proposal. Web link (page with preliminary analysis documents for Twin Oaks) <http://www.sandiegocounty.gov/content/sdc/pds/advance/PSR/public-meetings.html>; Kevin Johnston, Land Use/Environmental Planner with the County Planning and Development Services; [kevin.johnston@sdcounty.ca.gov](mailto:kevin.johnston@sdcounty.ca.gov); 858-694-3084.

**Discussion:** Sandra Farrell recused herself from discussion of NC22

**Project Context NC-22**

**Parcels**

The Analysis Area contains 6 PSR parcels totaling 126 acres, and 11 Study Area parcels totaling 28 Acres, for a total Analysis Area acreage of 154 acres

**General Plan Designation**

The existing designation is SR -10

The proposed designation is SR -15 for the portion of the PSR area that is the study area. The PSR area is approximately 65 acres and the study area is 28 acres.

**Location/Access**

NC22 is located in the Twin Oaks community, within the North County Metro Sub regional Planning Area, approximately four miles west of I -15 and two miles north of SR- 78

The Study Area is accessible via Esplendido Avenue, a County- maintained road

An unbuilt Mobility Element Road (Las Posas Road) alignment runs north - south through the Area

**Public Utilities**

The Analysis Area is within the Vista Irrigation District. The Study Area parcels have current water service, but the PSR parcels do not.

It is estimated that current emergency response travel times are beyond the 5 minute required travel time for the SR -1 designation

The PSR parcels are not within a sewer district. The Study Area parcels are within the Buena Sanitation District, but none of them have current sewer service.

**Uses**

The PSR area is undeveloped

Most of the study area parcels contain single family residences, and a few of the parcels also contain small agricultural uses

**Environmental Characteristics**

About half of the Analysis Area is located within steep slopes

About 95% of the Analysis Area is within the Very High Fire Hazard Severity Zone (FHSZ)

Most of the PSR area contains undisturbed coastal sage scrub habitat

A riparian corridor bisects the hillsides of the southern portion of the PSR area, and is part of the drainage system that makes up the headwaters of Agua Hedionda Creek.

**Estimated potential dwelling unit increase: 52**

**Action:** Motion was made by Ana Rosvall to not support the density increase due to all the environmental constraints in the County area including the wildlife corridor, headwaters of the Agua Hedionda Creek, coastal sage scrub, wetlands, and pre-approved mitigation areas. Rob Peterson 2<sup>nd</sup>. Motion passed 4-0-1.

## **Project Context NC-37**

### **Parcels**

- The Analysis Area contains 1 PSR parcel totaling 28 acres, and 14 Study Area parcels totaling 130 acres, for a total Analysis Area acreage of 158 acres
- The current parcel sizes range from 2 acres to 30 acres

### **General Plan Designation**

- The existing designation is SR - 10
- The proposed designation is SR- 4

### **Location/Access**

- NC37 and the associated Study Area are located in the northwestern Twin Oaks CPA
- The area is accessible via Twin Oaks Valley Road (a Mobility Element road)
- Adjacent to the Analysis Area it is a County -maintained road, b approximately 1.5 miles to the north of the Analysis Area

### **Public Utilities**

- The Analysis Area is within the County Water Authority Boundary (Vallecitos Water District)
- No sewer service
- Estimated emergency response travel times include portions in the 5- 10 minute range and portions within the 10 -20 minute range

### **Uses**

- Existing uses include agricultural operations

### **Environmental Characteristics**

- The areas not devoted to agriculture contain sensitive habitat including coastal sage scrub and chaparral, particularly in the northern portion of the PSR, and western portion of the Study Area.
- Steep slopes are generally located throughout the Analysis Area with a large concentration on the western portion of NC37 which limits development potential.
- About half of the Analysis Area is located in a Very High Fire Hazard Severity Zone, and much of that is within the area estimated to have a 10 to 20 minute emergency response travel time

### **Estimated Potential Dwelling Unit Increase: 12**

**Action:** Motion was made by Sandra Farrell to support an increase in density. Western Study Area to remain at SR-10. Rest of area is SR-4. Colleen Branin 2<sup>nd</sup>. Motion passed 4-1-0.

## **Project Context NC-38+**

### **Parcels**

- The PSR includes eight parcels totaling 77 acres
- The parcel sizes range from approximately 4 acres to 15 acres

### **General Plan Designation**

- Currently, the entire PSR area and Study Area are designated SR- 2
- The PSR proposal proposes a change to SR- 1 for the entire PSR area

### **Location/Access**

- The NC38+ PSR area is located in southern end of the Twin Oaks community, within the North County Metro Sub -regional Planning Area
- NC38+ is approximately 1.5 miles west of I- 15 and 2.5 miles north of SR- 78
- The PSR is adjacent to two public roads, Sycamore Drive and Olive Street

### **Public Utilities**

- No parcels have existing sewer service, but four parcels have access to existing sewer lines (NC38 and western portion of NC48)
- Five parcels have existing water service (Vista Irrigation Land)
- The other three parcels that don't have current water service are in the Vallecitos Water District.
- Fire protection service is provided by the San Marcos Fire Protection District

## Uses

- Most of the parcels contain small agricultural uses, nurseries, greenhouses, and a few of the parcels also contain single family residences
- Land uses that surround NC38+ also include active agricultural operations, as well as higher density single family residential to the south in San Marcos

## Environmental Characteristics

- Most of the PSR area is flat with small areas of steep slope
- The majority of the NC38 PSR area lies in the 100- year floodplain, while portions of NC48 also lie in the floodplain
- The Analysis Area is within the Moderate Fire Hazard Severity Zone (FHSZ), due to the agricultural uses
- Though most of the Analysis Area is in agricultural use, there is a small area of riparian wetlands and a small area of oak woodlands, both in the eastern portion

Note: There are two separate portions of NC48 within the PSR.

## Estimated Potential Dwelling Unit Increase: 38

Property Owner Mr. Yasukochi was present and requested SR-1 due to the difficulties of farming and he would have more options to sell the property if it was SR-1. Another property owner mailed a letter requesting the area remain SR-2 to preserve a rural area for equestrian.

**Action:** Motion was made by Rob Peterson to not support an increase in density due to the FEMA Flood Plain, lack of water in the area, drought conditions, it would double the density and we want to preserve agriculture. Sandra Farrell 2<sup>nd</sup>. Motion passed 4-0-1.

- 3. Establishing Buena Creek Road Sub-committee.** Sub-committee being formed with several members of the community to help facilitate conversations with the County regarding reclassifying BCR from a major 4 lane road to a rural 2 lane road with trails. **Discussion:** 14 members of the community have volunteered to be on a sub-committee to address Buena Creek Road. **Action:** Motion was made by Sandra Farrell to approve the formation of a sub-committee to work with the county to resolve issues on Buena Creek Road and seek reclassification of BCR from 4 lane arterial to a 2 lane collector road, and to prioritize a roundabout to be built via the County Capital Improvement Plan. Karen Binns 2<sup>nd</sup>. Motion passed 5-0-0.
- 4. Develop priority list of park projects for the TOVCSG area.** The county has requested recommendations regarding the Park Land Dedication Ordinance (PLDO) and Recreation Programming Priority Lists. **Discussion:** It will be on the November agenda for discussion

## 5. GROUP BUSINESS

1. Announcements and Correspondence Letter to BOS regarding Quintessa planting along its western slope
2. Subcommittee Reports: - None
3. Next Meeting: November 16, 2016, December 21, 2016 (?)

Acting Chairman Karen Binns adjourned the meeting at 9:25 p.m.

**Respectfully Submitted, Colleen Branin, Secretary**