

Final Minutes: February 15<sup>th</sup>, 2017 meeting of the  
TWIN OAKS VALLEY COMMUNITY SPONSOR GROUP

**Roll Call and Advisory Role Statement**

Tom Kumura called the meeting to order. Present: Karen Binns (Co-Vice Chair), Rob Peterson, Colleen Branin, and Ana Rosvall

Absent: Sandra Farrell, and Erik Chapman

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

**Review/Approval of Minutes: Approval of November 2016 Meeting Minutes and January 2016 Meeting minutes.**

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

- Update on the Rails to Trails. Mr. Rodriguez from SANDAG offered to pay for landscaping and irrigation but it was turned down by the county. The landscaping by the transit station on Buena Creek was removed by Transit, because the county purchased the land from an individual who originally put in the landscaping.
- It was noted there is a telephone pole leaning on Buena Creek Rd. it was suggested to call Cal Highway Patrol and report it.
- EIR for Newland Sierra may be released soon.

**Action Items**

**1. Re-appointment of**

Seat 1 (Sandra Farrell) 4 year term. Motion Karen Binns, second Ana Rosvall passed 5-0-0

Seat 3 (Erik Chapman) 4 year term. Motion Karen Binns, second Rob Peterson passed 5-0-0

Seat 5 (Ana Rosvall) 4 year term. Motion Rob Peterson, second Karen Binns passed 4-0-1

Seat 7 (Rob Peterson) 4 year term. Motion Tom Kumura, second Karen Binns passed 4-0-1

**2. 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; The project is a Tentative Subdivision Map and Administrative Permit to allow lot averaging for a 13-Lot Subdivision with a minimum lot size of one-half acre. The General Plan Category is SR-1 allowing one (1) dwelling unit per 1, 2, and 4 acres depending on slope. The average slope for the Tomlinson Property is thirteen percent, allowing one (1) dwelling unit per 1 acre. The current Zoning Designation for the property is A-70 (1) allowing the development of 1 acre lots. Contact at County: Bronwyn Brown, 858-495-5516; Bronwyn.Brown@sdcounty.ca.gov or Rod Bradley, BHA;

**Discussion:** Rod Bradley spoke about the project. Although some lots will be less than 1 acre, others will be as large as 3 acre, and an average of 1 house per 1 acre. He would like to keep the development gated because that is what he originally submitted with the county, and it is difficult and time consuming to make changes with the county. He is proposing a walking trail around the development. The county has added an agriculture easement. The county has demanded an analysis of prime soils of each lot, and then

qualifies a portion of each lot as AG land. The land will have some restrictions for the buyer to use the graded lot to build and not build on the prime soils designated area. There has been a berm wall built for sound attenuation. It was asked about street lights and community members requested no street lights. **MOTION.** The TOV sponsor group will approve the project with additional restrictions.

1. Traffic fees and TIF fees to be used on the Buena Creek Road area,
2. Eliminate street lighting to preserve the local and community character and eliminate light pollution. Motion by Tom Kumura and second Ana Rosvall. **Passed 4-1-0**

**3. Update regarding Landscaping and other issues regarding the Quintessa Project. Discussion:** The slopes were inspected on 5 Feb17. Many plants on the slopes are dead or dying because there is insufficient irrigation. The community believes the project should use 5 gal plants and they did not. It is the opinion of community members that Quintessa is not following the plan because the builder is not doing what was approved. Tom Kumura is waiting on more details about lighting and landscaping.

**4. Current SD County Policy is to just announce the date, time and place of the meetings at least 72 hours prior in a local paper. TOVCSG currently has its' notices and agendas posted together.**

**Discussion:** Board members and community felt the system of notification should not change from its current process. Community members get their notification of the meeting in various ways and it would be consistent to post the notification as currently in the local newspaper.

#### **E. GROUP BUSINESS**

1. Announcements and Correspondence: There is a letter from the Valley Center Sponsor Group with a concern over changing boundary lines without community involvement. The Board thought they did not have enough knowledge on the situation, and will try to get information for the March meeting.

2. Election of Officers: Nomination of Tom Kumura as chairman through 2017, as he needs to step down in 2018 due to other commitments. Rob motion, Ana 2<sup>nd</sup>. Passed 4-0-1

Nomination of Co-Vice chair: Ana Rosvall. Tom motioned, Rob 2<sup>nd</sup>. Passed 4-0-

Nomination of Secretary: Colleen Branin. Tom motioned, Ana 2<sup>nd</sup> Passed 4-0-1

3. Subcommittee Reports: none

4. Meeting Updates: Form 700 due by March 31, 2017 Next meeting will be on March 15<sup>th</sup> 2017

**F. ADJOURNMENT** Tom Kumura adjourned the meeting at 8:45p.m.

**Respectfully Submitted, Colleen Branin, Secretary**