

Final Minutes: July 19th, 2017 meeting of the
TWIN OAKS VALLEY COMMUNITY SPONSOR GROUP

A. Roll Call and Advisory Role Statement

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

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

**B. Review/Approval of Minutes: Approval of the June 2017 Meeting minutes.
Motion Karen Binns, second Tom Kumura. Passed 5-0-0**

C. Public Communications: Community members spoke on various topics: Mike Hunsaker spoke about Vallicitos Water Districts support for the Newland Sierra project and the estimated 36% conservation does not include all projects in the San Marcos area.

D. Action Items:

- 1. San Diego County Planning and Development Services is circulating for public review the Draft Environmental Impact Report (DEIR) for Newland Sierra Project (2,135 dwelling units, 81,000 square feet of commercial use, parks, trails, a 6-acre school site and 1,209 acres of dedicated biological open space on 1,983 acres) bounded by Interstate (I-15) on the east, Deer Springs Road (County Road S12) on the south, and Twin Oaks Valley Road on the west, with a small portion of the northwest edge of the site traversed by Twin Oaks Valley Road. The majority of the Project is located within the Twin Oaks Community of the North County Metropolitan Subregional Plan area and a portion within the Bonsall Community Planning area, all within the unincorporated area of San Diego County. NEWLAND SIERRA, LOG NO. PDS2015-ER-15-08-001; PROJECT NUMBERS: PDS2015-GPA-15-001, PDS2015-SP-15-001, PDS2015-REZ-15-001, PDS2015-TM-5597, PDSXXX-HLP-XXX with 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; Contacts: Ashley Smith, Planning Manager, San Diego County PDS, (858) 495-5375 Ashley.Smith2@sdcounty.ca.gov; The DEIR documents can be viewed at http://www.sdcounty.ca.gov/pds/ceqa_public_review.html. Written comments and questions regarding the DEIR are due to Ashley.Smith2@sdcounty.ca.gov by 4:00 pm, August 14, 2017.**

Discussion: Karen Binns recused herself.

The release of the EIR was discussed. San Diego County, The Golden Door and Newland Sierra were invited to speak. The County did not attend. Linda Bailey from Newland Sierra said they gave a presentation in April 2016 and said that nothing has changed with the project since then, so there will be no presentation at this time. They

will work through the written comments to the DEIR and will have a presentation when all the comments have been replied to.

Andrew Yancy with Latham and Watkins LLP, representing the Golden Door and went over some areas of the EIR that they oppose. 1.) A General Plan amendment will be required to increase the density over the allowed 99 homes because this project is not in compliance with the General Plan. The density increase will be the equivalent of the population of the City of Del Mar. Latham and Watkins believes a 99 home alternative should also be presented in the draft EIR. 2.) It is a 10 year construction plan and the commercial area will be the last area to be developed. 3.) Traffic will increase significantly with over 28,862 new car trips each day. If you take the accumulation of all projects in the area, traffic will increase by 43%. There is no design for an interchange at Deer Springs Rd and I-15. 4.)The Hidden Valley Zen Center located on Sarver Lane would like a special study to review the traffic and noise impacts on their Center. 5.) Water, there is a 36% deficit over and above the previous conservation efforts. 6.) The project is in a "Very High Fire Hazard Severity Zone". Is there an acceptable fire evacuation plan to include horse trailers? 7.) Wildlife, the project will hinder wildlife movement corridors and the draft EIR does not address it sufficiently.

The TOV Sponsor Group would like to hold a special meeting on August 2nd and cancel the August 16th meeting. This will allow members to bring their written questions and comments and a letter on behalf of the Sponsor Group will be submitted prior to the August 14, 2017 deadline. **ACTION ITEM:**

Motion: The TOV Sponsor Group would like to deny the project for the following reasons: there are too many immitigable impacts to include traffic, water, community impacts, fire, pollution (both light and noise pollution), and school impacts. In addition we do not support a project that will upend the General Plan in our area. Sandra Farrell motioned, Ana Rosvall seconded. Passed 4-0-0. (1 recusal, Binns)

Motion: Hold a special meeting on August 2nd and cancel the August 16th meeting. Tom Kumura motioned and Sandra Farrell seconded. Passed 4-0-0. (1 recusal, Binns)

2. Update regarding Landscaping and other issues regarding the Quintessa Project;

Discussion: Lindsey met with Jarrett. He told Meritage to install more plants and he will revisit the project to view the embankment. The subcommittee would like to postpone meeting until October. **Action Item:** None

E. Group Business:

1. **Announcements and correspondence:** None
2. **Subcommittee Reports:** The subcommittee will meet again in October
3. **Meeting Updates:** The next meeting will be held on August 2nd, 2017.

Adjournment: Tom Kumura adjourned the meeting at 8:30 p.m.

Respectfully Submitted,
Colleen Branin, Secretary

