

Approved Minutes: Feb 20, 2013 meeting of the
TWIN OAKS VALLEY COMMUNITY SPONSOR GROUP

Roll Call and Advisory Role Statement

Farrell called the meeting to order at 7:10 pm. Farrell read the advisory role statement. Present: Sandra Farrell (Chair), Gil Jemmott (Co-Vice Chair), Karen Binns (Co-Vice chair), Tom Kumura.

Review of Minutes for January: Jemmott moves to approve minutes. Binns seconds. Motion passes 4-0-0 to approve the minutes.

Public Communication: Nancy Froning of Windsong Lane reported that there is construction debris being dumped just north of the Mesa rock. She has reported it to code enforcement in January and has at has been sent out but she has not heard info from code enforcement.

ACTION ITEMS:

1. ZAP01-099W1 Sprint, 1049 Deer Springs Road in County ROW: No one showed up to represent sprint so Farrell tabled the item in hopes representative would show up later in meeting.

2. STP-95-027W1 T-MOBILE DEER SPRINGS CELL SITE APN 186-611-19,20,21: Rocki Lam represented T-Mobil Stated the proposed change from 3g to 4go required replacing the existing four antennas with new antennas. (4 inches wider and three inches shorter). Binns asked about screening the equipment and or tower. People expressed concern about the area being screened by a chain link fence and ask that it be maintained. Lam said T-Mobile didn't need to disguise the tower or equipment since their permit had not yet expired. Kumara read the proposal from AT&T in which they were planning to disguise the equipment with a block wall and asked if T-Mobile was being asked to do the same. Lam said the County isn't making them disguise any of the equipment because they are not adding only swapping like for like antennas. Jemmott said that when installation went in he thought they were approved with some screening. Binns said that for now they are just switching out the antennas so she didn't have an issue with approving it but said when she last saw the site it was degraded and trash strewn. Binns felt the group should recommend screening if possible but at a minimum, the existing cabinets and fencing be maintained. Lam said the company would make sure the site was not "ratty" and keep it cleaned. Jemmott moved to request for low-cost visual upgrades to the existing equipment including fresh paint when needed and clean up or repair slats in existing fence. Motion second by Farrell but failed to get 4 votes Kumara casting the dissenting vote. No other motion was made. Farrell said she would relay comments and suggestions to county and county staff could determine the matter.

3. ZAP-99-023W1- AT&T Mobility: Minor Use Permit Farrell said she had stock in AT&T so she would have to recuse herself. She had informed the county before the hearing that due to lack a a quorum the sponsor group could not hear the item. Farrell said county staff had asked for any comments from the public be recorded and sent to them and asked that either Jemmott or Binns, as individuals in the community, would record comments by the public. Ted Maroncelli who represented AT&T stepped forward to present the project and answer questions.

4. Draft Equine Ordinance. No one from the sponsor group had attended the meetings since Ben Morris had left. Farrell gave a brief overview and invited Patty Morton of Pathfinder Farms to provide an update. Some members of the community voiced support while others voiced concerns.

Ken Shuttleworth expressed concern saying being in any of the tiers change your property from agriculture to commercial and the property owner would be required to follow the watershed protection plan, storm water management district, discharge control ordinance, noise ordinance, traffic and animal movement, rodent vector control, and other regular county stuff. This would create more fees on top of the fees listed in the ordinance. He said once a property was viewed as commercial it would be required to follow CEQA. He felt the county hadn't addressed other designators and sited 'property designated o' as an example. He thought the new ordinance would be far more exhaustive.

Another horse stable owner felt it was a positive ordinance and once you had approval it protected the stable owner as well as the public. She said currently a neighbor could register a complaint with the County. Jemmott said he was most concerned that the commercial designation went with the land and even if you stopped that commercial operation and it wasn't fair that you would still need to go through the same requirements and inspections.

Susan Wait of San Marcos said she had to create stormwater runoff water management program at her woodworking shop in the City of San Marcos and finally was forced to hire a water management engineer to create a plan. She worried every property owner with a horse would be required to have a similar plan. Nancie Froning said she was concerned that as a commercial property changed owners the new owners could engage in a commercial operation that would have much more negative impacts than the previous operation on the property .

Jemmott felt the document wasn't clear and felt the sponsor group and community needed more information. Farrell agreed and asked Binns to contact the county and get clarification based upon what had been said.

5. Announcement only: ADJ Holdings SAJE Complex to North County Environmental Services, : 3500 08-15(STP) (APN 187-100-37) 25568 Mesa Rock Road: Farrell announced there would be a site tour and presentation by applicant of construction waste processing facility is scheduled for Sunday, March 10th from 1pm to 3pm

6. Housing Element Update Release of Draft for Public Comment, Comments Due February 28, 2013 Farrell expressed concern over some of the items in the document and asked how much of the documents on line people had read. Kumura said they hadn't received a copy in the mail. Other sponsor group members expressed difficulty at reading the documents online and cost of printing so they could easily read them. Farrell said she had only had time to review the implementation plan. She read portions that stated the County would encourage developers to get the maximum plan yield while conserving environmental resources. Farrell recalled the meeting at the County where alternatives were proposed for rural areas included making large farmhouse style buildings that housed multiple families. Farrell said early in the general plan the county had said that the communities could decide the minimum lot sizes that fit their rural areas but that now appears to have gone away. She read about the County had proposed to streamline approval for second or accessory units and implement a procedure to allow mobile manufactured homes as a by-right use with a goal of permitting an average of 50 units per year. Mike Hunsacker said the residential count of San Marcos is planning for appears to exceed their infrastructure and providing a bonus density benefit allowed developers to be exempt from many other requirements such as community character and setbacks

Jemmott reminded everyone that eight years ago a community survey was sent to every property owner in the Twin Oaks Planning Area and the results of the survey became the basis of the direction taken by the sponsor group and County staff during the General Plan up until the recent changes. Most people had filled out the survey to indicate that they wanted the rural character. Nancie Froning said she sat in the General Plan hearings at the Board of Supervisors and didn't know about the change in her area from residential to industrial. Farrell said the sponsor group took a position against the change. Froning was upset about the notification process because she and many others didn't look at newspaper—" Most people don't get their news that way anymore"-- and she didn't see anything in the mail about the General Plan update. She asked what can be done to make sure all people are noticed in a manner to make it easy for the public to understand what was going on. No action was taken.

Group Business:

1. Announcements and Correspondence Received:

- a. New Members and Old Members: Farrell reported the applications hadn't been received and tabled the item until next month. Kumura moved to reelect Farrell and Jemmott on the planning group. The motion was seconded by Binns and approved 4-0-0.
 - b. Post office box: Kumura reported the County had paid the fee and returned Farrell's check for the rental
 - c. Form 700: Reminder to members to get the completed forms in. Group members were reminded
2. Discussion Items:
- a. Update on TM 5573 Tomlinson subdivision. No discussion.
 - b. Update new member efforts No discussion.
3. Subcommittee Reports: No Subcommittees
4. Meeting Updates
- a. BOS and PC Hearings: Review of Board Minute Order No.4- Revisions to Policy I-1: Planning and Sponsor Group Policies and Procedures. No discussion.
 - b. Next meeting will be March 20 2013

Respectfully Submitted, Sandra Farrell, Acting Secretary