

Minutes: April 18, 2012
meeting of the
TWIN OAKS VALLEY COMMUNITY SPONSOR GROUP

Agenda Item 1: - Roll Call and Advisory Role Statement

Farrell called the meeting to order at 6:30 pm. Farrell read the advisory role statement. Present: Sandra Farrell (Chair), Gil Jemmott (Co-Vice Chair), Karen Binns (Co-Vice chair), Ben Morris (secretary), Tom Kumura.

Agenda Item 2: Review of minutes of previous meetings: March 2012 Minutes were reviewed and two corrections were made, Farrell made a motion to approve minutes as corrected, Jemmott seconded and the motion was approved 5-0-0.

Agenda Item 3: Public Forum: Rob Peterson asked about the status County Red Tape Reduction Task Force Report and Farrell responded that it will be discussed tonight under Agenda item 7. Binns announced that the BOS meeting on the property specific requests was postponed.

Agenda Item 4: San Diego County Water Authority: A representative of the County Water Authority will give an update on the water treatment plant in the Twin Oaks area. Gina Molis and Tim Suydam from the SD CWA were present and briefed everyone on an upcoming project which will allow for the desalinated water from the proposed Poseidon Project located in Carlsbad to be transported through existing water pipes to the Twin Oaks facility for mixing with treated water and then circulated to the member agencies. Maps were shown of the existing water pipe routes and of the existing Twin Oaks facility. The work to be done on the property is minimal; however, due to security the existing private road will be restricted with an extension of security fencing. Neighboring properties will not lose access to their properties. The Poseidon Project will include addenda to cover the portion of work located at the Twin Oaks facility. All work issues which had been identified by the Twin Oaks Working Group when the Twin Oaks project was designed and built will be followed. Gina proposed that it would be good to have the Working Group (there were three members in attendance) convene at the appropriate time. Morris who had been a member of the Working Group endorsed this proposal.

Agenda Item 5: Implementation of Senate Bill No 244 (Wolk) SB 244 requires a city or county to review and update the land use element of its general plan to include an analysis of the presence of disadvantaged communities. This bill also requires that Local Agency Formation Commissions (LAFCOs) identify the location, characteristics, presence and planned capacity of public facilities and adequacy of public services, including sewer, water, and structural fire protection needs or deficiencies, of any disadvantaged community within or contiguous to a city or district sphere of influence. For purposes of LAFCO, a disadvantaged community is defined as inhabited territory that is 80% or less than the statewide annual median household income. In San Diego County, this figure is approximately \$43,567. SB 244 also requires that LAFCO disapprove city annexations greater than 10 acres where a disadvantaged community exists contiguous to the annexation; unless an application to annex the disadvantaged community is submitted to LAFCO. Mr. Robert Barry, Local Government Analyst with LAFCO reviewed the SB 244 provisions, and provided a timeline for compliance. LAFCO and SANDAG are

attempting to use Census Tract information to establish the household income data and then overlay this information onto geopolitical layered maps. Mr. Barry displayed three maps for local sphere of influences and the map with the Twin Oaks Sponsor Group boundaries indicate that apparently there are no disadvantaged communities in the area. There was a general discussion of LAFCO and its operations as well as sphere of influence issues that they review. Also annexation process was discussed.

Agenda Item 6: General Plan Update: Review of updates regarding the General Plan and property owner requests.

a) County has requested clarification on past actions regarding NC38 which was in the NC 48 study area. This meeting will look at past minutes and determine if NC 38 needs additional review. Morris reviewed the minutes going back to January 2011 meeting when the original review of the six properties was discussed at the Sponsor Group. The minutes reflect for NC 38, that after review of County documents showing the parcel had significant area within a flood plain, of high habitat, and since all of the property viewed by County to have Prime Agricultural Lands, Morris moved to support the staff position (SR2), Jemmott seconded and the motion passed 5-0-0. At this same meeting NC 41 was also reviewed and because the property was bordered by SR2 on three sides after review of County models showing the site had high habitat value, and since all of the property viewed by County to have Prime Agricultural Lands, Morris moved to support the staff position (SR2), Kumura seconded and the motion passed 5-0-0. At the February 2011 meeting Farrell indicated that a request to her had been made by Palmer who was absent at the January and February meeting to review the vote on NC38 taken the previous meeting, Farrell indicated that after discussion with County Staff she was advised that the Sponsor Group could reopen the property request and consider any new information for a revote. Binns made a motion to reopen the NC38 for consideration at the next meeting, Morris seconded it and it passed 5-0-0. At the April 2011 meeting the NC48 item was reviewed; Farrell produced the documents which were reviewed at the January 2011 meeting, Palmer speaking as a member of the public said the County documents were in error and that conditions had changed. Jimmy Wong also provided a recent updated map showing proper interpretation of the earlier Sponsor Group decision. Farrell made a motion to rescind our previous motion because information supplied by staff was inaccurate and vote to support the new staff position that used the revised map supplied by Wong, Jemmott seconded and the motion passed 4-0-0. The May 2011 minutes reflect that Farrell updated the Sponsor Group that in discussions with Wong he informed her that even though the map reference was old, the data was correctly used by staff, Morris asked for a matrix or report on the properties and positions we had taken. At the June 2011 meeting Farrell reported that she had received a response from Wong concerning our recommendations, he indicated that although our recommendations did go to the Board they decided to accept staff recommendations for all minor categories. At the January 2012 meeting Jemmott reported that he had attended the Board of Supervisors meeting on the General Plan Update and that it was his impression that during the meeting the supervisors specifically discussed the NC38 and NC 48 items and there was no further action for the Sponsor Group. Farrell then indicated that recent

conversations and correspondence from Kevin Johnston, DPLU staff, indicate that the NC 38, NC41 and NC48 property requests are being considered together as a study area. Discussion among the members continued and based on none of the property owners being present and the BOS meeting had been pushed out, Farrell made a motion to continue the item until next month for full reconsideration of NC38, NC 41, and NC 48, Morris seconded and the motion passed 5-0-0.

b) County has contacted residents adjacent to NC 22 and is considering increasing density in their community from SR 10 to SR1. Farrell recused herself and Jemmott took over as chair. Farrell, speaking as a member of the public, reviewed maps indicating the project area and location in the planning area. The neighbors and adjacent property owners are opposed to the change and want to have the area continue to remain rural. The action being considered by the County staff seems to be addressing the specific project known as San Marcos Highlands, which had been dormant for some time, and seems to be reconsidered at the BOS direction to see if the project can be reduced in density so it would be considered as a moderate as opposed to a major category. Morris asked about the need for a timely vote on this item, and Farrell indicated that like the previous agenda item (NC38) there is time for consideration at the next meeting. Morris indicated that he would prefer to be able to review the documentation and have a full presentation at the next meeting. Jemmott indicated that he had reviewed the material that Farrell was presenting and that it was very accurate. After further discussion Morris made a motion to continue the item until next month for full reconsideration, Kumura seconded the motion and it passed 4-0-0. Farrell rejoined the members as Chair.

Agenda Item7: Red tape Reduction Task Force Report and Recommendations: Update of March Board of Supervisor's March 28th hearing on the Red Tape Reduction Task Force recommendations. Board directed review the RPO and Board Policy I-73 to remove potential redundancies and duplication of effort, to create a more efficient process and to look at how wetlands are defined, and return to the Board with recommendations.

<http://www.sdcounty.ca.gov/bos/agenda/sop/>

<http://bosagenda.sdcounty.ca.gov/agendadocs/materials.jsp>

Farrell attended the BOS meeting and reported that the Board voted to keep the sponsor and planning groups however they want additional training to be provided to these groups. There is still the issue related to the RPO and a recommendation to eliminate it which would have impacts to the General Plan Update, but she did not know the status of this.

Agenda Item 8: Countywide Single-Family Residential Design Guidelines (POD-11:008): The County is requesting comments on the draft Residential Design Guidelines that will serve as a reference document for designing residential subdivisions and single-family residences.

http://www.sdcounty.ca.gov/dplu/advance/POD_11008_Draft_Residential_Design_Guidelines_January_2012.pdf. Farrell indicated that she had not had time to really review this item, and there was no additional input.

Agenda Item 9: Update on ongoing projects: None

Agenda Item 10: Old Business: Jemmott will take the recognition plaque to Hank Palmers.

Agenda Item 11: Administration and correspondence:

Farrell adjourned the meeting at 9:00 p.m.

Respectfully Submitted, Ben Morris, Secretary

The next regular meeting of the TOVCSG will be on Wednesday, May 16, 2012 at 6:30 p.m. at the Twin Oaks Elementary School.