

Minutes: May 16, 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: Farrell recused herself to review the April 18, 2012 Draft Minutes. Jemmott acting as chair led the review of the April 18, 2012 Minutes corrections were made to the agenda item relating to NC 22. Morris made a motion to approve the minutes as corrected and Kumura seconded the motion and it passed 4-0-0. Farrell returned to her position as chair.

Agenda Item 3: Public Forum: Farrell announced that Mr. Carl Stiehl with County DPLU Staff has indicated that he would be available to attend a future Sponsor Group meeting to review the County Equine Ordinance and she will coordinate that for a future meeting.

Agenda Item 4: General Plan Update: Review of updates regarding the General Plan and property owners request for a change in density.

NC38 - Farrell reviewed the Property Specific Request which is to increase the density from the existing General Plan of one dwelling unit per two acres (SR-2) to one dwelling unit per acre (SR1). A review of the Sponsor Group actions on this issue, were reviewed from the meeting minutes, going back to January 2011. Tonight the County has requested clarification on past actions regarding NC-38 which was in the NC-48 study area. Farrell reviewed the floodway and floodplain issues which are on three of the properties; the floodway comprises about 6.5 acres out of 30.4 total acres. She reviewed correspondence provided by County staff regarding development in the floodway fringe. There would be about 13 acres outside the floodplain. If a General Plan Amendment were approved to change the designation to SR-1, the zoning minimum lot size would be updated to allow 1-acre lots, the owner could get smaller lots than the zoning minimum by using lot area averaging with an Administrative Permit tied to the subdivision project. Staff couldn't say what would be required but likely a clustered project with pads outside the floodplain. There are other issues that could also be identified in the discretionary review process. No one representing the property owners was in attendance; however a neighbor to the property spoke in opposition to the increase in density. Farrell spoke to the October 12, 2010 meeting of the Sponsor Group which was a special meeting to discuss the General Plan Update and property specific requests, the County Staff were participants in the meeting, there are no minutes of the meeting, however, Farrell did record it. It was at this meeting where a motion passed for NC-48 which included NC38 for the flat areas west of Low Chaparral which were currently SR-2 to be changed to SR-1 to match the character of existing development to the South. Farrell explained that at this time, staff had not completed their work, and no information especially about floodways was presented. At the January 19, 2011 sponsor group meeting the staff supplied documentation showing the parcel having significant areas within the floodplain, with high habitat, prime agricultural lands, and a recommendation to keep the property at SR-2. At this meeting the Sponsor Group voted to support staff position and keep the property at SR-2. After further discussion a motion was made by Morris to deny the applicants request and support County staff recommendation for the property to remain SR-2. Binns seconded the motion and it passed 5-0-0.

NC-41- Farrell reviewed the Property Specific Request and explained that we need to be consistent with the analysis of the request especially in light of the vote just taken on NC-38 to remain at SR-2, after further discussion, Farrell made a motion to support County staff recommendation for the property to remain at SR-2, Morris seconded the motion and it passed 5-0-0.

NC-48- Farrell reviewed this Property Specific Request Study Area and explained that due to the previous votes we need to be consistent and after further discussion Jemmott made a motion to support County staff recommendation for the property to remain at SR-2, Farrell seconded the motion and it passed 5-0-0.

NC-22 Study Area- Farrell recused herself, and Jemmott assumed the Chair. Jemmott provided background information on the NC 22 Study Area, and provided County Staff reports regarding the Property Specific Request to increase density from SR 10 (1 du per 10 acres) to SR 1 (1 du per acres) so that it will match a density requested by an adjacent property owner under NC22. The Board of Supervisors has directed staff to review the proposed land use designation to determine whether it can be moved to the moderate category. Staff has proposed for consideration a draft scenario dated February 22, 2012 which Jemmott handed out showing the scenario which designates 65 acres within NC 22 and an additional 28.4 acres of SR1 outside of NC22. Jemmott reviewed the area outside of the NC 22 which is the rural community at the end of Esplendido Ave. Speaking from the audience Farrell reviewed this community at the end of Esplendido where she resides, and the objection that the other residents have to the property specific request of increasing the density in this area to SR 1. She read from correspondence of other property owners and their objection to the request. Also, in the audience, were other neighbors who objected to the request. The NC 22 area was reviewed and general discussion related to the steep slopes, wetlands, habitat value and fire hazard. The areas adjacent to the NC 22 were also reviewed. After further discussion Morris made a motion to reaffirm the vote from the Sponsor Group meeting of March 16, 2011 which was to not make the change requested by the applicant, and to not approve the Draft Land Use Scenario dated February 22, 2011 and not approve the NC 22 Study area and support staffs recommendation of SR 10 per the recommended map dated February 22, 2011, Jemmott seconded the motion and it passed 4-0-0. Farrell returned to the Chair.

Agenda Item 5: County Bicycle Transportation Plan: County is preparing a grant application to support the County's update of its bicycle transportation plan. There are limited funds so support by the community is important and the County is requesting input by the end of May. Contact Bob Citrano at 858-694-3229 or at Robert.citrano@sdcountry.ca.gov. A general discussion on this issued, and Morris reminded the group that the updated community plan has a within the Circulation and Mobility section identified issues and goals (CM 6.1) which supports a pedestrian/bicycle trail adjacent to North Twin Oaks Valley Road running from Deer Springs road to the end of the County paved road, the policy also states that due to heavy truck traffic the proposed trail is not recommended for any significant equestrian use. Farrell asked for approval to respond to the county referencing the updated Community Plan, and the motion passed 4-1-0.

Agenda Item 6: Countywide Climate Action Plan: April 27th report to the Planning Commission considers changes needed to transportation, land use planning, development guidelines, etc to meet State laws regarding greenhouse gas emissions. Full report found at <http://www.sdcountry.ca.gov/dplu/docs/PC/2010/120427-2.pdf> Hardcopy is available for review if needed. Farrell indicated that she has not had time to review the material, she commented that the plan seems to be supporting high density and seems to be a tool to justify political goals. No action was taken.

Agenda Item 7: Update on ongoing projects:

Agenda Item 8: Old Business: Farrell inquired which members would be able to attend the June 20th BOS meeting.

Agenda Item 9: Administration and correspondence: Farrell indicated that she had not received any feedback on the vacancy notices for the Sponsor Group. Morris had two boxes of old County Planning maps he would like to pass on to another member; Jemmott accepted the boxes for safe keeping.

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, June 21, 2012 at 6:30 p.m. at the Twin Oaks Elementary School.