

COUNTY OF SAN DIEGO  
TWIN OAKS VALLEY COMMUNITY SPONSOR GROUP  
**NOTICE - PUBLIC MEETING AGENDA**

Wednesday, **October 20, 2021** between 7:00 p.m. to 9 p.m.

**This meeting will be held online using the Zoom platform**

**AGENDA**

- B. ROLL CALL**
- C. APPROVAL OF THE MINUTES:**
- D. PUBLIC COMMUNICATION:**

**E. ACTION ITEMS:**

- 1. County CAP Update Smart Growth Alternatives: Darin Neufeld, AICP |** Senior Project Manager, Environmental Planning + Compliance from Harris and Associates will provide information on County held CAP Update. The smart growth alternatives would propose actions that, if adopted in addition to the CAP measures, would further reduce GHG emissions by reducing VMT through changes in development patterns. At The July 14, 2021 (2) hearing included a staff presentation on the Supplemental Environmental Impact Report (EIR) and smart growth alternatives for inclusion within the Supplemental EIR. Staff is recommending to the Board that the proposed actions are exempt from CEQA per Section 15061(b)(3) of the CEQA Guidelines because the proposed actions do not commit the County to any definitive course of action and there is no possibility that the activity in question may have a significant effect on the environment. For North County Metro, proposed smart growth would include redeveloping low density areas along Santa Fe Avenue and Sycamore Avenue/Robelini Drive to mixed-use buildings that provide a range of housing and commercial options near high-frequency transit. **Discussion/Action**

For more information see:

<https://www.sandiegocounty.gov/content/sdc/sustainability/climateactionplan/projectmaterials.html>

And <https://bosagenda.sandiegocounty.gov/cob/cosd/cob/doc?id=0901127e80db09b2>

The map for North County metro shows large area just east of the Twin Oaks Community Plan as Village

- 2. Possible Expansion of the Twin Oaks Community Planning Area:** As a follow up from last month's discussion about possible boundary adjustments to the Twin Oaks community planning area this meeting will focus on recommendations based on previously submitted changes and any additional recommendations. **Discussion/Action**
- 3. Community Benefit Program - Project Initiation** The County is currently exploring community benefit agreements and other programs that benefit communities and improve conditions where new development is located. Staff is tentatively scheduled to present research findings and community feedback to the Board of Supervisors at a meeting on November 17, 2021.

As part of our exploration into this topic, we would like to hear thoughts. For example, if the County were to develop a community benefit program,

- What types of development projects should it apply to (energy, residential, industrial)?

- Should the program be voluntary or mandatory?
- How would a community benefit be selected?

To receive your input, staff will be holding three one-hour virtual group discussion sessions, between 12:00 and 1:00 pm on consecutive Fridays: September 24, October 1, and October 8. Please let us know if you are interested in attending the group discussions and we will forward you the meeting invitations. Staff is tentatively scheduled to present research findings and community feedback to the Board of Supervisors at a meeting on November 17, 2021. Staff will also be requesting Board direction to continue working on this topic and begin developing options for the Board’s consideration and potential adoption at a later date, likely sometime in the first half of 2022. Contact: Li Li, PhD <mailto:Li.Li@sdcounty.ca.gov>] Phone: 619-510-5581

## Discussion/Action

**4. Renewable Energy Zoning Ordinance Update** : County would like input and/or recommendation on a proposed Zoning Ordinance update to streamline permitting for renewable energy projects, specifically focusing on battery storage projects. Staff’s recommendation is a future Zoning Ordinance update to streamline the permit process for battery storage projects (i.e., Minor Impact Utilities) in two industrial zones (M-50 & M-52). The recommended future Zoning Ordinance update would change the permit type in those two industrial zones from a Minor Use Permit to a Site Plan. Staff is also recommending the future Zoning Ordinance update specify that battery storage projects comply with decommissioning requirements, similar to those the County imposes on solar and wind projects. Lastly, staff will be presenting options for developing Community Benefit Programs and local hire requirements. This item went before the Board October 20th . Contact Timothy Vertino, 619-510-2542, [Timothy.Vertino@sdcounty.ca.gov](mailto:Timothy.Vertino@sdcounty.ca.gov). **Discussion/Action.**

**5. Zoning Ordinance Amendments Relating to Shelter and Housing Facilities for Persons Experiencing Homelessness:** Zoning Ordinance amendments being considered exempt County-owned, operated, leased, or funded Emergency Shelters, Transitional, and Supportive Housing from Zoning Ordinance provisions. The project would also expand the use classification of “Emergency Shelter” to include (1) safe parking facilities that are not a Recreational Vehicle (RV) park or mobile home park, (2) safe storage facilities, (3) safe camping facilities receiving direct financial assistance from the County of San Diego, and (4) day shelter facilities. This item is related to Zoning Ordinance amendments. No physical development or construction of emergency shelters, transitional housing, supportive housing, or permanent supportive housing is proposed as part of this item. Please see <https://www.sandiegocounty.gov/content/sdc/pds/advance/ZOAmendmentsShelters.html> for complete details of what is proposed. **Discussion/Action.**

## F. GROUP BUSINESS

- A. Announcements and Correspondence:
  - a. Meeting facility and in person meetings update
- B. Old Business:
- C. Subcommittee Buena Creek Road Report:

## G. ADJOURNMENT

### Zoom meeting information:

Sandra Farrell is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/85174363969?pwd=UkpRWS93Z0lFb2xpdHdQNFBhCMmtCZz09>

Meeting ID: 851 7436 3969

Passcode: 539520

One tap mobile

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+1 346 248 7799 US (Houston)

+1 253 215 8782 US (Tacoma)

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+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

Meeting ID: 851 7436 3969

Passcode: 539520

Find your local number: <https://us02web.zoom.us/j/85174363969>

**Purpose of Planning and Sponsor Groups:**

Advise the County on discretionary projects as well as on planning and land use matters that are important to their community.

**Public Disclosure**

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