

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

Wednesday, September 20, 2023 between 7:00 p.m. to 9 p.m.
San Marcos Senior Center located at 111 Richmar Ave, San Marcos, CA 92069

AGENDA

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

D. ACTION ITEMS:

Please note the following procedure will be followed when 4 members of this seven member board cannot vote unanimously, or has one member who must recuse themselves from voting, or has one member who cannot attend the meeting or is not able or allowed to attend remotely: Project Planning is recommending registering the comments and votes on the 534 form indicating that it was not a formal recommendation due to a lack of quorum. When PDS describes the CSG recommendation in our staff report, they will note that the group did not provide a formal recommendation due to the lack of a quorum but would indicate the votes of the members who did participate.

1. **Minor Use Permit Modification PDS2023-ZAP-97-022W1:** Renewal of a Minor Use Permit to continue operation of an existing Wireless Communication Facility mounted on the Turman Flagpole at 684 Deer Springs Rd, San Marcos, CA 92069. Contact is Patricia Calderon 619-629-7535 patricia.calderon@sdcounty.ca.gov, or Jill Cleveland, Plancom Inc. 760-420-4833
2. **Community Trails Plan:** San Diego County has a regional trails plan for the Twin Oaks area. This meeting will discuss the status of trail development as well as past challenges and possible opportunities.
3. **Update on the Association of Planning Groups:** Joe Bunn will present information from the last meeting.
4. **Review of Topics Discussed at Quarterly Chair meeting:** This is similar to what was presented at last month's meeting. This month we will take public input so that we can provide the County with a list of questions and comments. Discussion will include the items below.
 - a. **Inclusionary Housing Ordinance:** This proposed ordinance would require new housing developments above a certain number of units to include housing units for low- and moderate-income households. County staff is seeking community feedback on the options within the ordinance such as the minimum project size the ordinance should apply to, the percentage of affordable units in each new development, and alternative ways to comply with the ordinance. More information about the project can be found on the project's website: <https://www.sandiegocounty.gov/content/sdc/pds/advance/housingstudy.html>
 - b. **Climate Action Plan or "CAP" Update by The Sustainability Planning Division** : information on an updated greenhouse gas emissions inventory, proposed

CAP Measures to reduce greenhouse gas emissions from County operations and activities within the unincorporated area. For more information contact: Bruno Cavalieri, 619.323.8864 | bruno.galvaocavalieri@sdcounty.ca.gov

c. Design Feasibility Analysis : Identifying opportunities for future growth and options to spur development in VMT efficient & infill areas by reducing constraints, diligence costs for developers to entice development.

d. Objective Design Standards: Produce new housing with local control of how a project will look and feel. Help development by having a streamline review process and work to create high quality design.

e. Vehicle Miles Traveled (VMT): Board of Supervisors has tasked PDS staff with finding more transit opportunity areas for housing-- possibly beyond Vehicle Miles Traveled (VMT) areas.

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E. GROUP BUSINESS

a) **Announcements and Correspondence:**

b) **Discussion/Action Items:**

County support for Membership: As of the writing of this agenda we have not heard if the last applicant has been approved by Supervisor Desmond's office, which is required for the applicant to go before the Board of Supervisors, for approval. This creates a difficult situation. If one of our current 4 members cannot attend our monthly meeting, we do not have a quorum and technically meet as an official body. Also, in order for our actions to be considered formal actions, we must vote unanimously because officially we are considered a seven member board and need at least four votes for a motion to carry. If the vote is not unanimous then the vote cannot count because we do not have a quorum. We will discuss options, remedies and actions to decide if the group should try to continue or disband.

c) **Subcommittee Buena Creek Road Report:** No update for this meeting



CITIZENS NEEDED TO SERVE ON COMMUNITY ADVISORY BOARD

The Twin Oaks Valley Community Sponsor Group, a County appointed citizens advisory group that advises the County of San Diego on land use matters in the Twin Oaks Valley Planning Area is seeking applications for membership.

What is the Twin Oaks Valley Community Sponsor Group?

This Group is one of 28 planning and sponsor groups in the unincorporated areas of San Diego County. It's purpose is to be an information link between the community and the County of San Diego on planning and land use matters in the local community. The group provides a public forum for the discussion of issues which are important to the community and all meetings are open to the public, held in a public place, and the agenda published according to Brown Act provisions.

Members are appointed by the Board of Supervisors and serve in an advisory capacity only to San Diego County Department of Planning and Development Services. Group members serve on a volunteer basis for a term of four years.

Members must be registered voters and either be residents or own property in the Twin Oaks Valley Planning Area. Members to attend one evening meeting, held from 7-9pm, on the third Wednesday of each month. Members receive yearly training and take periodic online training as required for public officials.

Skills, knowledge or interest in, land use planning, civil engineering, public works, or Federal and State environmental permitting laws are desired but not required to become a member. Being a person who is fair-minded, cares about the community and believes in the public's right to be part of the open meeting process is important.

For more information please see: <https://www.sandiegocounty.gov/content/sdc/pds/CommunityGroups/>
Contact Sandra Farrell, Chair at tovcsg.chair@gmail.com if you have any additional questions.

(Waiting for the County to provide a simplified map of the Twin Valley Oaks Planning Area from the County that is easily readable with Twin Oaks Valley Planning Area boundary clearly marked.)

G. ADJOURNMENT

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.

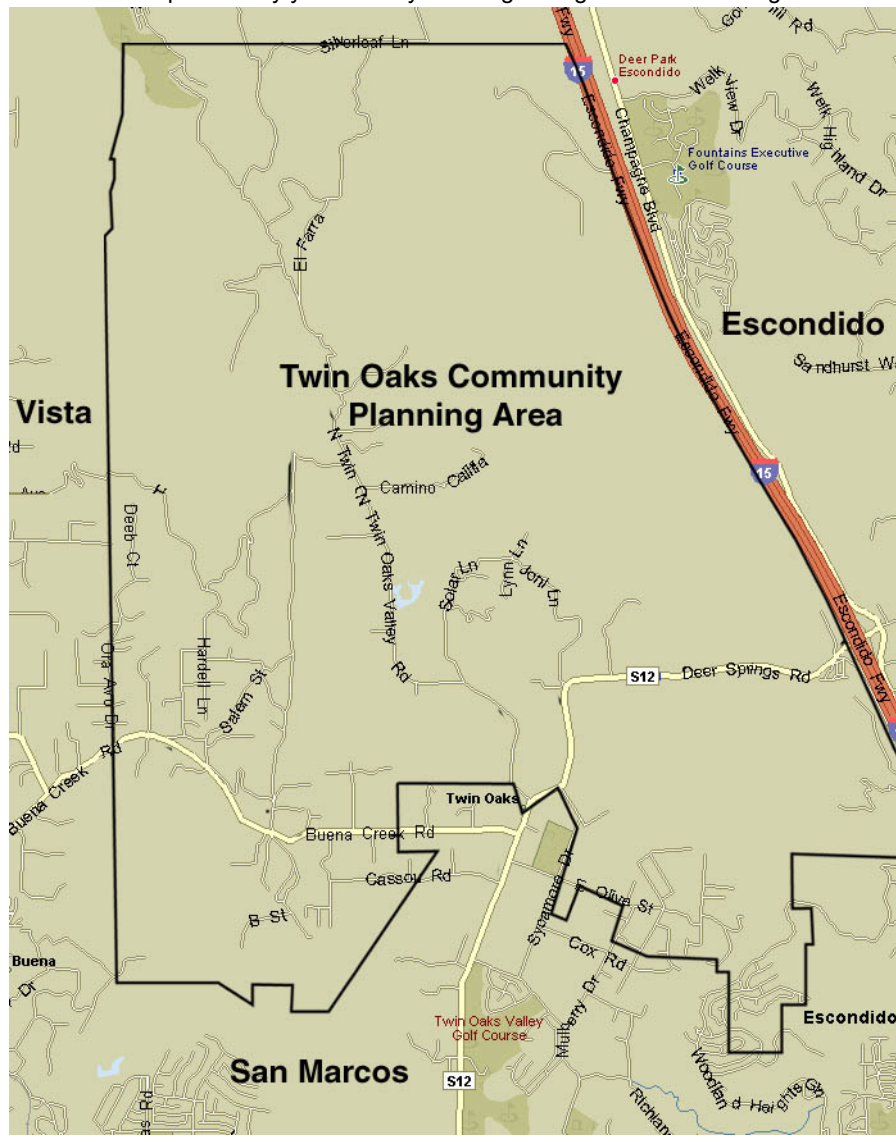
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reasonable steps to verify your identity before granting access or making corrections.



Responses to Item 2 on the agenda from the applicant:

**TOVCSG / PDS2022-LDGRMJ-30421 Landscape Maintenance/Outdoor Yard Utility
Undergrounding Exception Request (DER) 2577 S South Santa Fe**

Inbox

Search for all messages with label Inbox

Remove label Inbox from this conversation



Tiffany Maycumber

Jun 19, 2023, 10:09 AM

to me, Bruce, Brendan, Tiffany, Gregg, Natasha, Jennifer

Good morning, Sandra,

Thank you for the opportunity to represent my client on the above-mentioned project at your Notice – Public Meeting on Wednesday, June 14, 2023. I appreciate your decision and agreeing with the County of San Diego recommending a DER for our project on S Santa Fe Avenue. Below in red are answers to your follow up questions from the meeting. Please let me know if you have any further questions or need clarification. Thank you.

What is the acreage of the property?

1.36 acres

2. What type of fencing/wall/landscape is used on the perimeter of the property? They want to know if this will be aesthetically pleasing to the eye.
8'-0" tall Decorative (split faced) CMU walls with decorative CMU Pilasters.
3. What are the operating hours?
7:00am – 4:00 pm
4. How many vehicles will be parked there at the end of the day?
Approximately 20 vehicles parked during off-hours.
5. What is the size of the wetlands?
The Modular Wetland System (MWS) has external dimensions of 9 feet wide by 9 feet long by 6.88 feet.
6. How is the water treated prior to the runoff? Will it discharge into the creek?
Per the County of San Diego BMP Design Manual, the project is required to treat a Design Capture Volume (DCV), or volume of stormwater runoff produced from the 85th percentile, 24-hour storm event. This equates to 4,069 cubic feet. Project runoff is intercepted by storm drain catch basins and collected in underground stormwater vault and released slowly into the MWS downstream over a period of 36 hours. Treated runoff exiting the MWS will be discharged into Agua Hedionda Creek near the north westerly corner of the property.
7. Will the owner agree to contribute to undergrounding overhead facilities in the area when a Fund initiative is implemented?
Property Owner has committed to the following public improvements that will be funded and installed by the Private property owner:
 - a. **Decorative pervious paving entrance off South Santa Fe.**
 - b. **Decorative CMU perimeter wall fencing in lieu of Chain Link fencing.**

- c. **Decomposed Granite Paving sidewalk along South Sante Fe in the Public Right of Way.**
 - d. **New Street Light at Vista Greens entrance at South Sante Fe Road'**
- The value of the improvements shows (Items a-d) will be \$500,000. For this reason, the Owner is not willing to provide additional funding for future undergrounding of overhead facilities.**