

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

Wednesday, November 15, 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. Palms Equestrian Arena, PDS2023-AD-99-010W1, 3228 N Twin Oaks Valley Road:** Proposal to cover and existing arena. Administrative Permit to for an existing outdoor equestrian arena. The project consists of a proposed covered arena (13,993 SF). The structure is 31 feet tall and has metal siding with Translucent Polycarbonate Roof Panels. The project is located on a 8.81-acre lot, which is also developed with a 3,500 SF Single-Family Residence, a 2,505 SF existing garage addition, a 4,164 SF Shed row Barn, a 4,800 SF Horse Barn, a 1,447 SF Hay Barn, a 717 SF Vector Control Shed, 900 SF workers quarters, and a 4,534 SF Hotwalker; all which would be retained.
- 2. Update on the County's work to facilitate affordable housing:** The County is using various methods to facilitate affordable housing in the unincorporated area. Because of significant increases in the cost of housing and low affordable housing stalk, State Laws require the County to address the short fall of affordable housing. In addition, the County is trying to reduce traffic and impacts of Green House Gases that are generated from vehicular uses. The County is focusing on the Buena Creek Sprinter Station and areas within the Twin Oaks Valley Community planning area as well as other areas throughout the unincorporated county as a location to address these issues. At this meeting the County will present an update on:

**Development Feasibility Analysis (DFA)** is being done by the County to evaluate properties, on a parcel-by-parcel basis within this 1-mile area of the Buena Creek Sprinter Station, to see what properties could support denser housing and what constrains would need to be considered. The primary objective of the DFA is to explore practical strategies for facilitating residential development in key vehicle miles traveled (VMT) efficient and infill areas. The outcome of the DFA's effort will be a

resource for the Board of Supervisors to better understand development feasibility challenges and provide actionable strategies to help address the County's critical housing needs in alignment with the County's broader goal of building housing the right places in a sustainable way. The County is currently seeking input on the DFA from the public and other agencies. Meeting dates to attend virtual meetings on the topic are at 6PM on October 18 (same night as this meeting) or October 25<sup>th</sup>. please contact Paola Garcia-Betancourt at [Paola.Garcia-Betancourt@sdcounty.ca.gov](mailto:Paola.Garcia-Betancourt@sdcounty.ca.gov) or at the following phone number: (858) 505-6677. See images after agenda titled, "Heatmap of Vacant & Redevelopable Parcels by Constraint Level Buena Creek" and "Draft Buena Creek DFA Boundary".

3. **Socially Equitable Cannabis Program Notice of Preparation:** Review of letter submitted to the NOP.
4. **Buena Vista Low Barrier Homeless shelter for residents of Encinitas & Vista.** Update on the City of Encinitas and Vista converting existing apartment buildings in the unincorporated county near Buena Creek Road into a shelter to address homelessness in Encinitas and Vista. Called the Buena Creek Navigation Center it will have and have onsite staff and security. It will be a low barrier shelter meaning it doesn't require sobriety, background checks, and program participation. Low-barrier shelters are often considered a "housing-first" approach. Updates on if this change of use needed County review.
5. **Vista Greens graffiti and parking problem.** Update on the graffiti on block wall built for the project at 2577 South Santa Fe at Smilax Road.
6. **Twin Oaks Identification signs:** Discussion of revised layouts sign layout and location of signs that will be placed to mark the Twin Oaks Valley community.

#### **E. GROUP BUSINESS**

a) **Announcements and Correspondence:**

b) **Discussion/Action Items:**

**Support for Membership:** Supervisor Desmond has denied the second application because "he would like to see as much balance and diversity of thought on CPSGs in his district as possible, so he'd like to have more applications to review". Sadly we have had only three application submitted in the past few years, so now all have been rejected.

Supervisor Desmond's office has put out an email to his list letting people know about the open positions to encourage people to join.

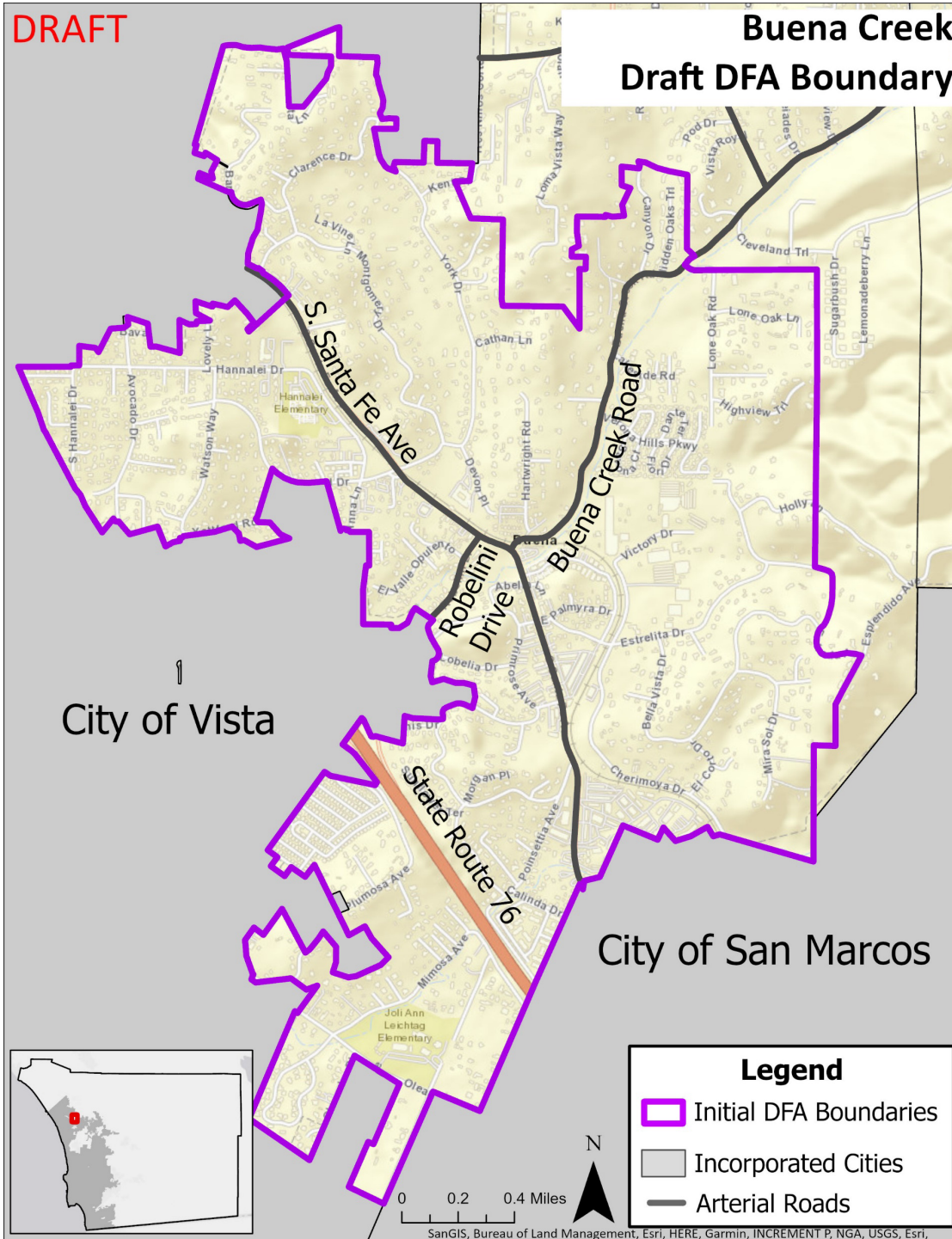
Note: There are three positions open.

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.

c) **Subcommittee Buena Creek Road Report:**

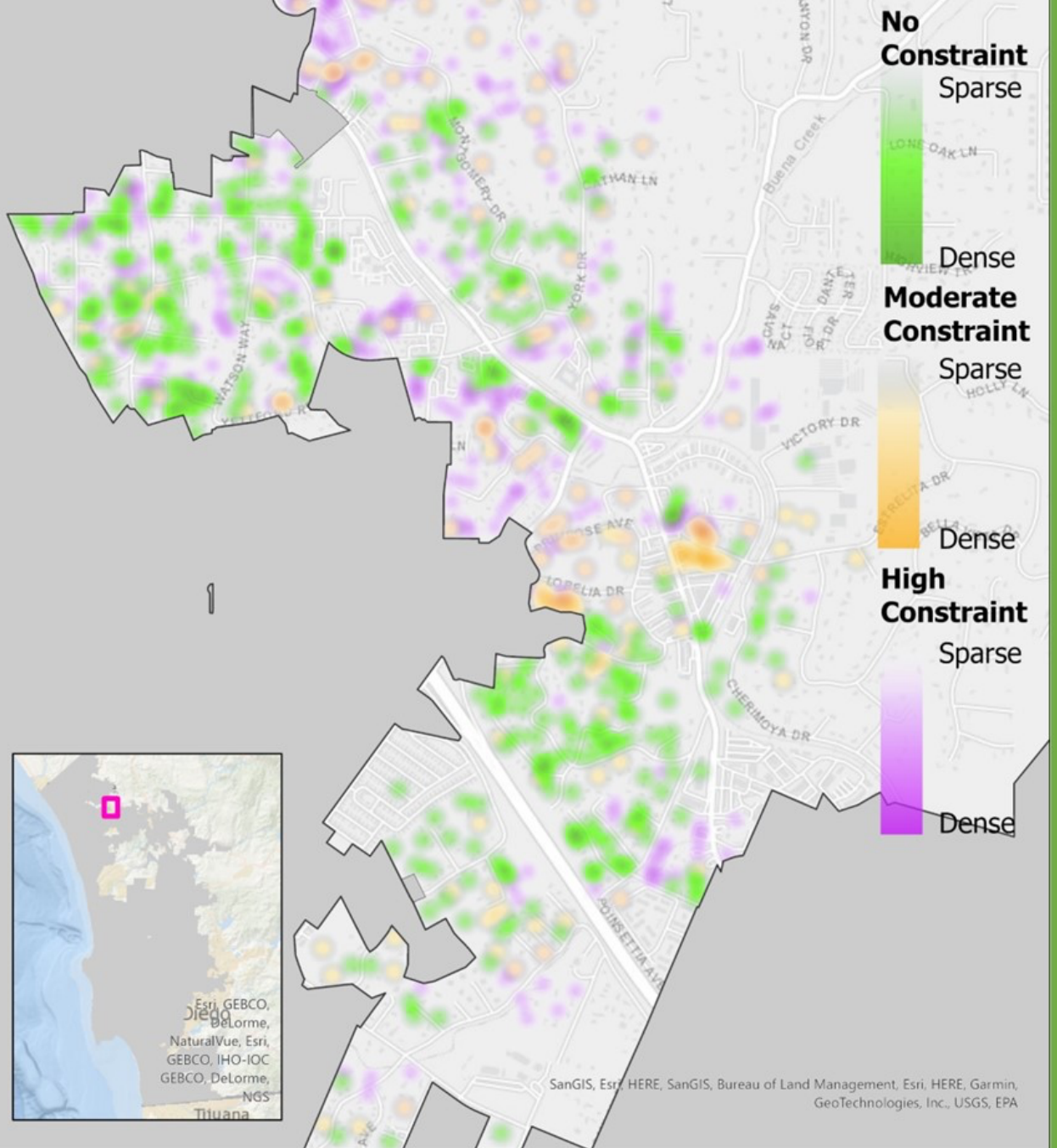
DRAFT

# Buena Creek Draft DFA Boundary





# Heatmap of Vacant & Redevelopable Parcels By Constraint Level Buena Creek





## **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](mailto: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.

### **Public Disclosure**

We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Privacy Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.

### **Access and Correction of Personal Information**

You can review any personal information collected about you. You may recommend changes to your personal information you believe is in error by submitting a written request that credibly shows the error. If you believe that your personal information is being used for a purpose other than what was intended when submitted, you may contact us. In all cases, we will take

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

