

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

Wednesday, January 17, 2024 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:

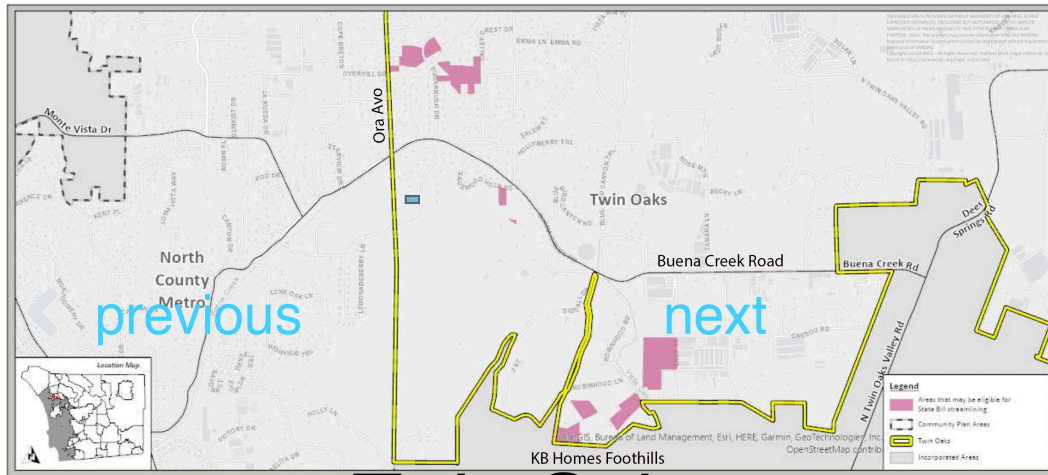
Please note the following procedure will be followed when 4 members of this seven member board cannot vote unanimously, or has one member who must recuse themselves from voting, or has one member who cannot attend the meeting or is not able or allowed to attend remotely: Project Planning is recommending 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 to comply with State Law. 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: **Objective Design Standards (ODS)** goals are to produce new housing, provide local control over the look and feel, create quality design and incentivize development by providing a streamline review process. It would apply to multi-lot single family, multi-family, apartments and mixed-use projects. Areas within the Twin Oaks Valley Community planning area have been identified for ODS in the areas in or near Robin Hood Ranches, Cassou Road, Sugarbush Drive and Valley Crest Drive.

See image below titled "Areas Eligible for State Streamlining".

- ODS is a project that aims to address the look and feel of new housing and is in direct response to some recent housing legislation that has passed.
- ODS has its own eligibility criteria that correspond to the state laws and ultimately to a distinct geographic eligibility area. One of the main distinctions of the geographic area in which ODS streamlining would apply is that ODS eligible areas are within “Urban Areas” as defined by the Federal US Census, and not are within high fire areas as defined by the State Fire Marshall— although there are various other eligibility criteria in addition to these two criteria that a project must meet to use these streamlining laws.
- ODS eligibility criteria does not directly correspond to the VMT efficient areas. However, in most cases, VMT efficient areas fall within census-defined urban areas.

Please include Meg Diss ([Margaret.Diss@sdcounty.ca.gov](mailto:Margaret.Diss@sdcounty.ca.gov)) and Carly Shabo ([Caroline.Shabo@sdcounty.ca.gov](mailto:Caroline.Shabo@sdcounty.ca.gov)) (interim project managers for ODS) in any correspondence regarding ODS as well as the Permanent Project manager Luis Duran ([Luis.Duran@sdcounty.ca.gov](mailto:Luis.Duran@sdcounty.ca.gov))



## Twin Oaks

- 3. Code Enforcement:** Representatives from County Code Enforcement will help identify the responsibilities of Code Enforcement and how residents can best address issues related to: Industrial uses on residential zoned property, single family residential property with multiple units unsupported by sewer or septic, industrial properties lack of screening from adjacent residential uses. Residential and Agricultural properties being used for storage of trash and non-operating vehicles. Members of the public are asked for provide photo evidence of any issues they wish to bring up to Code Enforcement.

### E. GROUP BUSINESS

- Announcements and Correspondence:**
- 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 two applications submitted in the past few years that met the requirement established by the Board of Supervisors and so far both have been rejected.

- Subcommittee Buena Creek Road Report:**

### 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.



## **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. Its 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.

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.)*



