

**FINAL MINUTES: OCTOBER 9, 2024, MEETING OF THE
TWIN OAKS VALLEY COMMUNITY SPONSOR GROUP - Held at San Marcos Senior Center**

A. ROLL CALL, STATEMENTS, AND REVIEW/APPROVAL OF MINUTES

Meeting called to order at 7:00 p.m. by Haake.

Present: Dawn Haake (Chair), Sandra Farrell (Vice Chair), Harris Korn (Secretary).

Haake read the Advisory Roll Statement

Approval of September 2024 Minutes: Farrell made motion to approve. Seconded by Haake. Vote 3-0-0. Motion failed. No quorum.

Haake read Public Forum Statement.

B. PUBLIC COMMUNICATION: Farrell stated a community member brought code enforcement issues on Deer Springs to her attention. Haake drives that road and will take photos for submission.

C. ACTION ITEMS:

1. Request for Feedback on Draft Environmental Review Guidelines for CEQA: Farrell reviewed scoping documents. Brought up concern about how public input will be recorded. Will attend Oct. 10th meeting. Will send feedback email by Oct. 25th deadline.

Action: None

2. Request by PDS for Public Input on Buena Creek MOVES: General discussion reviewing past support to enhance transportation options within the Buena Creek area. Focus on improving mobility, safety and connectivity for all types of transportation. Spoke of safe access to Sprinter Station and round-a-bouts.

Action: Farrell made motion to write letter to PDS stating support and giving feedback. Seconded by Haake. Vote 3-0-0. Motion failed. No quorum.

3. 2024 PRO Housing Grant Funding Opportunity: County released HUD draft grant application for \$2 million for DFA funding and to help facilitate approaches to housing production. In discussion, Haake noted lack of page numbers, questions of what happens if grant is not approved, will we need another master plan, no specific feedback for this grant draft.

Action: None

4. Update on DFA and other Co. Programs Relating to Infill Areas of TOV Planning Area: Farrell received response from County, discussed 75% of property owners were contacted, consultant report, VR-30, road segments. Develop our feedback to finalize at Nov. meeting.

Action: None

5. Streamlining Affordable and Attainable Housing: Farrel read letter she sent to BOS. Discussed 'opportunity zoned' used by Vista. Korn made motion to approve letter. Seconded by Haake. Vote 3-0-0. Motion failed. No quorum.

D. GROUP BUSINESS

1. Announcements/Correspondence: None

2. Discussion/Action Items:

a) new member applications – Jill Broadfoot

Action: Haake made motion to recommend applicant Jill Broadfoot. Seconded by Farrell. Vote 3-0-0. Motion failed. No quorum.

3. Old Business

a) membership update – Pearce application still progressing

b) process to lower number of seats – Haake spoke with Co. rep Noble. Will require vote by BOS.

4. Subcommittee Buena Creek Road Report:

a) review for compliance with Policy I-1.

Action: Farrell made motion to rename to Buena Creek Area. Seconded by Haake. Vote 3-0-0. Motion failed. No quorum.

5. Next Regular Meeting: November 13, 2024

6. Meeting Adjourned: 8:50 p.m.

Respectfully Submitted, Harris Korn, Secretary



Twin Oaks Valley Community Sponsor Group

November 18, 2024
San Diego County Board of Supervisors
Submitted via email

Purpose of the Development Feasibility Analysis: to study to identify and analyze barriers to housing development on a parcel-by-parcel basis.

Outcome: Recommendations for investment and regulatory changes that will improve conditions for housing production and create complete communities.

Dear Honorable Supervisors and County Staff

First and foremost, the Twin Oaks Valley Community Sponsor Group strongly believes that the County's DFA project provides an unprecedented opportunity to reinvigorate the Buena Creek area through thoughtful planning initiatives that can help to overcome some of the challenges created by development approaches in the past. With the Sprinter station, excellent access to retail and Highway 78, the region has a lot to offer residents. But poor infrastructure, a lack of governance, and incohesive planning has left some areas of the region blighted.

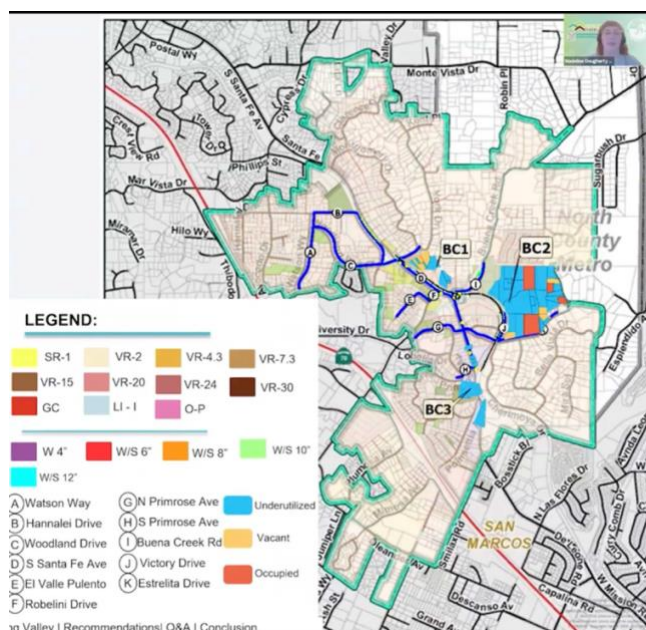
The TOVCSG believes the creation of a master plan for future development for the whole Buena Creek Area, with a Specific Plan for areas targeted inside the DFA, could provide a vision that will help future developers better see the potential of this area. As the comments below outline, by repurposing existing uses that no longer serve the community, completing improvements to roadways and sidewalks, offering incentives to existing developments to improve parking and address much-needed maintenance, and by taking a wholistic approach to future neighborhood development, the county can help to support a renaissance in the area while maintaining the attributes and character the current residents love. We support staff studying the matter further but have a few comments that we want Staff and the Board of Supervisors to consider.

The following comments are based upon the slide presentation made by Staff at the July 17th meeting of the Twin Oaks Valley Community Sponsor Group, other comments made at past public meetings, and the August 24th online presentation with a map called "DFA_Buena_Creek_VMT_Areas_20241004 (Path:202311108_DFA_SLUF_Area_BOS_Letter_Maps.aprx).

Comment 1, Community Outreach: The VMT Efficient/Infill areas of the Buena Creek Area community are outside our planning area. We believe the Buena Creek Area desperately needs a planning or sponsor group to be created so the people living in the Buena Creek area have a voice in land use matters. Staff and the Board of Supervisors are making decisions that will have significant impacts, and we are concerned that the people who live in the Buena Creek area that we believe are not part of the engagement process. Except for two individuals, people living in the areas identified by the DFA have not shown up at staff presentations about the DFA held at our sponsor group meetings, and our sponsor group has no effective way to reach them.

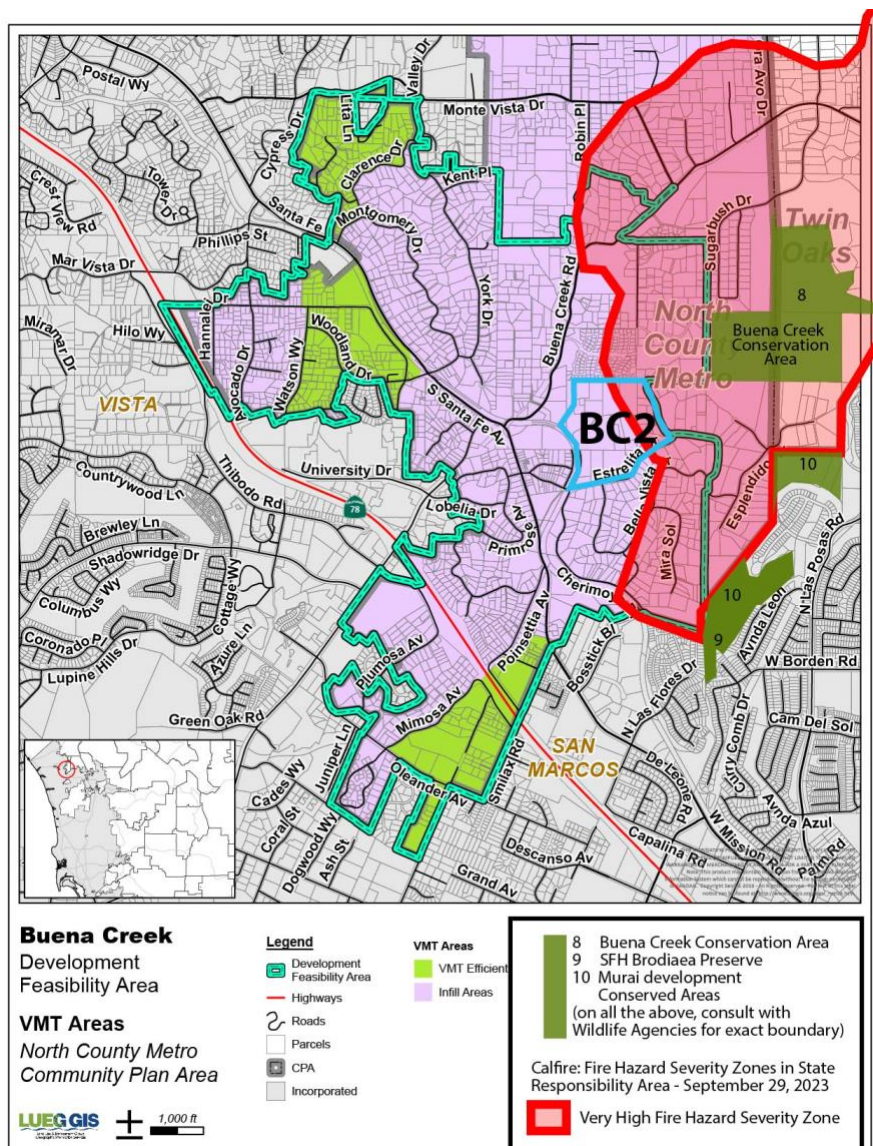
Comment 2: The County Sustainable Land Use Framework strives for walkability and greenhouse gas reduction. The areas identified in the 9/24/24 DFA online presentation for development, BC1, BC2, and BC3, are on flatter land and within walking distance to the Sprinter. We feel these areas are good choices for higher density development, and we support a Specific Plan process to support growth in these areas. However, we feel a Master Plan is needed for the whole area, which we would consider a one-mile radius from the Sprinter Station. The area around the Sprinter Station has several run-down housing areas and VR-designated properties that are being used for industrial uses. The County needs to work with property owners to clean these areas up to attract developers and investment dollars to the area. We recommend setting up an Opportunity Zone funding mechanism, which the City of Vista has used to redevelop portions of its downtown and North Santa Fe areas.

The DFA needs to address walkability in the BC2 area. The absence of safe routes to stores on University Avenue, buses, and the Sprinter station prevents the walkability of the area. If the goal is to encourage sustainable land use in areas served by existing public transportation, then walkability to allow access to critical services and employment is as important as water and sewer.

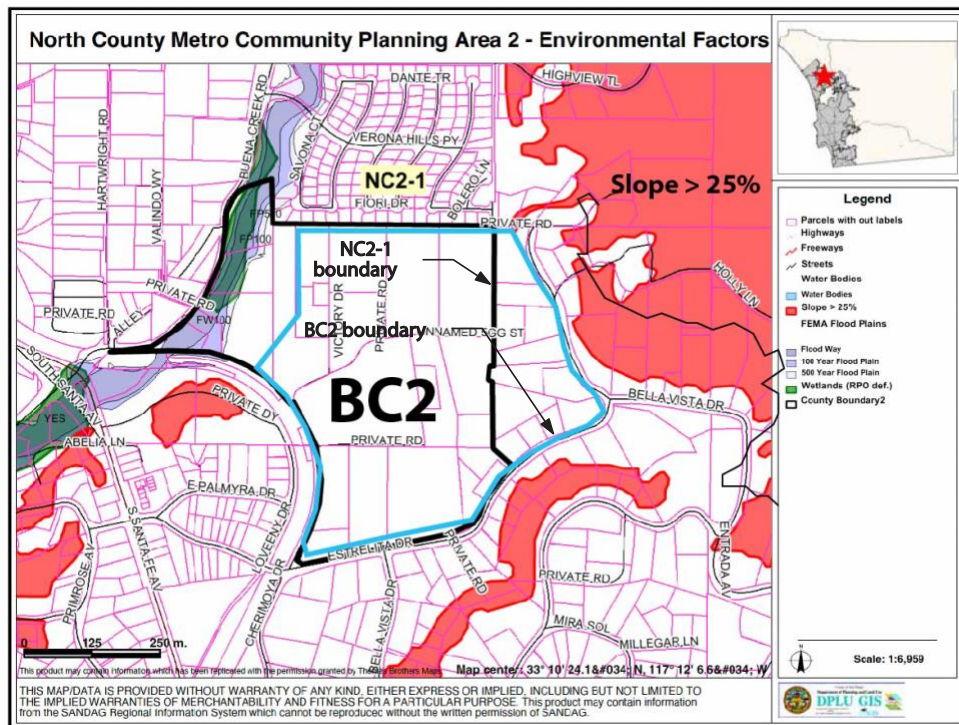


Comment 3: We believe the Infill areas that are on steep slopes, in high wildfire designated areas, and are not realistically walkable to public transportation should remain at the existing General Plan designation. Note: Adjacent to BC2, there is more than a 350-foot change of elevation between the eastern portion of the infill areas shown on the current DFA map and the Sprinter station or nearest bus stop. It is not practical to think people living in this area will use public transportation.

We are concerned because some of the areas shown as infill areas adjacent to BC2 are on lands with steep slopes that are also designated high and very high fire. One of the areas identified in the DFA map as Infill, appears to be part of the Buena Creek Conservation Area, a mitigation bank for gnatcatcher conservation that is managed by Federal and State Wildlife Agencies. Reclassifying lands set aside for conservation or lands highly constrained does not make sense when compared to the goals of the CAP, Sustainable Land Use Framework, and the NCMSCP.



We recommend the County honor the General Plan and build out the areas currently specified as Village Residential first before expanding to other areas.



Comment 4: Analysis: Market and Financial Feasibility

Although we agree with development stakeholders that townhomes are the best option for housing in areas identified as BC1, BC2, and BC3, we believe the DFA study needs to consider how design guidelines can be used to make the area more desirable for families. The area currently lacks sidewalks or safe paths of travel for pedestrians. It lacks any community facilities, such as parks, within walking distance from areas like BC2. New townhomes need to be visually pleasing and integrate with each other to create a cohesive village feel. We recommend a Community Facilities District be created for the area to ensure the area is maintained.

In addition, to make the area more attractive to development, the County needs to work with existing landowners to help them clean up run-down housing units and develop better methods of ensuring they are maintained. The attached pages show images of the existing conditions in the area.

Comment 5: During each presentation, staff asked us what improvements to make the Buena Creek Area more developable. Below are some additional recommendations brought up by the community or sponsor group members during our meetings:

- a) create a mixed-use community including retail and services.
- b) clean up the visual clutter of the industrial areas and get code enforcement involved to enforce the screening of the light industrial areas.
- c) require all vertical walls along roadways to be landscaped with low water use climbing vines to discourage graffiti.

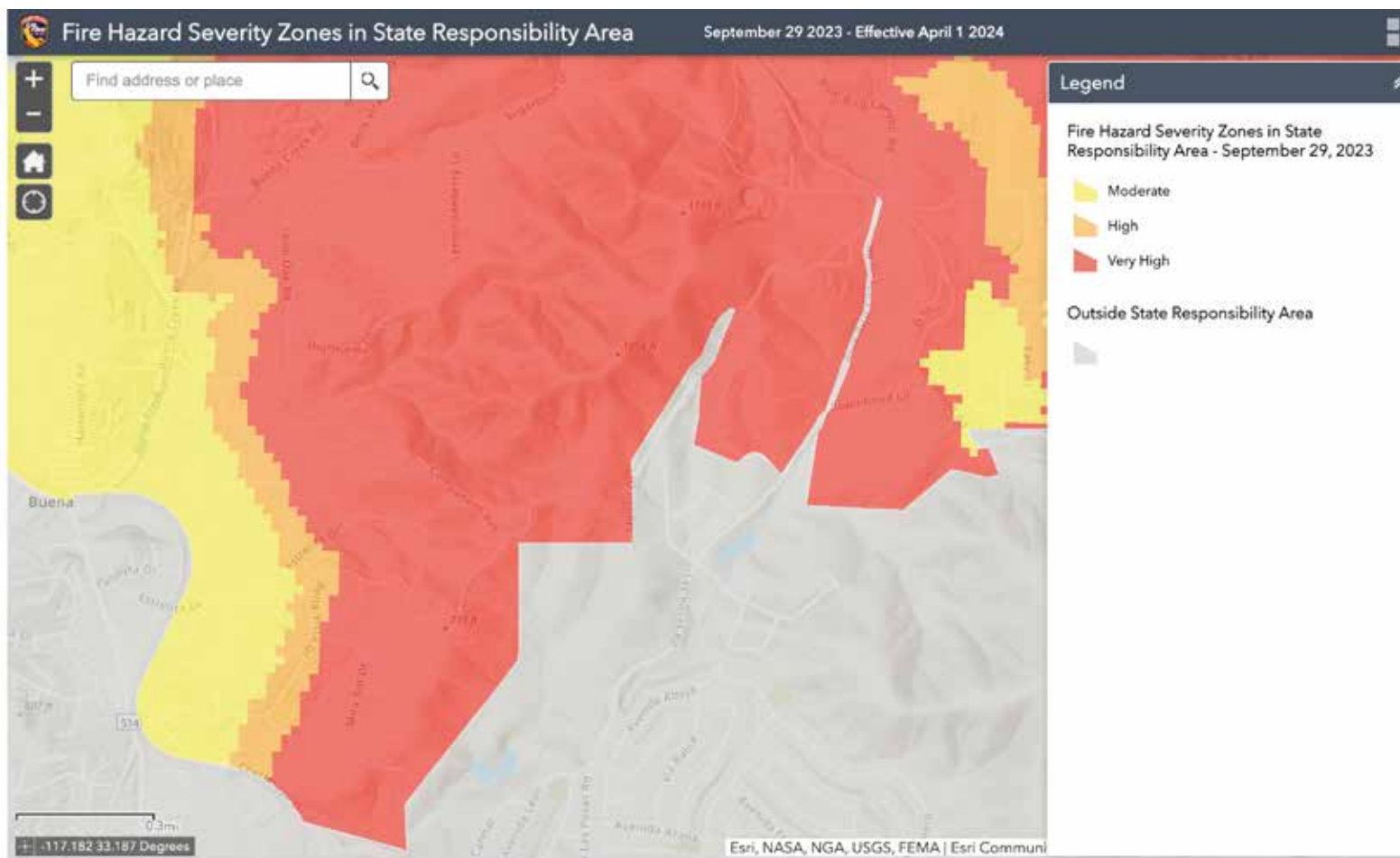
- d) create a central market or meeting place near the Sprinter station.
- e) re-house some of the 12 registered sex offenders, listed on the California Megan's Law website, that currently live within 200 yards of the Sprinter station, to other locations and/or set up a Sheriff substation for 24/7 surveillance at the Sprinter Station so that people can use the Sprinter safely.
- f) provide open spaces, parks, and play areas for children.

This concludes our current comments. Overall, we support the areas BC1-BC3 identified in the DFA that the County has designated as Village Areas in its General Plan. We encourage the County to create a Master Plan for the Buena Creek Area and a Specific Plan to address the BC 2 area. We are concerned some of the areas designated as Infill areas conflict with other policies created to protect conserved areas and limit development in high-fire areas or steep sloped areas. To promote family-oriented housing development and needed investment in the area, we strongly urge the County to enforce codes to clean up the area to help promote housing on existing VR-designated lands. Finally, we ask the County to take a wholistic approach to development feasibility and incorporate key elements of sustainable land use and its own CAP, as well as public amenities needed to make a community thrive. Development needs not only to be feasible but also sustainable. It needs to create a strong sense of community and enhance the quality of life for its residents.

We thank County staff for all their hard work getting to this point.

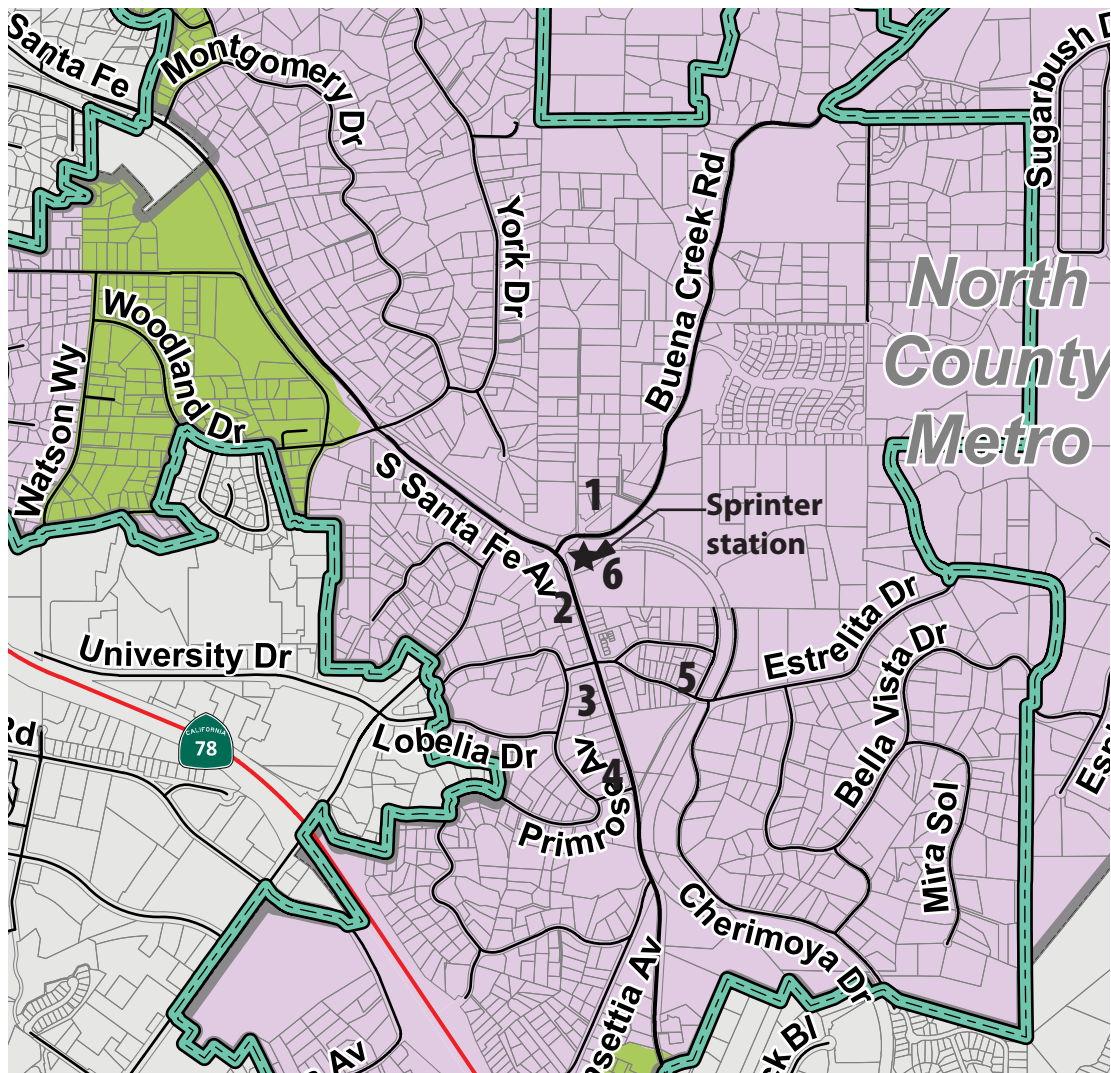
Sincerely,

Sandra Farrell, Vice-Chair
Twin Oaks Valley Community Sponsor Group



Above is the 2023 Fire Hazard Severity Zones map that was used in the graphic on page 3 to show how the very high fire areas overlap BC2 and Infill areas adjacent to BC2

2023 Fire Hazard Severity Zones map



Location of images



1. Buena Creek Road off of Hartwright Road across from Sprinter station

Existing conditions of the Buena Creek Area near the Sprinter station

Ltr 11-18-24 TOVCSG comments to DFA



2. South Santa Fe Avenue within 200 yards of the Sprinter Station



3. South Santa Fe Avenue



3a. Primrose Avenue
Existing conditions of the Buena Creek Area near the Sprinter station
Ltr 11-18-24 TOVCSG comments to DFA



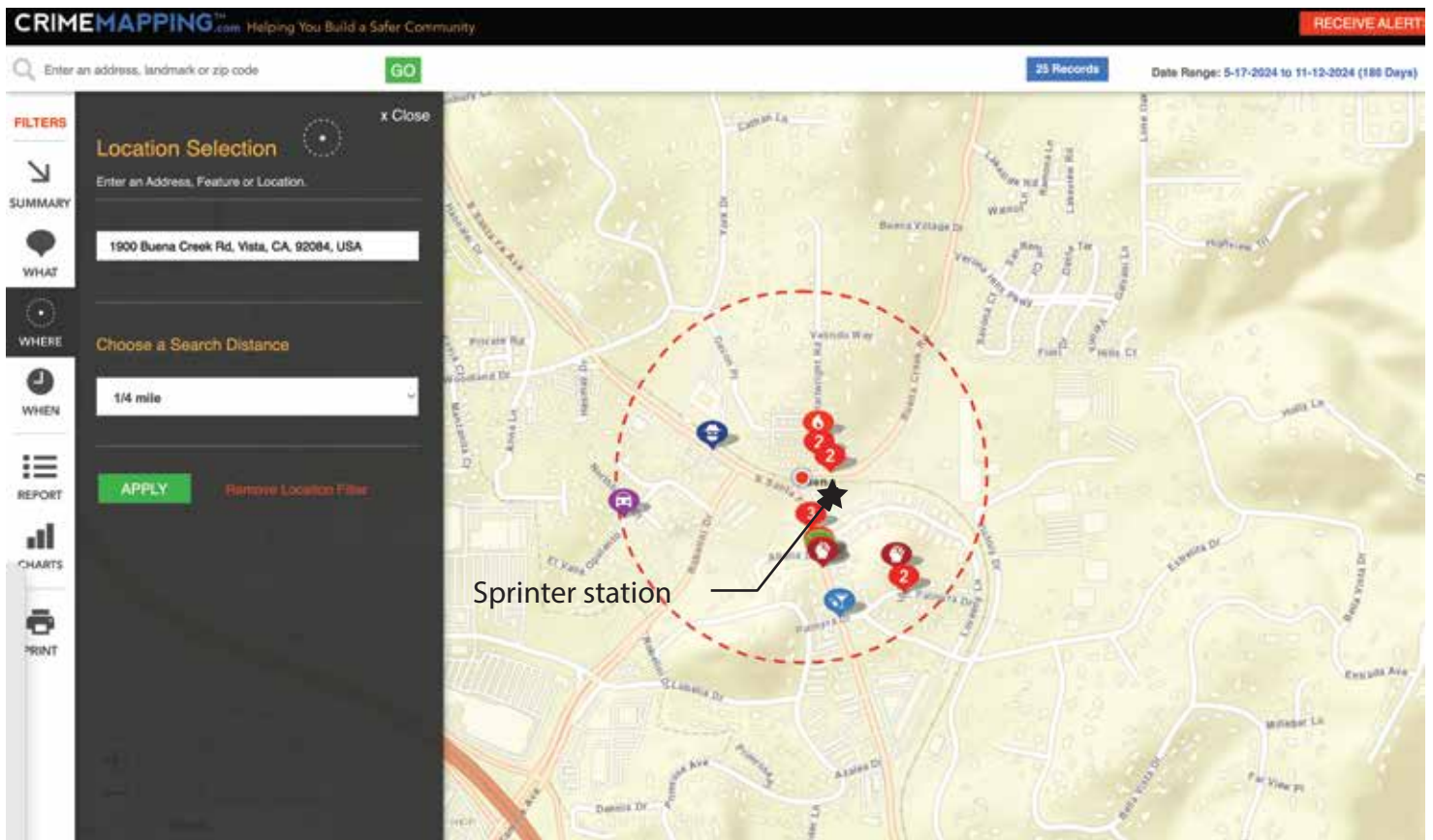
4. Azalea Drive



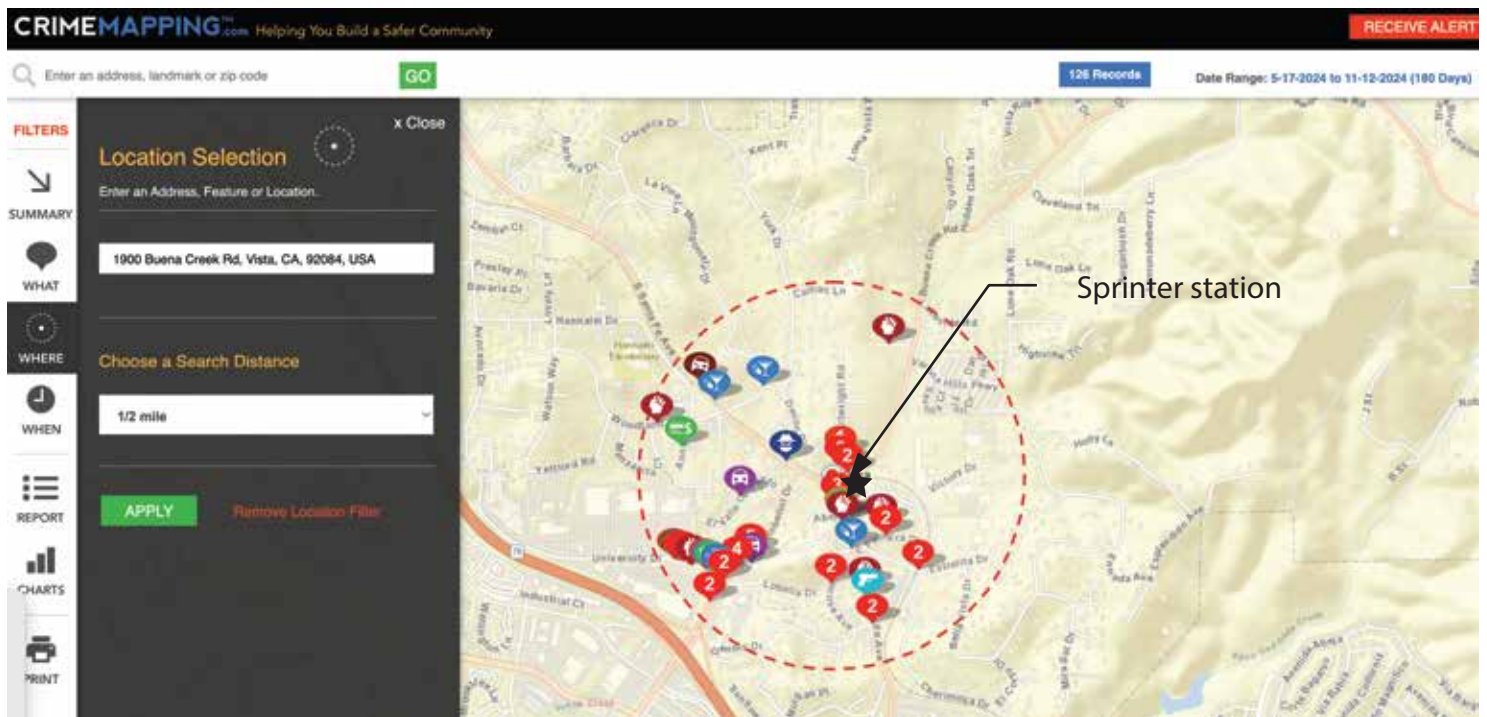
5. Estrelita Drive



6. South Santa Fe Ave, next to Sprinter Station
Existing conditions of the Buena Creek Area near the Sprinter station
Ltr 11-18-24 TOVCSG comments to DFA









Crime incidents within a 1/4 mile radius of the Buena Creek Sprinter station 5/17/24-11/12/24



Crime incidents within a 1/2 mile radius of the Buena Creek Sprinter station 5/17/24-11/12/24

Existing conditions of the Buena Creek Area near the Sprinter station
and why a Sheriff's substation at the Sprinter is needed

Ltr 11-18-24 TOVCSG comments to DFA

<div> <div>CRIMEMAPPING.com</div> <div>Helping You Build a Safer Community</div> </div> <div> <div>☰</div> <div>Back to Map</div> </div>						
<div> <div>Crime Incidents</div> <div>05-17-2024 to 11-12-2024 (180 Days)</div> <div>25 Records</div> </div>						
Type	Description	Incident #	Location	Agency	Date	
	TAKE VEHICLE W/O OWNER'S CONSENT/VEHICLE THEFT (F)		100 BLOCK EL VALLE OPILENTO	San Diego County Sheriff	11-5-2024 8:00 PM	
	GRAND THEFT/MONEY/LABOR/PROPERTY (F)		100 E BLOCK PALMYRA DRIVE	San Diego County Sheriff	10-6-2024 5:00 PM	
	VANDALISM (\$400 OR MORE) (F)		2100 S BLOCK SANTA FE AVENUE	San Diego County Sheriff	10-6-2024 8:30 AM	
	ARSON PROP (F)		1900 BLOCK BUENA CREEK ROAD	San Diego County Sheriff	9-29-2024 1:13 AM	
	VANDALISM (\$400 OR MORE) (F)		2100 S BLOCK SANTA FE AVENUE	San Diego County Sheriff	9-19-2024 6:30 PM	
	BATTERY ON PERSON (M)		2100 S BLOCK SANTA FE AVENUE	San Diego County Sheriff	9-14-2024 8:43 PM	
	ARSON PROP (F)		1900 BLOCK HARTWRIGHT ROAD	San Diego County Sheriff	9-6-2024 10:34 PM	
	RAPE		3000 BLOCK HARTWRIGHT ROAD	San Diego County Sheriff	9-5-2024 5:00 AM	
	RESIDENTIAL BURGLARY		2100 S BLOCK SANTA FE AVENUE	San Diego County Sheriff	9-4-2024 7:30 AM	
	PETTY THEFT (All Other Larceny) (M)		2100 S BLOCK SANTA FE AVENUE	San Diego County Sheriff	9-3-2024 8:00 AM	
	EXHIBIT DEADLY WEAPON OTHER THAN FIREARM (M)		2100 S BLOCK SANTA FE AVENUE	San Diego County Sheriff	9-2-2024 5:25 PM	
	DISORD CONDUCT/ALC (M)		PALMYRA DRIVE & S SANTA FE	San Diego County Sheriff	9-1-2024 9:19 PM	
	VANDALISM (\$400 OR LESS) (M)		2100 S BLOCK SANTA FE AVENUE	San Diego County Sheriff	8-6-2024 11:30 AM	
	BATTERY ON PERSON (M)		2100 S BLOCK SANTA FE AVENUE	San Diego County Sheriff	8-6-2024 11:00 AM	
	POSSESS CONTROLLED SUBSTANCE (M)		1900 BLOCK BUENA CREEK ROAD	San Diego County Sheriff	8-2-2024 11:52 AM	
<div> <div>Crime Incidents</div> <div>05-17-2024 to 11-12-2024 (180 Days)</div> <div>25 Records</div> </div>						
Type	Description	Incident #	Location	Agency	Date	
	FRAUD		2100 S BLOCK SANTA FE AVENUE	San Diego County Sheriff	7-31-2024 12:00 PM	
	BATTERY ON PERSON (M)		2100 S BLOCK SANTA FE AVENUE	San Diego County Sheriff	7-25-2024 11:04 AM	
	UNLAWFUL INFL OF CONTROLLED SUBS (M)		2100 S BLOCK SANTA FE AVENUE	San Diego County Sheriff	7-4-2024 1:16 PM	
	PETTY THEFT (From Building) (M)		2000 BLOCK HARTWRIGHT ROAD	San Diego County Sheriff	7-3-2024 7:00 PM	
	ELDER ABUSE/NEGLECT (M)		2100 S BLOCK SANTA FE AVENUE	San Diego County Sheriff	7-2-2024 8:30 PM	
	BATTERY ON PERSON (M)		2100 S BLOCK SANTA FE AVENUE	San Diego County Sheriff	6-24-2024 2:15 PM	
	PETTY THEFT (All Other Larceny) (M)		2100 S BLOCK SANTA FE AVENUE	San Diego County Sheriff	6-14-2024 12:01 AM	
	COMMERCIAL ROBBERY - WEAPON USED		1900 S BLOCK SANTA FE AVENUE	San Diego County Sheriff	6-12-2024 9:20 PM	
	CAUSE HARM/DEATH OF ELDER DEPENDENT ADULT (F)		100 E BLOCK PALMYRA DRIVE	San Diego County Sheriff	5-29-2024 10:35 AM	
	BATTERY ON PERSON (M)		2200 BLOCK BOSNA PLACE	San Diego County Sheriff	5-27-2024 12:51 PM	

Crime incidents within a 1/4 mile radius of the Buena Creek Sprinter station 5/17/24-11/12/24

Existing conditions of the Buena Creek Area near the Sprinter station and why a Sheriff's substation at the Sprinter is needed