

**COUNTY OF SAN DIEGO
TWIN OAKS VALLEY COMMUNITY SPONSOR GROUP**

WEDNESDAY, August 12, 2026 from 7:00 p.m. to 9:00 p.m.

San Marcos Community Center located at 1 Civic Center Drive, San Marcos, CA 92069
email at tovcsg.chair@gmail.com

AGENDA

A. ROLL CALL:

B. APPROVAL OF THE MINUTES:

C. PUBLIC COMMUNICATION: Opportunity for members of the public to speak to the Group on any subject matter within the Group's jurisdiction that is not on the posted agenda.

D. ACTION ITEMS:

The following procedure will be followed when a quorum of four members of this seven member board is not achieved (e.g. an insufficient number of seats are filled, a member must recuse themselves from voting, or member(s) cannot attend the meeting): Project Planning has requested that attending members register the comments and votes of voting members 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 the staff report, they will note that the group did not provide a formal recommendation due to the lack of a quorum but will include the votes of the members who did participate.

Title: Agenda Item info:

1. **California Senate Bill SB 9 and how it may impact the Twin Oaks, Buena Creek and other unincorporated areas :** California's Senate Bill 9 (SB 9) allows homeowners in single-family zones to split their lots and build up to two primary units per lot, effectively permitting up to four units on a single parcel. It streamlines the approval of duplexes and urban lot splits on single-family residential properties. Signed into law to help address the housing shortage, it allows property owners to maximize development potential and exceed the density of the General Plan without discretionary public hearings. You can read full implementation details via the [HCD SB 9 Fact Sheet](#) and view the map at the end of the agenda that shows the areas that are within the Twin Oaks Planning Area. County representatives will explain how SB9 will be used in our community. Ben Larson and Kamden Carillo- Hough attending from the PDS team
2. Follow up on Housing Unlocked response letter: Discussion and vote on the letter submitted to the Planning Commission
3. Socially Equitable Cannabis- response letter: Discussion and vote on the letter to be submitted to the Board of Supervisors.

E. GROUP BUSINESS

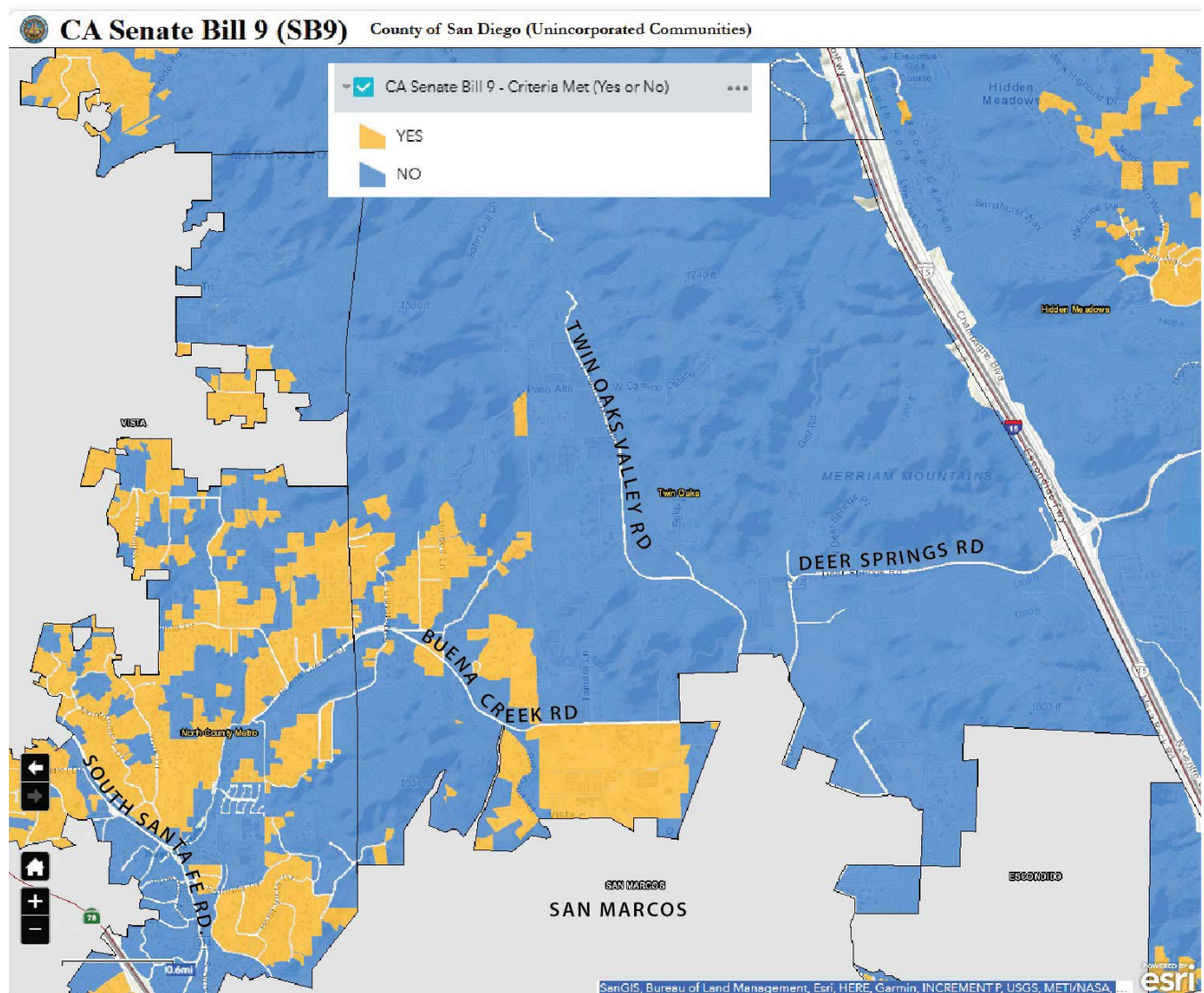
1. Announcements and Correspondence:
2. Discussion/Action Items:
 - New member applications
Vote on nomination of Scott Guiltner.
 - Old business –
 - a) Report on APG group meeting- Pierce

b) Report on quarterly Chair meeting- Farrell
I15 Design Review Board – update

- Code enforcement updates
- Buena Creek Community Update

F. ADJOURNMENT

Map below shows properties within the Twin Oaks Community Planning Area and adjacent areas that meet the criteria for SB9. meet criteria for SB9



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 second 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 with questions.