COUNTY OF SAN DIEGO
TWIN OAKS VALLEY COMMUNITY SPONSOR GROUP

WEDNESDAY, November 04, 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. **Community Plan, Design Standards, Design Checklist, Objective Design Standards and Twin Oaks:** While most communities have Community Plans, an important part, referenced in the County General Plan, Twin Oaks does not. It is referenced a Subregional Plan which is not a Community Plan. Twin Oaks has an unofficial Community Plan created in 1995 but it is not shown on the County website. While many communities, including communities like Bonsall also have Design Standards and Design Checklists, and Objective Design Standards, in addition to Community Plans, Twin Oaks does not. Twin Oaks is having many problems with incompatible development, lack of infrastructure, and lack of Code Enforcement.

   Many of the new housing programs rely not only on the General Plan but also on a community's Community Plan, Design Standards and Design checklist to provide guidance on how development should be implemented in a community in order project natural resources, provide needed infrastructure, protect viewsheds, and respect community character. We will discuss how these relate and how these can be implemented I the community. We will look at what tools other communities are using, to see what needs to be done to bring Twin Oaks up the same level of planning found in other similar communities.

   In addition, the County is requesting the community to create Objective design standards (ODS) strengthen local control over the design and appearance of future

housing developments in applicable areas of the unincorporated county. ODS partly funded through the San Diego Association of Governments (SANDAG) **Housing Acceleration Program** grant. By making design standards more predictable and easier to understand, the County will streamline the permitting process for eligible projects to comply with new State laws such as SB 35 which promotes multifamily and mixed-use housing; SB 330 which mandates a one-for-one replacement of demolished affordable housing units; and SB 6 which allows residential housing developments on land currently zoned for commercial, retail, or office use without requiring a local rezoning process. Projects that meet these ODS criteria bypass discretionary public hearings and undergo straightforward review by County staff.

5. **Request for Letter of Support - Low Impact Camping Ordinance :** Assembly Bill (AB) 518, the Low-Impact Camping Areas Act, became effective on January 1, 2026, and establishes a framework that allows counties to authorize limited low-impact camping on qualifying private properties through the adoption of a local ordinance. The legislation does not require county participation but instead provides counties with the option to establish a local regulatory framework that includes permitting, registration, and enforcement while maintaining statewide minimum health and safety standards. Supervisor Andersons office is promoting this to allow rural property owners to profit by operating campgrounds and provide more camping opportunities for County residents. Potential problems will be addressed through Code Enforcement.

E. GROUP BUSINESS

1. Announcements and Correspondence:
2. Discussion/Action Items:
    - New member applications
    - Election of officers for 2027
    - Old business –
        a) Follow up on the Hokto Mushroom Facility
        b) Update on Housing Unlocked which goes before Board of Supervisors next week
        c) I15 Design Review Board – update
    - Code enforcement updates: Repeat problems of lighting and noise from parties and events follow up.
    - Buena Creek Community Update

F. 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 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.