

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

Wednesday, August 16, 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:

1. **PDS 2023-MUP 23-010 2606 North Twin Oaks Valley Road:** The Christian Reformed Church is requesting a discretionary permit for a cellular tower installation. This will include an approximate 85' high mono pine and an enclosure surrounded by a 33' x 33' Chain link topped with barbed wire to house AT&T equipment. Future microwave may be added. Contact Carol Kincheloe, ckincheloe@tepgron.net

2. **Buena Creek/South Santa Fe Community Overview of the Development Feasibility Analysis and Sustainable Land Use Framework:** In order to address our communities' needs for housing, the Board of Supervisors directed staff to find practical ways to facilitate development in our infill areas and VMT efficient zones. The Development Feasibility Analysis is an exercise in evaluating constraints and opportunities for development with the goal of presenting the Board of Supervisors with options to remove barriers to development in four initial communities. One of the initial communities that will be included in this exercise is the Buena Creek/South Santa Fe area. Staff and their consultant will be actively engaging with community members to better understand constraints and needs. In addition to the DFA, the Board of Supervisors directed staff to develop a Sustainable Land Use Framework that will identify strategies and planning mechanisms that promote equitable, sustainable, and thriving communities. Both projects are in their initial stages with new staff joining the team to carry out the Board's vision.

3. **Inclusionary Housing Ordinance:** This proposed ordinance would require new housing developments above a certain number of units to include housing units for low- and moderate-income households. County staff will present some of the details of the ordinance and are seeking community feedback on the options within the ordinance such as the minimum project size the ordinance should apply to, the percentage of affordable units in each new development, and alternative ways to comply with the ordinance. More information about the project can be found on the project's website: <https://www.sandiegocounty.gov/content/sdc/pds/advance/housingstudy.html>

4. **Climate Action Plan or "CAP" Update by The Sustainability Planning Division :** This presentation will provide an update including information on an updated greenhouse gas emissions inventory, proposed CAP Measures to reduce greenhouse gas emissions from County operations and activities within the unincorporated area, and to information about next steps ahead of the release of a Draft CAP Update for public review this fall. For more information contact: Bruno Cavalieri, 619.323.8864 | bruno.galvaocavalieri@sdcounty.ca.gov

E. GROUP BUSINESS

- a) Announcements and Correspondence:
- b) Discussion/Action Items:
 - a. County support for membership: Update on what the County is doing to help get new members on the sponsor group.
 - b. New member procedural updates.
- c) Subcommittee Buena Creek Road Report:



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 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:

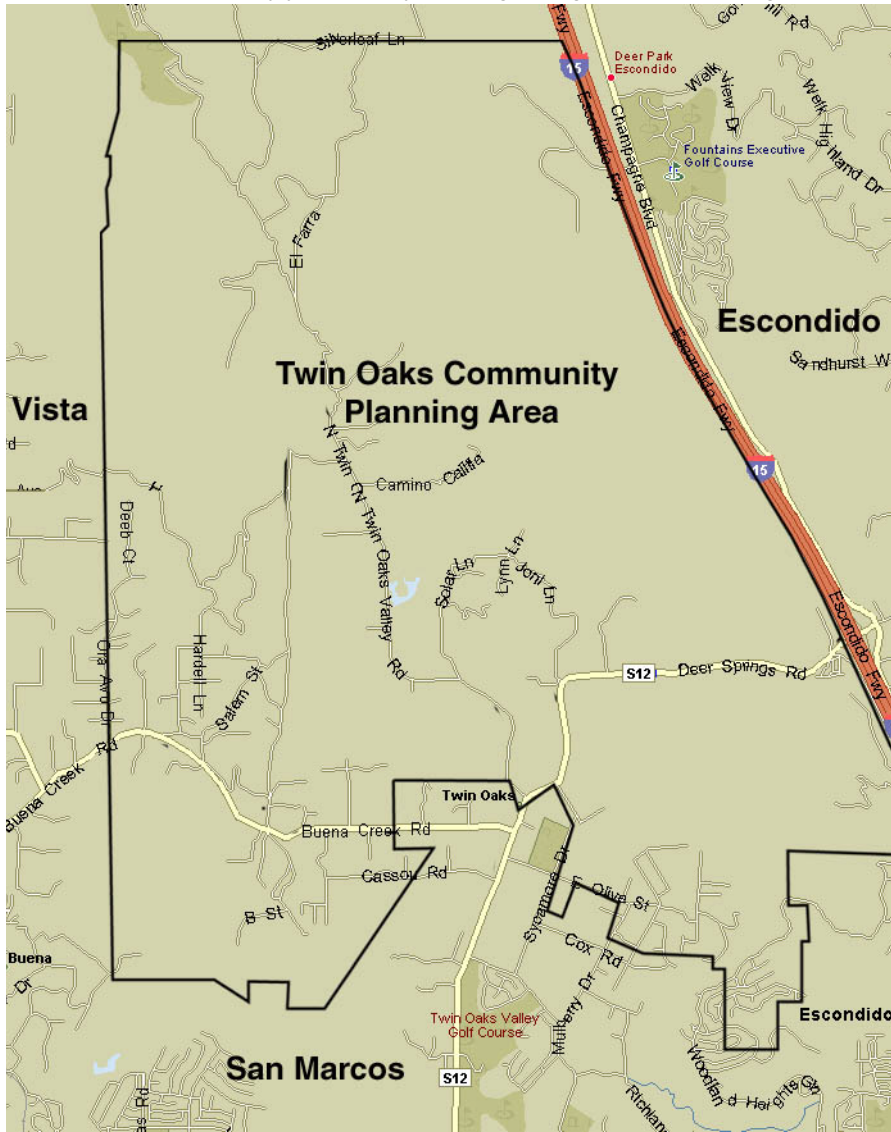
Advise the County on discretionary projects as well as on planning and land use matters that are important to their community.

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.



Responses to Item 2 on the agenda from the applicant:

**TOVCSG / PDS2022-LDGRMJ-30421 Landscape Maintenance/Outdoor Yard Utility
Undergrounding Exception Request (DER) 2577 S South Santa Fe**

Inbox

Search for all messages with label Inbox

Remove label Inbox from this conversation



Tiffany Maycumber

Jun 19, 2023, 10:09 AM

to me, Bruce, Brendan, Tiffany, Gregg, Natasha, Jennifer

Good morning, Sandra,

Thank you for the opportunity to represent my client on the above-mentioned project at your Notice – Public Meeting on Wednesday, June 14, 2023. I appreciate your decision and agreeing with the County of San Diego recommending a DER for our project on S Santa Fe Avenue. Below in red are answers to your follow up questions from the meeting. Please let me know if you have any further questions or need clarification. Thank you.

What is the acreage of the property?

1.36 acres

2. What type of fencing/wall/landscape is used on the perimeter of the property? They want to know if this will be aesthetically pleasing to the eye.
8'-0" tall Decorative (split faced) CMU walls with decorative CMU Pilasters.
3. What are the operating hours?
7:00am – 4:00 pm
4. How many vehicles will be parked there at the end of the day?
Approximately 20 vehicles parked during off-hours.
5. What is the size of the wetlands?
The Modular Wetland System (MWS) has external dimensions of 9 feet wide by 9 feet long by 6.88 feet.
6. How is the water treated prior to the runoff? Will it discharge into the creek?
Per the County of San Diego BMP Design Manual, the project is required to treat a Design Capture Volume (DCV), or volume of stormwater runoff produced from the 85th percentile, 24-hour storm event. This equates to 4,069 cubic feet. Project runoff is intercepted by storm drain catch basins and collected in underground stormwater vault and released slowly into the MWS downstream over a period of 36 hours. Treated runoff exiting the

MWS will be discharged into Agua Hedionda Creek near the north westerly corner of the property.

7. Will the owner agree to contribute to undergrounding overhead facilities in the area when a Fund initiative is implemented?

Property Owner has committed to the following public improvements that will be funded and installed by the Private property owner:

- a. **Decorative pervious paving entrance off South Santa Fe.**
- b. **Decorative CMU perimeter wall fencing in lieu of Chain Link fencing.**
- c. **Decomposed Granite Paving sidewalk along South Sante Fe in the Public Right of Way.**
- d. **New Street Light at Vista Greens entrance at South Sante Fe Road'**

The value of the improvements shows (Items a-d) will be \$500,000. For this reason, the Owner is not willing to provide additional funding for future undergrounding of overhead facilities.