

**FINAL MINUTES: January 18, 2023 MEETING OF THE
TWIN OAKS VALLEY COMMUNITY SPONSOR GROUP - Held at San Marcos Senior Center**

A. ROLL CALL and STATEMENTS and REVIEW/APPROVAL of MINUTES

Meeting called to order at 7 PM by Farrell. Farrell read Advisory Roll Statement.
Present: Sandra Farrell (Chairman), Karen Binns (Vice Chair), Harris Korn (Secretary) and Joe Bunn by Zoom.
Farrell read Statement of Just Cause/Consideration of Request to Participate Remotely
Approval of Nov. 2022 Minutes: Motion to approve made by Farrell. Seconded by Bunn. Passed 4-0-0.
Farrell read Public Forum Statement.

B. PUBLIC COMMUNICATION

1. Karen received notice of water turn off for routine maintenance but it was never off.
2. Harris received notice that the Twin Oaks Pipeline Relining Project is going smoothly and on schedule.
3. Stephanie announced the Golden Door acquired 2000 acres (known as Merriam Mtns/Newland Sierra) and are in the process of finding a land stewardship organization to manage it. She thanked our SG and community for their support.

C. ACTION ITEMS:

1. Presentation of 2023 Housing Zoning Ordinance Update for Twin Oaks Valley Mod: County planners gave presentation of proposed changes to align county zoning regulations with new state housing laws intended to make housing more affordable and accessible in unincorporated communities. Over 120 bills passed in past 5 years and County needs to comply. In Public Review now, goes to Planning Commission in Feb/Mar and to BOS in Spring. Main topics are Accessory Dwelling Units, Affordable Housing, Supportive Housing and Emergency Shelter and Transitional Housing. Much back and forth discussion with nowhere to go except to follow state mandates.
Action: None

2. TPM-21287 BAS Denbraver TPM, 1977 Marilyn Lane: Applicant's Civil Engineer explained project is to subdivide a 16.92-acre parcel into one residential lot and one agricultural lot. Requires no grading and retains the existing single-family dwelling, barn, three greenhouses used for the existing wholesale nursery. Access is to be provided by driveways connecting to Marilyn Lane. Bunn lives nearby and sees no problem.
Action: Korn made motion to approve project. Seconded by Farrell. Passed 4-0-0.

3. PDS2022-ZAP-00-142W3, 1329 Sugarbrush Dr: Application for a Minor Use Permit Modification located at 1329 Sugarbrush Dr, Vista, CA 92084. Applicant Verizon Wireless proposes to extend the term of the existing wireless facility located on existing single-family residence. Verizon representative supplied maps and answered. Facility has been there since 2000, need to upgrade to 5G with new antennas and screen cupola.
Action: Farrell made motion to approve. Seconded by Korn. Passed 4-0-0.

4. Representation by the Planning and Sponsor Groups on SANDAG: Farrell read letter from Ramona SG. They desire one member to represent all 28 County Sponsor Groups to have a voice for our rural community interests on SANDAG board.
Action: Korn made motion to write letter to Ramona SG in support and cc to SANDAG board. Farrell to write a letter and present it to our group for approval. Seconded by Bunn. Passed 4-0-0

5. Parkland Dedication Ordinance: The County continues to look for land in the Twin Oaks Valley Planning Area to be purchased and developed as a park. County rep. Riley gave an update. We can request different land use, not just parcel numbers. Discussion about bike lanes, hiking and horse trails, community building, picnic areas and other suggestions previously made. Can something be done in conjunction with Golden Door property? Need to look for flexibility in 'rules' due to nature of our rural area.
Action: None

D. GROUP BUSINESS

1. Announcements/Correspondence: Reminder to do yearly training and turn in 700 Form
2. Discussion Items:
 - a. New members: waiting on BOS to approve Terri
 - b. Election of officers
 - 1) Secretary-Korn volunteered and made motion to remain as Secretary. Seconded by Farrell. Passed 4-0-0.
 - 2) Farrell volunteered and made motion to remain as Chairperson for another year. Seconded by Korn. Passed 4-0-0.
 - 3) Farrell made motion to nominate Bunn for Vice-Chair. Seconded by Korn. Passed 4-0-0.
3. Subcommittee Buena Creek Road Report: Fallen AT&T phone pole interrupted service during storms. Dumping ongoing on Buena Creek Rd. Can report through County Tell Us Now app.
4. Next Regular Meeting: February 15, 2023
5. Meeting Adjourned: 8:57PM

Respectfully Submitted,

Harris Korn, Secretary