

**FINAL MINUTES: FEBRUARY 15, 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 7:07 PM by Farrell. Farrell read Advisory Roll Statement.

Present: Sandra Farrell (Chairman), Joe Bunn (Vice Chair), Harris Korn (Secretary) and Karen Binns.

Approval of Jan. 2023 Minutes: Motion to approve made by Farrell with modification in D.2.b.3 to change Binns to Farrell. Seconded by Binns. Passed 4-0-0.

Farrell read Public Forum Statement.

**B. PUBLIC COMMUNICATION**

1. Tony asked if there is an update on the new wedding event center application. Status to date is unknown.
2. Karen received notice from SD Community Power regarding taking over as electric generation service provider from SDG&E.

**C. ACTION ITEMS:**

**1. Presentation of the Inclusionary Housing Draft Ordinance:** County planners supplied information concerning the objective to develop affordable housing and establish a threshold to include in this ordinance for new residential development. Feedback requested on minimum project sizes, set-aside requirements, alternative compliances, and incentives. Research done through other governments, schools & universities, public input by outreach, questionnaires, focus groups, stakeholder interviews, board and public workshops. Presented and discussed market assessment, economic feasibility analysis, case studies, environmental and CEQA analysis, GP compliance, GPA, up-zoning, in-lieu fees, off-site development, land dedication, demand, density, and ADU's. After the County presentation, Stephanie helped by explaining much of this in layperson terms and cited examples in SD cities.

**Action:** None

**2. Representation by the Planning and Sponsor Groups on SANDAG:** Follow up to last month's meeting regarding sending a letter to SANDAG. Farrell read a letter written on behalf of TOVCSG to SANDAG Board of Directors concerning representation of rural communities and requesting the addition of an Advisory Member.

**Action:** Farrell made motion to send letter. Seconded by Korn. Passed 4-0-0.

**D. GROUP BUSINESS**

1. Announcements/Correspondence: VMT-nothing for SG to be involved in at this time.
2. Discussion Items:
  - a. New members: Terri Hopper application and recommendation was turned in, however, still no response from Desmond's office nor BOS.
  - b. PO Box lapsed during Covid years. Farrell will check if it needs to be reinstated.
3. Subcommittee Buena Creek Road Report: None
4. Next Regular Meeting: March 15, 2023
5. Meeting Adjourned: 8:58PM

**Respectfully Submitted,**

Harris Korn, Secretary