

**FINAL MINUTES: JUNE 14, 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 7:03 PM by Farrell. Farrell read the Advisory Roll Statement.

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

Farrell confirmed with County Counsel that although there is no quorum we can still meet; however no actions can be taken.

Approval of May 2023 Minutes: Binns asked to edit wording about fencing along DSR. Vote at the next meeting.

Farrell read the Public Forum Statement.

**B. PUBLIC COMMUNICATION**

Farrell pursuing more information concerning County plans to streamline the permit process.

**C. ACTION ITEMS:**

**1. PDS2022-LDGRMJ-30421 Landscape Maintenance/Outdoor Yard Utility Undergrounding Exception Request (DER) 2577 South Santa Fe:** Farrell read description of M52 zoning. Representative for Visa Greens explained use of property is for storage and maintenance of landscape vehicles and machines. Improvements to the now empty lot include metal building, small office, paved parking, underground storm water holding tank and wetlands to process storm water prior to directing into Agua Hedionda Creek. Requesting exception to put utilities underground as \$300,000 cost is prohibitive to the project. Discussion followed about hours of operation, details on improvements, environmental concerns, visual screening for street and adjacent residential side, fiber optics distance to main source. Requested more info about type of wall/landscaping visual screening plans for street and residential sides, confirmation on hours of operation, water run-off management, size of property, number of vehicles stored, and size of wetlands. Discussion included the idea that if funds towards putting utilities underground for the area could be reduced, and a pool created to cover the eventual undergrounding of all utilities along that portion of South Santa Fe, which is part of historic 395.

**Action:** None

**2. 2023 Housing Zoning Ordinance Update:** County is doing this update to align with new CA state housing laws intended to make housing more affordable and accessible. Open discussion included talk about higher density effects on greenhouse gas emissions, where and how to house people, expanding radius from transit centers from ½ mile to 1 mile, easier to build in mixed use areas, accessory dwellings, changes seen in neighboring San Marcos and Vista.

**Action:** None

**GROUP BUSINESS**

1. Announcements/Correspondence: County rep to come next month to discuss greenhouse gas emissions.
2. Discussion Items: Answer as to why applicant Terri Hooper was denied is because Supervisor Desmond thought there should be more than 1 applicant to have a selection. Peggy Pearce applied.
3. Subcommittee Buena Creek Road Report: Improvements to bridge project completed. Abandoned couches on the road an issue.
4. Next Regular Meeting: July 19, 2023
5. Meeting Adjourned: 8:43 PM

**Respectfully Submitted,**

Harris Korn, Secretary