

**FINAL MINUTES: AUGUST 16, 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 7:13 PM by Binns. Binns read the Advisory Roll Statement.

Present: Sandra Farrell (Chairman) arrived late, Joe Bunn (Vice Chair), Harris Korn (Secretary) and Karen Binns. Knowing Farrell was on her way Bunn suggested we continue with the meeting and presentations.

Approval of July 2023 Minutes: Motion to approve made by Farrell. Seconded by Bunn. Passed 4-0-0.

Binns read the Public Forum Statement.

B. PUBLIC COMMUNICATION - NONE

C. ACTION ITEMS: Knowing Farrell was on her way Bunn suggested we continue with presentations.

1. PDS 2023-MUP 23-010 2606 North Twin Oaks Valley Road: The Christian Reformed Church is requesting a discretionary permit for an 85' cellular tower installation. Representative Chief Hutchings stated they are resubmitting their application for a shorter tower and will return to present in a future meeting. He did present explanations of broadband emergency service use.

Action: None

2. Buena Creek/South Santa Fe Community Overview of the Development Feasibility Analysis and Sustainable Land Use

Framework: Presentation by County staff about sustainable land use framework that is a county wide policy and plans for smarter growth. In our area they will look parcel by parcel with feet on the ground reality checks on barriers to developers. Spoke on developer potential and feasibility analysis. Seeking feedback from the community. Plan to update BOS in December. Q&A and discussion followed.

Action: None

3. Inclusionary Housing Ordinance: County staff presentation explained the need to comply with CA state law requirements for new housing. Looking for community feedback regarding minimum project size and percentage of affordable units to comply with ordinance. Income levels rated as moderate, low, and very low. Applies to ownership and rentals. Discussed program incentives, alternative compliance, set-aside requirements, off-site development, ADUs, rehab units, land, donations, density bonus incentives.

Action: None

4. Climate Action Plan or "CAP" Update by The Sustainability Planning Division: Presentation by County reps. Plan is being updated. Targets timelines in line with CA State CAP into 2030 and 2045. Five sectors with vision statements are Solid Waste, Energy, Agriculture & Conservation, Water & Wastewater, and Built Environment & Transportation. Timeline is Community outreach and workshops now, public hearings and review in fall & winter, final CAP and hearings in spring-fall 2024.

Action: None

GROUP BUSINESS

1. Announcements/Correspondence: None
2. Discussion Items: Farrell made motion to recommend Peggy Pearce to join Sponsor Group. Seconded by Korn. Passed 4-0-0.
3. Subcommittee Buena Creek Road Report: None
4. Next Regular Meeting: September 20, 2023
5. Meeting Adjourned: 9 PM

Respectfully Submitted,

Harris Korn, Secretary