

**FINAL MINUTES: SEPTEMBER 20, 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 7:02 PM by Farrell. Farrell read the Advisory Roll Statement.

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

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

Farrell read the Public Forum Statement.

**B. PUBLIC COMMUNICATION - NONE**

**C. ACTION ITEMS:** Farrell explained procedure to be followed if 4 of 7 members on board do not vote unanimously, or if 1 is recused or if 1 cannot attend in person/remotely. Comments and votes may be registered on Form 534 showing it was not a formal recommendation due to lack of a quorum.

**1. Minor Use Permit Modification PDS2023-ZAP-97-022W1:** Binns recused herself as it is a neighboring property. Presentation for the renewal of a Minor Use Permit to continue operation of an existing Wireless Communication Facility mounted on the Turman Flagpole at 684 Deer Springs Rd. No changes to be made. Q&A followed. Karen brought up the concern of maintenance, that weeds need to be cut timelier before they reach 4'-5' high. Also, neighbors are aware of a 15-year lease renewal but not aware that 5G may be coming to this site in the future.

**Action:** Korn made a motion to renew permit. Seconded by Farrell. Failed 3-0-0. No quorum.

**2. Community Trails Plan:** Farrell learned that 10% of our PLD funds may be used for trails and that the Sponsor Group can request a trail for a specific route. Patty Morton of the Horse Heritage Conservancy shared a map of proposed multi-use trails. Q&A and discussion followed.

**Action:** Korn made motion that TOVSG support a new trail connecting the City of San Marcos trail at Walnut Grove Park along Golden Door and Teri properties that will cross Sycamore Dr. to connect to Marilyn Ln. per map presented by Morton under the following conditions:

- a. Golden Door supports the use of a portion of their property by a public easement for the trail.
- b. Teri supports the use of a portion of their property by a public easement for the trail.
- c. County work with City of San Marcos to obtain easement across city property for a portion of the trail segment.

TOVSG supports a trail that allows recreation and safe travel from the Golden Door Farm Stand to Teri to Walnut Grove Park to the city trail network. Seconded by Farrell. Passed 4-0-0.

**3. Update on the Association of Planning Groups:** Bunn presented information from the last meeting concerning SANDAG representation. There are 23 Planning Groups and 28 Sponsor Groups. It has been deemed by BOS since Sponsor Groups are voluntary positions, not elected positions like Planning Groups, that although Sponsor Groups represent much of the population in the unincorporated communities in SD County, we do not have the right to vote. To date, no vote to elect a representative of the Assoc. of Planning Groups to SANDAG has occurred.

**Action:** None

**4. Review of Topics Discussed at Quarterly Chair meeting:** Similar to what was presented at our last meeting. **Inclusionary Housing Ordinance:** Needs to be on agenda again-concerns about workarounds, in-lieu fees, density bonus and parking. **CAP Update:** BOS vote in 2 days concerning county operations to reduce greenhouse gas emissions. Suggest online Zoom meetings rather than staff driving, provide technology to SG and County staff. **Design Feasibility Analysis:** Find opportunities for future infill area and VMT efficient growth, reduce costs/constraints for developers. **Objective Design Standards:** Develop new housing w/local design control, streamline process. **VMT:** BOS wants more transit opportunity areas for housing beyond VMT areas.

**Action:** None

**GROUP BUSINESS**

1. Announcements/Correspondence: None
2. Discussion Items: Future meeting dates for the remainder of the year are Oct. 18, Nov. 15, and Dec. 13.
3. Subcommittee Buena Creek Road Report: None
4. Next Regular Meeting: October 18, 2023
5. Meeting Adjourned: 8:57 PM

**Respectfully Submitted, Harris Korn, Secretary**

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