

**APPROVED MINUTES: FEBRUARY 21, 2024, 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 7:09 PM by Farrell. Farrell read the Advisory Roll Statement.

Findings were made to allow Harris Korn to participate remotely. Harris has an out of state family member that requires her care and the group would not have a quorum if she was not allowed to participate remotely.

Present: Sandra Farrell (Chairperson), Karen Binns, Joe Bunn (Vice Chair) Harris Korn (Secretary) had to participate via Zoom.

Approval of November and January 2023 Minutes

Farrell read the Public Forum Statement.

B. PUBLIC COMMUNICATIONS None presented

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. **Cell site, PDS 2023-MUP 23-010 2606 North Twin Oaks Valley Road:** Applicant presented revised drawings. Sponsor group was concerned about 6' cement block enclosure being tagged equipment noise: Recommend planting of elephant food, "Portulacaria afra" around enclosure because it is a drought tolerant succulent that grows 6-8ft. applicant will address any dry weeds seen in the photos presented and meet noise criteria for equipment as required by the County.

Action: Korn moved for approval, Farrell seconded if motion included planting drought tolerant, firewise plant like elephant food to disguise the block building. Korn accepted. Motion passed 4-0-0

2. **South Santa Fe Road Improvement :** Jim Boltz provided an update on the improvements to a small area of South Santa Fe, from Robelini to Buena Creek, to address complaints from emergency services. This project will likely be completed in 2025 but there is no funding currently to address the bottle necks along South Santa Fe from Buena Creek to Vista and from Buena Creek to San Marcos. Project cost for the intersection improvements is estimated to be \$6 Million.

Several people brought up concerns about the design that was presented. Bunn noted that even with the improvement that when the Sprinter triggers the crossing gates, no vehicles can travel from South Santa Fe onto Buena Creek Road. Todd Landers, a Buena Creek resident advisor, noted there is currently a train every 15 minutes that prevents traffic from transitioning from South Santa Fe Road to Buena Creek Road. Landers suggested moving the intersection south 50 yards where there is empty county owned property to provide a much longer area for cueing between the train tracks and South Santa Fe. A representative from the County said that there is a discussion about removing the at grade crossing and undergrounding the tracks but may not happen for another 20 years. Landers also recommended using a traffic circle because of the odd alignment of Robelini to South Santa Fe. A County staff person agreed saying studies show that a roundabout moves more traffic in a safer manner. Landers noted that the right lane to turn from South Santa Fe to Buena Creek Road is also used as a bus stop which adds to the traffic problems and noted the train station parking lot can only be accessed from west bound South Santa Fe. Boltz said he would check to see if they had recessed the bus stops to address the problem. Boltz also addressed concerns about graffiti saying that no concrete walls, which attract graffiti tagging would need to be built for this phase of the project. Boltz said the project is at 30% design and 70% will be done by March.

Action: None

3. **Upcoming Board Hearing: Feasibility Analysis on Tiered Winery Expansion:** County staff, Rouya Rasoulzadeh and Don (?), provided a feasibility analysis on expanding the into other zones. In 2021 the Board directed staff to explore feasibility of wineries into other zones such as rural residential, commercial, and industrial. This direction stems from winery operators and potential wine operators wanting to expand wineries by right, reduce overall cost and simplify the discretionary permit process.

Currently wineries fall into agricultural activates and there are four types of wineries. Boutique, wholesale produce less than 4,000 gallons per year. Boutique allows wine tasting. Larger scale wineries can have special events with a Major Use Permit. The existing ordinance does not allow wineries in residential zones. Grape growing is allowed in residential zones, but

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wine making is a commercial use and currently not allowed in rural residential zones. There are 157 known wineries currently. Special events are allowed in small and large wineries.

Staff has the following options to present to the Board. These may increase scope and impacts to the community.

Option 1. update existing ordinance to allow ease of process of new applications on rural residential lands, allows about 33,000 additional acres for wine production. Facilitate hobbyist to have a wholesale or boutique winery with an administrative process. Minimal CEQA for about 7K. **Option2:** includes Option 1 but adds commercial, specific plan and some industrial zones for winemaking. It will require a Supplemental EIR so longer process of 20+ months and \$1.25M cost. **Option 3.** Create a Winery Overlay zone to allow winemaking per Option 1 and 2 but add variable residential, visitor serving commercial zones, industrial and rural residential zones. The overlay would allow umbrella like coverage for wineries within the overlay zone to give them a streamline CEQA process. Improved value of land if it has a winery but the County gets no sales tax from a winery. The benefit to the County is increased revenue in property tax and making rural residential and other areas generate employment which allows money to be spent locally within the community. Board will want to know what is the return on the investment compared to the costs spent to change the ordinance. Rasoulzadeh said they have met with residents who live near wineries as well as wine owners as part of public outreach. Some residents are amenable to having wineries nearby while some residents were upset about the noise and traffic the wineries brought to residential neighborhoods. Sponsor group members asked Staff to make sure the Board considers having a proper enforcement mechanism due to problems reported by residents in the Twin Oaks planning area. Tony Eason asked about the numbers of acreage for grape growing. Dan (?) responded the existing ordinance 25% of the wine must be made with grapes grown on site.

Action: None

GROUP BUSINESS

1. Membership: Dawn Haake gave a report about her background and community activity. Farrell made a motion that was seconded by Joe Bunn to recommend Dawn Haake to the Board of Supervisors for approval to join the sponsor group. Motion passed 4-0-0
2. Officer Elections:
 - a. Chair : motion by Farrell seconded by Korn (?) passed 4-0-0 for Joe Bunn to be Chair
 - b. Vice-Chair: motion by Joe, seconded by Harris passed 4-0-0 for Farrell to be Vice-Chair
 - c. Secretary: motion by Farrell, seconded by Bunn passed 4-0-0 for Harris Korn to be Secretary but she may need someone to fill in for her if she cannot perform her duties while she is taking care of her injured family member.
3. Association of Planning Groups associate membership: Discussion only, no action taken.

Respectfully Submitted, Sandra Farrell