

**FINAL MINUTES: MAY 13, 2026, MEETING OF THE
TWIN OAKS VALLEY COMMUNITY SPONSOR GROUP - Held at San Marcos Community Center**

A. ROLL CALL, STATEMENTS, AND REVIEW/APPROVAL OF MINUTES

Meeting called to order at 7:00 p.m. by Farrell.

Present: Sandra Farrell (Chair), Harris Korn (Secretary), Diana Duran-Moussi (7:20-8:41 p.m.), Jill Broadfoot, Peggy Pico-Pearce.

Farrell read the Advisory Roll Statement.

Approval of April 2026 Minutes: Broadfoot made motion to approve. Seconded by Pearce. Passed 4-0-0.

Farrell read the Public Forum Statement.

B. PUBLIC COMMUNICATION:

1. Farrell read announcement about VMT online overview workshop on May 21st. Link on County website.
2. Ross Pike introduced himself. He is the representative for CA Assembly District 76- Dr. Darshana R. Patel.

C. ACTION ITEMS:

1. Streamlining Pathways for Housing and Agriculture – County representatives made in-person presentation concerning Grading Ordinance and Resource Protection Ordinance, explaining purpose of streamlining is to provide clarity and consistency between them with no change to density and no reduction in protections and going beyond state housing law to get more housing and remove some barriers that currently exist. Exploring how to apply objective standards in place of discretionary review to apply to areas that are already developed or where development would have little impact on environment. Goals are to make it simpler and faster to get permits for building homes in areas that are already developed or have little impact on the environment and to help farmers keep land in agriculture by making the permit process simpler for farming activities. Current maps being reviewed are by no means final, used as tool for analysis of parcels. Does not propose any specific development projects. County will study the potential environmental effects of the proposed ordinance updates and share the findings in an EIR. Comments and concerns raised: Since both ordinances had been in place for a long time, why clarity/consistency wasn't already incorporated before; what is purpose of removing discretionary review especially since TOVCSG hasn't been asked to review any housing; is the streamlining process geared to a certain type of housing product; map in NOP showed many areas of TOV that aren't zoned multifamily—is intention of streamlining to build more multifamily in areas zoned for existing single family areas; some of our community is undeveloped due to challenges such as steep slopes, septic dependent, limited access by private roads, wildfire hazard, problems w/evacuation, high cost of fire insurance, our rural roads being used as secondary transportation corridors—all this varies from property to property thus streamlining concept can be problematic in our area; questioned the streamlining process for housing when currently many roads are not wide enough to allow a fire engine to pass; deep concern of issues that need to be addressed specific to our area would be glossed over in the streamlining process. Staff responses included: Streamlining geared toward multi-family but could apply to other housing; they were not proposing any changes in those areas; streamlining only applies if that type of housing is already allowed to be there; stated streamlining process would not change the General Plan density or zoning and does not apply to any specific developments rather is targeting small lots that are disturbed to help speed up the building process by using a list of criteria and objective standards. Staff requested expectations and standards from the community on what objective standards they should include. Feedback to staff included: Although staff is asking for community input, it is very difficult because the county has not allowed the community to have a community plan making it difficult to explain what expectations and standards the community should have; visual resources or aesthetics should be a standard; suggestion that a duplex that looks like a large rural home would blend in better; not having the buildings in a row or the same plan repeated or flipped over and over would help reflect the individual rural style; importance of the envelope of the building, meaning the height, the setback, façade treatments, etc. Staff asked the community to continue to identify concerns so they can put more attention to those things. They

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want to know what the issues are that the community is concerned about so they can apply those lenses and layers to the maps. Public outreach/ordinance developments ends Fall 2026; Public review of draft ordinances ends Winter 2026; Public review of draft EIR ends Spring 2027; Public hearings Fall 2027.

Action: None

2. Promoting Homeownership Through ADUs – Pearce attended PDS webinar and reported about County seeking community input for ADU Zoning Ordinance Amendment to align with new state laws. Opening door for first-time homebuyers by creating separate sale of ADUs through a condo conversion process. Discussed requirements for separation such as septic and water meters, easements, live-in time, mortgage and insurance considerations. Staff to collect feedback up to BOS hearing in late Summer of 2026.

Action: None

D. GROUP BUSINESS

1. Announcements/Correspondence: Letter sent to County regarding our 2 main rural roads.
2. Discussion/Action Items:
 - a) New member applications: None pending
 - b) Old business: Review of County workflows for SG input—scheduled for June meeting.
 - c) Membership update:
 - (1) I-15 Design Review Board – Waiting to get on BOS agenda.
 - (2) Nameplate for Duran-Moussi--still on order.
 - d) Code enforcement (compliance) updates: None
3. Buena Creek Community Update: None
4. Next Regular Meeting: June 10, 2026, at San Marcos Community Center
5. Meeting Adjourned: 8:55 p.m.

Respectfully Submitted,

Harris Korn, Secretary