

**FINAL MINUTES: JUNE 10, 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 7:07 p.m. by Farrell.

Present: Sandra Farrell (Chair), Harris Korn (Secretary), Diana Duran-Moussi (7:07-8:00 p.m.), Jill Broadfoot, Absent: Peggy Pico-Pearce.

Farrell read the Advisory Roll Statement.

Approval of April 2026 Minutes: Deferred to next meeting

Farrell read the Public Forum Statement.

B. PUBLIC COMMUNICATION: Farrell read letter from County regarding the Sustainable Land Use Framework and how housing element pertains to the TOV Community Plan Update. Will be on future agenda.

C. ACTION ITEMS:

1. County Permit Workflows: Zoom presentation by Ashley Smith, Chief, Project Planning. Discretionary project planning process evaluates land development that cannot be built “by-right” (ministerially) and is managed by PDS. Permits require judgment, public review and approval by designated decision makers (PDS, Zoning, PC, BOS). Applicants submit plans/environmental study for review-this scoping phase goes to SG for recommendations, then CEQA docs with either MND 30-day public review or EIR typically 45-day, goes to SG, then to decision maker. Voiced concerns about our recommendations: one to a landscape company wasn’t followed and now there is an ongoing graffiti problem; approved a TERI monument sign-now there are multiple 4x8 signs along the road that we did not approve. Ashley said she would look into those items and get back to the SG.

Action: None

2. Socially Equitable Cannabis Program: Zoom presentation by County regarding program updates. BOS directed staff to continue review. PC recommendations: no outdoor cultivation, 1000-foot buffer from schools, churches, public parks, etc., allow info & educational events, additional hearings for updated ordinances and CEQA docs. Licensing: facility needs local land use permit, local business and state licenses, approvals from affiliated depts. such as building, hazardous materials, etc. In 1st three years only SE people can apply, after that it is open. Concerns discussed: after 3 yrs how many regular nursery growers in our area will apply, will it entice new growers using smaller lots, 100’ setback from property lines and 300’ from residences, blackout curtains for light escape, fencing, security, wildlife, odor litigation plan, air pollution control devices, ministerial or discretionary review. Staff assures process involves great \$\$ expense and extensive local and state reviews. Comment letter to BOS before 8/19/26.

Action: None

3. Association of Planning Groups: Report by Pearce on update on meeting between Planning Group reps and SANDAG regarding projects and funding in unincorporated No. Co. area.

Action: Deferred to next meeting due to Pearce’s absence.

D. GROUP BUSINESS

1. Announcements/Correspondence: Nov. 11th is a holiday, will look at options to reschedule.

2. Discussion/Action Items:

a) New member applications: Hoping Scott will apply in July.

b) Old business: Need to nominate Vice-Chair. Deferred to next 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 compliance updates: Mobile homes on DS Rd in permit process-approval can take 6 months.

3. Buena Creek Community Update: None

4. Next Regular Meeting: July 8, 2026, at San Marcos Community Center

5. Meeting Adjourned: 8:46 p.m.

Respectfully Submitted, Harris Korn, Secretary