

**FINAL MINUTES: JULY 8, 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 7:02 p.m. by Farrell.

Present: Sandra Farrell (Chair), Harris Korn (Secretary), Peggy Pico-Pearce. Absent: Diana Duran-Moussi, Jill Broadfoot.

Farrell read the Advisory Roll Statement.

Approval of May and June 2026 Minutes: No quorum. Deferred to next meeting

Farrell read the Public Forum Statement.

B. PUBLIC COMMUNICATION:

1. Pearce and Korn reported on 3ac fire on TOV Rd. caused by negligence. Fire dept. and air support were right on it.
2. Farrell spoke of need to have clarification on SB9. Will request County to meet with us and put on August agenda.
3. Jill, a resident who lives off Bella Vista and Mira Sol in the Buena Creek area, said that she was never contacted by the County about the County's planning efforts in her area, other than interest in finding space for agricultural production and open space. She did not know about Housing Unlocked program or any other items on the agenda. She was not contacted by anyone from the County during the Development Feasibility Study.

C. ACTION ITEMS:

1. Housing Unlocked: Presentation by County of project to amend Zoning Ordinance to unlock General Plan vision for housing to facilitate development at densities established in GP by simplifying regulations, removing barriers/conflicts, and providing flexibility to better comply with SB9 and fit into housing element commitment in 2021. No change to GP, land use designations nor increase in densities. Discussed Development Designators: Residential Density, Building Type, Building Height, Setbacks, Minimum Lot Size, Lot Coverage, Floor Area Ratio, Open Space. Multiple concerns expressed: how all these designators will or will not fit into our rural character, design standards and graphic examples not relating to our unique area, new amendments not consistent with GP, turning our areas into the look of the S. Santa Fe Rd. county area between Vista and San Marcos, additional strain on what is already limited resources, fire buffers, dealing with slopes and creek, wildfire safety and emergency access hazards, difficulty in obtaining fire insurance, ADUs not counted towards density, the effects of not having our community plan, effect on biological open space. Discussed RHNA-Regional Housing Needs Allocation state mandated housing goals, sites are identified on maps, none in TOV, but are in BC area, state wants 70% of density called for in GP, SB9 and RHNA are not related. Discussed emerging construction technologies-3D printed home, tiny houses. Same building codes apply. Group Homes for 7+ people are both group residential and group care facilities. Questioned how all this coordinates with updating Grading and Resource Protection Ordinances. Project goes before PC in 2026, then BOS 2026/2027. **Action:** None

2. Promoting Homeownership Through ADU's: BOS adopted separate sale of ADUs under AB1033 and directed staff to research implementation options for owner occupancy and affordability. Requires condo conversion-separate APNs, creation of CC&Rs, following Davis-Stirling Act that governs HOAs providing a framework for their operation, including rules on elections, finances, and member rights. Discussed costs entailed to comply with formal conversion, amnesty for unpermitted ADUs, building permits, increased ADUs and effect on density and resources, utility metering conversion, septic and water relating to Dept. Env. Health & Quality, lienholder consent, insurance, new loan programs, code enforcement challenges. **Action:** None

D. GROUP BUSINESS – Deferred to next meeting due to running overtime.

1. Announcements/Correspondence:
2. Discussion/Action Items:
 - a) New member applications and membership updates--discussion:
 - b) Old business:
 - (1) Report on APG group meeting- Pierce
 - (2) Report on quarterly Chair meeting- Farrell
 - (3) I15 Design Review Board – update
 - (4) Name plate requested for Diana Duran-Moussi.
3. Code compliance updates:
4. Buena Creek Community Update:

5. Next Regular Meeting: Aug 12, 2026, at San Marcos Community Center
6. Meeting Adjourned: 9:05 p.m.

Respectfully Submitted, Harris Korn, Secretary