

**FINAL MINUTES: AUGUST 12, 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), Peggy Pico-Pearce, Diana Duran-Moussi (arrived 7:10), Jill Broadfoot.

Farrell read the Advisory Roll Statement.

Approval of May, June, and July 2026 Minutes: Korn made motion to approve. Seconded by Farrell. Passed 4-0-1.

Farrell read the Public Forum Statement.

B. PUBLIC COMMUNICATION:

1. Korn reported an enjoyable lack of quarry truck travel on TOV Rd. Vulcan sold its ready-mix concrete operations of the business. Vulcan is retaining the construction aggregate. Lack of trucks is simply a slowdown during this transition.

2. Farrell announced the Socially Equitable Cannabis program is on the August 19th BOS agenda for approval.

C. ACTION ITEMS:

1. **CA SB9-Impact on TOV, BC and other unincorporated areas:** Presentation by County staff explaining SB9. Allows homeowners in SF zones to split lots and build up to four units on a single parcel without discretionary public hearings. Original bill said SB9 was not applicable in high fire risk areas. Changed in 2022 allowing permits if fire safe building materials are used and property has defensible space. Regulations about septic and 800' dead-end lengths are in place, however, setbacks are lowered, permit process is streamlined, and if development exceeds density, SB9 overrules GP. If parcel meets all objective standards County is mandated by State to issue a permit. Only condition County can make involves health and safety. **Action:** Farrell made motion to contact other Sponsor and Planning Groups interested/willing to make a combined effort to write a letter to our state representatives expressing SB9 concerns relating to our county areas. Seconded by Pearce. Passed 5-0-0.

2. **Follow up on Housing Unlocked response letter:** Discussion and vote on letter submitted to Planning Commission. **Action:** Korn made motion to approve letter. Seconded by Farrell. Passed 5-0-0.

3. **Socially Equitable Cannabis response letter:** Discussion and vote on letter submitted to BOS. Reviewed recommendations. **Action:** Pearce made motion to approve letter. Seconded by Korn. Passed 5-0-0.

D. GROUP BUSINESS

1. Announcements/Correspondence:

2. Discussion/Action Items:

a) New member applicant Scott Guiltner: Introduced himself, a 21 year resident of TOV, retired from owning a business, involved in a community organization, been through permit process, all this experience will be an asset to the TOVCSG. Farrell made motion to recommend Guiltner be appointed. Seconded by Korn. Passed 5-0-0.

b) Old business:

(1) Report by Pierce on APG group 5/30/26 meeting: Presentation by SANDAG. Proposed Final FY 2027 Program Budget of \$1.5 billion, includes \$246 million in TransNet revenue. In 2026, \$22.3 million out of \$124 million were allocated to SD County. APG members raised concerns regarding lack of direct project planning and transportation investment in rural and unincorporated communities relative to tax contributions, noting that local sales taxes (TransNet) generated by rural residents shopping in neighboring cities are not adequately returned to their home communities. SANDAG clarified that TransNet funds support local streets through pass-through allocations, grant programs, and regional

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project prioritization. Discussions highlighted how state acts—such as SB 1 (Road Repair and Accountability Act of 2017) and SB 375 (Sustainable Communities and Climate Protection Act of 2008)—impact rural projects. Vehicle Miles Traveled (VMT) evaluations create hurdles for rural highway expansions due to longer travel distances, pointing to the need for legislative advocacy to address rural safety and infrastructure barriers. SANDAG emphasized importance of Sponsor & Planning Groups continuing to communicate local priorities directly to County.

(2) Report on quarterly Chair meeting- Farrell passed out notes from meeting.

(3) I15 Design Review Board – Pico’s nomination is on BOS Aug. 18th agenda for appointment.

(4) Vice-chair position: No volunteers

3. Code compliance updates: Deferred

4. Buena Creek Community Update: None

5. Next Regular Meeting: Sept. 9, 2026, at San Marcos Community Center

6. Meeting Adjourned: 9:03 p.m.

Respectfully Submitted, Harris Korn, Secretary