

**FINAL MINUTES: JULY 17, 2024, MEETING OF THE
TWIN OAKS VALLEY COMMUNITY SPONSOR GROUP - Held at San Marcos Senior Center**

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

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

Present: Joe Bunn (Chair), Sandra Farrell (Vice Chair), Harris Korn (Secretary), and Dawn Haake. Due to health reasons, Karen Binns resigned after serving for 19 years.

Approval of June 2024 Minutes: Haake made motion to approve. Seconded by Korn. Passed 4-0-0.

Bunn read the Advisory Roll Statement and the Public Forum Statement.

B. PUBLIC COMMUNICATION

1. Sandra brought attention to the NCER recycling plant. Based on the project's documentation, she suggests we request a county rep to explain CEQA and the judge's key elements and provide clarity on how the community can respond when the 15183 exemption is used. She asked the item be placed on a future agenda. Tony asked, should we send a letter, would the judge even see it? Joe noted that other community organizations are against this project.

C. ACTION ITEMS:

1. **SD County Development Feasibility Analysis Program Presentation:** The goal of the DFA project is to explore strategies to facilitate residential development in vehicle miles traveled (VMT) and infill areas. Four communities have been identified to study: Buena Creek, Casa de Oro North, El Cajon/Lakeside, and Spring Valley. County staff led an overview of key findings. Staff continues to hold workshops. Mailings were sent to property owners and residents with the purpose of studying, identifying, and analyzing barriers to development. They said the presentation would show the preliminary analysis, but recommendations based on the results of the analysis are still ongoing, with a final report scheduled to be done in Fall of 2024. Some similar points brought up in our previous May meeting were revisited. The global aspect was discussed, as were infrastructure findings such as roadways, water, and sewer capacities. The City of Vista can handle the growth projected in the General Plan, but not more. Discussed market and financial values. Clair Moss said they would send a copy of the presentation materials to Joe. We also talked about the need for developments to be aesthetically pleasing. Some members felt the presentation was vague and too similar to what was presented in the past. They wondered what details, recommendations, or incentives would be needed to make development feasible. Also, because the DFA is intertwined with the other on-going plans for housing, some were confused that the County was telling the public there is no plan to change the zoning while what they wanted to accomplish seemed to indicate they would need to.

Action: Motion made by Farrell for the Sponsor Group to take their suggestions and concerns and put them in a written document to submit to Clair and the Board of Supervisors. Seconded by Korn. Passed 4-0-0.

2. **SD County Cannabis Social Equity Program:** Postponed to next meeting.

Action: None

3. **TOVCSG Proposed Meeting Change:** Historically and currently, TOVCSG meetings are held on the third Wednesday of each month. An issue arises when our meeting date conflicts with the BOS meeting date, putting us in a position where we are unable to provide timely advisory feedback to the BOS on important topics or projects involving our community.

Action: Korn made motion to move meetings, with County approval, to the second Wednesday of each month, starting in Oct. 2024. Seconded by Bunn. Passed 4-0-0.

D. GROUP BUSINESS

1. Announcements/Correspondence: None

2. Discussion/Action Items: Need to know what records Binns has and where they will go. Delegate duties: Farrell will work w/San Marcos, Joe/Harris will post agenda. Suggestion made to give appreciation plaque. Farrell and Korn to research.

3. Membership updates: Peggy Pearce will re-apply.

4. Old Business: None

5. Subcommittee Buena Creek Road Report: None

6. Next Regular Meeting: August 21, 2024

7. Meeting Adjourned: 8:52 p.m.

Respectfully Submitted, Harris Korn, Secretary