

**FINAL MINUTES: AUGUST 21, 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.

Approval of July 2024 Minutes: Bunn made motion to approve. Seconded by Farrell. Passed 4-0-0.

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

B. PUBLIC COMMUNICATION: None

C. ACTION ITEMS:

1. SD County Cannabis Social Equity Program: The TOVCSG stated our position of non-support of this program in a letter written October 31, 2023, addressed to the BOS. The BOS approved the program in May of 2024. Discussed the various aspects of the program and questioned how this approved program will affect our community.

Action: Motion made by Korn to request County Staff make a presentation concerning what is planned and how the BOS approval of this program impacts our community. Seconded by Bunn. Passed 4-0-0.

2. Development Feasibility Analysis Program Updates and Letter: Objective of the DFA project is to explore strategies for residential development in VMT efficient and infill areas. Since the Buena Creek community is being analyzed for development feasibility this meeting is to document the group and public's responses to the previous County presentations and pass along this feedback to the County and BOS. Discussion followed reviewing points brought up in the past, which included having a sheriff substation at the Sprinter Station, elevating train tracks, complete widening project of Buena Creek and South Santa Fe Rds., importance of mixed income levels and mixed-use housing and tying together with the IHO, working with the City of Vista, requiring owners of apartment complexes to keep up property, addressing concerns of the number of sex offenders in area, honoring the GP and following existing zoning and original Village Residential designations, traffic and fire risk, and evacuation.

Action: Farrell made a motion to create a written list for BOS, asking Haake to work with her. Seconded by Haake. Passed 4-0-0. More discussion followed regarding the 5 different programs under study and how they overlap; discussed idea of allowing community masterplan to bridge the different ordinances; how are further concerns and questions handled; how do we know if our feedback is being reviewed/utilized; where is the County follow-up to the TOVCSG?

Action: Farrell made a motion to invite Dawn Nobel, County Program Coordinator, to a meeting to have her listen to and address our concerns and questions and to explain the County procedures to us. Seconded by Korn. Passed 4-0-0.

3. Inclusionary Housing Ordinance: Postponed as revised agenda was not accepted by County in a timely manner to comply with the meeting posting deadline.

Action: None

D. GROUP BUSINESS

1. Announcements/Correspondence: None

2. Discussion/Action Items:

a) Bunn sent a resignation letter to Supervisor Desmond. Today is Bunn's last meeting to chair.

Action: Korn made motion for Haake to take over the chair position. Farrell 2nd. Passed 4-0-0

b) New applicant Jill Broadfoot was introduced. Lives in the NTOVR area. Has experience serving on various boards.

Action: Korn made motion to recommend Broadfoot to BOS for approval for a seat on the TOVCSG. Seconded by Bunn. Passed 4-0-0

3. Membership updates: applicant Pearce is on vacation; she will follow up on status upon her return later this month.

4. Old Business: Korn showed proof of a plaque for Karen Binns to be made by San Marcos Trophy.

5. Subcommittee Buena Creek Road Report: None

6. Next Regular Meeting: September 18, 2024

7. Meeting Adjourned: 8:24 p.m.

Respectfully Submitted, Harris Korn, Secretary