

# BONSALL COMMUNITY SPONSOR GROUP

*Dedicated to enhancing and preserving a rural lifestyle*



**Subject:** Meeting Minutes of Bonsall Community Sponsor Group  
**Date:** January 6, 2004  
**Time:** Meeting started at 7.00 pm  
**Location:** Bonsall Community Center  
**Roll Call:** Present: Morgan (Chair), Davis (Vice Chair), Sundram (Secretary), Burns, Lintner.  
Absent: Carullo-Miller, Norris.

## 1. ADMINISTRATIVE

- 1.1 Meeting was called to order at 7.00pm
- 1.2 Pledge of Allegiance
- 1.3 Corrections to Agenda
- 1.4 Approval of Minutes of the December 2, 2003 meeting.  
Motion to approve minutes by Davis; Second Burns. Pass 5-0.

## 1.5 Schedule and/or reports of meetings and/or subcommittee meetings:

- a) No 20/20 Steering Committee Meeting was held
- b) No San Luis Rey River Council meeting was held.
- c) No Design Review Board meeting was held.
- d) I-15 Committee. Mr. Davis reported that Welk Properties plans to build 4,200 hotel style time-share units. No votes were taken but the impact on I-15 traffic will be terrible.

## 1.6 Communication - follow-up

- a) Rural Lands Initiative . The Farm Bureau has been soliciting the votes of the member of the BCSG.
- b) The Chair plans to call a meeting of the Rural Lands Initiative sub-committee – Morgan, Davis, Sundram.
- c) Fallbrook, Rainbow and Pala have expressed concerns regarding traffic on SR76
- d) Bonsall circulation element
  1. Motion by Sundram requesting the Chair to call a special meeting of the BCSG to address circulation priorities in the Bonsall planning area and to develop a mechanism for builders to contribute to local community roads. Second Burns. Pass 4-1 (Davis).
  2. Motion by Sundram requesting the Chair to convene a joint meeting of the Fallbrook, Rainbow, Valley Center and Bonsall planning groups to address the impact that continuing development has on SR 76. Second Burns. Pass 5-0.
- e) EIR comments regarding Palisades Estates. County has sent a scoping letter that requires the developer to address water, road, fire, and other concerns.
- f) EIR for North Coast Church submitted to City of Vista. Chair has been asked to represent Bonsall at a meeting called to address mitigation issues. BCSG wants to see improvement in East Vista Way.
- g) Landfill monitoring – County is going to be evaluating whether any methane gas from the Bonsall landfill could leak into the groundwater.



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## 1.7 COMMUNICATION- COUNTY

- a) TPM 20316RPL – BCSG reviewed this On October 7 and repeated the view that we do not like or support time extensions. The Chair was directed to write to the Vista Fire District Board expressing concerns about Fire Safety. There is no secondary access out of the property. Now time extension granted formally by County.

- 1.8 **Reimbursement request from County of San Diego for Sponsor Group costs.** Postponed to the February 2004 meeting.

## 2. PLANNING AND LAND USE (Voting item)

- 2.1 TPM20788 – Project located on the east side of Tarek Terrace off of Gopher Canyon Road it includes 26.11 acres with 3 lots. BCSG has several concerns: slope impacts, absence of road maintenance agreements, maps that do not show leach fields, absence of secondary exit for fire, lack of connectivity between areas designated for open space, and street lights. Motion by Davis to deny based on insufficient information. Applicant to appear next month with information. Second Burns. Pass 5-0.
- 2.2 TM5346 – Project located on east side of Aqueduct Road it includes 38.37 acres with 9 lots. BCSG has several concerns: slope impact at entrance, lack of connectivity with Aqueduct, maps that do not show leach fields, absence of secondary exit for fire. Neighbors concerns regarding drainage. Motion by Davis: Deny project in its present form. Second Burns. Pass 5-0.
- 2.3 AD03-092 – Marquart Ranch Farm site located 8724 West Lilac Road – 2 units and 2 farm employees per unit.. This is an administrative permit for two trailers concealed within the groves for the use of workers. Motion to approve by Burns with additional information concerning sewage. Second Sundram. Pass 5-0.

## 3. PERMITS AND VARIANCES (Voting items)

- 3.1 ZAP03-055 – Glover Hill Ranch site located at 2260 Glenview Ln. we have reviewed this project several times and requested noise and neighbor impact studies. Noise studies however neighborhood impact has not been supplied. Motion by Davis to deny based on Melrose alignment and code violations at the property. Second Littner. Pass 5-0.

## ADJOURNMENT

Meeting adjourned at 8.52 p.m.

Respectfully Submitted,

*Lawrence J Sundram,*  
*Secretary*



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