

BONSALL COMMUNITY SPONSOR GROUP

Dedicated to enhancing and preserving a rural lifestyle



Subject: Meeting Minutes of Bonsall Community Sponsor Group

Date: May 4, 2004

Time: Meeting started at 7.00 pm

Location: Bonsall Community Center

Roll Call: Present: Morgan (Chair), Davis (Vice Chair), Sundram (Secretary), Burns, Carullo-Miller, Lintner. Absent: Norris

1. ADMINISTRATIVE

1.1 Meeting was called to order at 7.00pm

1.2 Pledge of Allegiance

1.3 Corrections to Agenda. Added Items 1.6(f); 1.6(g); 1.6(h);

1.4 Approval of Minutes of the April 6, 2004 meeting. Motion to approve minutes by Burns; Second Lintner. Pass 6-0

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

- a) 20/20 Steering Committee Meeting. Ms. Morgan reported that the General Plan 2020 maps for the Bonsall area still need a few corrections but that she was hopeful that those corrections could be made before the Board Of Supervisors voted to approve the maps.
- b) San Luis Rey River Council meeting was not attended.
- c) Design Review Board did not meet.
- d) I-15 Committee. Mr. Davis said that there was nothing new to report besides his very strong feeling that the Lawrence Welk expansion and addition of timeshare condos will make traffic simply unbearable.
- e) Rainbow Municipal Water District (RMWD). Mr. Sundram reported that RMWD received a one year reprieve on its insurance policy. He reports that there is dissatisfaction among ratepayers about the direction of the District.

1.6 Communication - follow-up

- a) Notice of Intent to Adopt a Negative Declaration – “Siting Element” of the County Integrated Waste Management Plan. There has been a reclassification of the Gregory Canyon landfill from “tentatively reserved” to “proposed”. This was done to be in compliance with California statutes.
- b) The Ordinance dealing with Fee waivers in the County Code related to Agricultural Employee Housing and the Park Lands has been amended.
- c) The Board of Supervisors requested County Counsel, District Attorney and Chief Administrative Officer to draft an ordinance to strengthen code enforcement. Bill Horn expressed a concern that this could become a problem if new arrivals with “city” values used the ordinance against rural areas and farmers.
- d) SANDAG wants to extend the 1/2 cent sales tax for 40 years. Pam Slater-Price and Bill Horn want more Trans Net funds devoted to freeways.
- e) SANDAG forecasts that Bonsall’s population will increase from 8,000 in 2000 to 10,900 by 2010 and 13,000 by 2030. Where will we put all the new arrivals?



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- f) San Luis Rey Park. The Board of Supervisors will be meeting to approve a contract for design of this park. As it stands now, the park will be 8.5 miles long and extend from the Old Bonsall Bridge to I-15.
- g) Morris Ranch. This property has been purchased from Patty Morris. The new owner plans to proceed with building 90 home on this parcel that received final approval in 1983!
- h) The Kennedy Cell Site was approved by the County.

1.7 PROJECT UP-DATE

- a) GPA03-04/TM5338. Passerelle, LLC. This project located near SR 76 and I-15 requested and was granted a 120 day extension by the County.
- b) S03-032/TPM20664 Located on Luis Rey Heights and Camino Del Rey project was approved by the County.
- c) Sprint facility at the Bonsall Road Station on Pala Road Highway 76 site placement plan agreement per Sponsor Group request.

1.8 BICYCLE TRANSPORTATION PLAN

- a) Corrections to approved plan requested by Sponsor Group.

1.9 TRANSPORTATION IMPACT DEVELOPMENT FEES

- a) This item is on the Board of Supervisors agenda for the for May 5, 2004. Two communities - Ramona and Fallbrook - can decide how much they wish to assess developers for transport impact fees. Fallbrook has indicated they will probably charge \$6,600 per new unit built. Bonsall will be the third community.

2. PLANNING AND LAND USE (Voting item)

- 2.1 TM 5158RP4/5 Palisades Estates, Elevado Road –Re-submittal Review and comments regarding map with relationship to EIR. This project had been continued from the previous month awaiting a) approval from the Vista Fire Department; and b) Offsite conditions from the County. Both of these have now been received. There continues to be some unhappiness with the aesthetics of the project, the absence of a comprehensive road maintenance agreement, impact on East Vista Way, etc. Nevertheless there is also the belief that the developer has complied with what the County asked him to do. Motion by Sundram to approve; Second Lintner. Pass 4-2 (Burns, Davis).
- 2.2 P04-017 Dai Dang Meditation Center, located at 6326 Camino Del Rey. This matter is before BCSG is a review of the conceptual plan. The property consists of a 2,589 sq. ft. house, Stable, Feed and Storage buildings, a 2 BR trailer on 8.94 acres that are currently zoned A70. The applicant proposes a religious facility consisting of a Main Hall (6,186 sq. ft.) for assembly; a Meditation Hall (7,664, sq. ft); a Residence Hall (8,936 sq. ft) to accommodate library and kitchen and 72 parking spaces. Based on the attendance at the meeting the community is strongly opposed. Only 1 Bonsall resident spoke in favor of this project.



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- a) Mr. Burns (opposed). Neighbor. Shares 800 linear feet with the property. Purchased his property because of A70. He is concerned about: 1. Noise (says he has already heard gongs and chanting); 2. impact that the septic systems will have on his potable well water; 3. MUP will allow significant grading and reduce his ability to split his lot.
- b) Mr. Blakely:(opposed). Neighbor. Concerned about traffic. Says this will become a major tourist attraction for the Vietnamese community and that Camino del Rey cannot handle the influx which he says will be much higher than the 72 proposed.
- c) Sheila Walson. (opposed) Neighbor. Concerned about the design of the property. Says that the designs should be a harmonious blend with the existing contours of the land and not be rise above ridge lines. Pointed to other examples where good design was used to great effect.
- d) Joan Yap (opposed). Neighbor. Concerned about traffic and the single entry onto Camino del Rey. Have they considered modifying the plan to allow entry/departure from Wrightwood road.
- e) Jerry Walson (opposed) . Neighbor. Concept is not in compliance with Bonsall Community Plan, the location, size and proposed use will be detrimental to the area. Concern for run-off into the river. Mandatory that an EIR be done.
- f) Karen Shirley (opposed). Neighbor. Concerned about safety of her children as traffic increases on the streets where they play.
- g) Jeanette DiBello (opposed). Neighbor. Traffic from the early use has already prevented her from entering her home.
- h) Bryce Miller (opposed) Bonsall Resident. Concerned that some visitors would stay more than one day.
- i) Mike Hulsizer. (opposed) Neighbor. This is about the fit of the temple with Bonsall and the impact that this will have on my tranquility.
- j) Mr. Jamison (opposed). Bonsall Resident. Concerned about Traffic, Noise, potential for contamination from drainage, architectural integrity of the community based on the Bonsall Community Plan. Unhappy because there have been health code violations, septic systems built without a permit and stables converted to living quarters without a permit.
- k) Ann Maioroff. (pro) Bonsall Resident. These are gracious people. Buddhists have a great deal to teach us and our students about the value meditation.
- l) Robert Jerskey (pro). Resident of Carlsbad. Values Meditation. Meditation can be a health tool.
- m) Eric Nystrom. (pro) Resident of Vista. These are great people. They have already improved the property.
- n) Gale Barren (pro). Resident of Vista. They chose this area because it is like Vietnam. These are good people. They live quietly and will be good neighbors.

Motion by Sundram: Before this project is considered applicant should submit letters from Code Enforcement and the Department of Health indicating that all violations have been corrected. We deny this application based on the following:

1. Strong community opposition
2. Required mass grading is extensive and plans are inadequate
3. Size, scale, style and location do not fit with Bonsall Rural character
4. Traffic and safety will severely impact Camino Del Rey and connecting roads
5. Noise from facility will impact residents

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We further recommend that for this project to go forward the following should occur: a) reduction in the scale and size of the project; b). increased capacity for event parking; c) construction of all buildings below the ridge line and in harmony with the community character. Second Lintner. Pass 6-0.

- 3.1 TPM20823 Hidden Grove Estates, located at Villa De Los Cepillos & Janos Hill Road at Via Montellano review of 3 parcel subdivision on 6.9 acres. The parcel is currently covered with avocados and citrus. Zoning is 1DU/2 acres. Fire Marshall has asked for changes in road design. Motion by Sundram to continue until next month for Fire Department approval. Second Carullo-Miller. Pass 5-0. (Burns departed at 9.10 pm).

3. PERMITS AND VARIANCES (Voting items)

- 3.2 ZAP00-005W1 Singh Farms Temporary Agricultural Workers' Housing, located at 30041 North River Road review of applicant's request for additional housing. Motion by Lintner to approve. Second Carullo-Miller. Pass 5-0. (Burns departed at 9.10 pm)
- 3.3 P04-017 Sprint PCS telephone cell site proposed site location 2305 Vista Grande Avenue. Motion to Deny by Carullo-Miller because it is not compatible with the residential neighborhood and other commercial sites exist within a 1,000 yards. Second Lintner. Pass 5-0 (Burns had departed)

ADJOURNMENT

A motion to extend the meeting for 20 minutes by Sundram. Second Lintner. Pass 5-0. Meeting adjourned at 9.30 pm.

Respectfully Submitted,

Lawrence J Sundram,
Secretary



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