

BONSALL COMMUNITY SPONSOR GROUP

Dedicated to enhancing and preserving a rural lifestyle



Subject: Meeting Minutes of Bonsall Community Sponsor Group
Date: June 1, 2004
Time: Meeting started at 7.00 pm
Location: Bonsall Community Center
Roll Call: Present: Morgan (Chair), Davis (Vice Chair), Sundram (Secretary), Burns, Lintner, Norris. Absent: Carullo-Miller

1. ADMINISTRATIVE

- 1.1 Meeting was called to order at 7.00pm
- 1.2 Pledge of Allegiance
- 1.3 Corrections to Agenda - none
- 1.4 Approval of Minutes. There was one correction on item 2.2 c of the May 4, 2004 minutes. The word "opposed)" should have been inserted after the name of Sheila Walson. Motion to approve minutes by Davis; Second Burns. Pass 6-0.

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

- a) San Luis Rey River Council. Ms. Morgan reported that group reviewed and considered the matter of state, federal and other grants.
- b) I-15 Committee. Mr. Davis reported that there were only routine and administrative matters considered.
- c) Rainbow Municipal Water District. Mr. Sundram reported on the potential recall of two Directors and on the Special Meeting called to address the annexation of the so called "Pankey Property" an area of 390 acres into the RMWD area for the purpose of building a new sewage treatment plant on RMWD property. The plant would facilitate the construction of 1200 new homes on the 390 acres.

1.6 General Plan 20/20 (GP20/20).

Deputy Director Ivan Holler provided an up-date on traffic modeling, population and the density in Bonsall. Traffic modeling has now been completed under 8 scenarios including the existing General Plan (GP).

- a) It would require nearly \$7.7 billion to build the road capacity for the existing GP. All the other scenarios are at least \$5 billion lower.
- b) Concerns raised by members of the sponsor group and the community were:
 - Higher allocation of population and housing (14,570 versus 13,874) to Bonsall
 - Road circulation and traffic congestion;
 - Impact of the transit node;
 - Impact on equestrian, pedestrian and bicycle trails;
 - Impact of the GP2020 EIR on subsequent projects;
 - Groundwater and rainfall estimates that appear to be overly optimistic.

1.7 Communication- Follow-up

- a) APN 127-380-04 located at Camino Del Cielo intersection of Via Casitas to West Lilac Rd. Steve Abbott, Fire Marshall North County Fire Department lists several requirements.



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Among them: improve road access to 24 feet, change the radius of the cul-de-sac, and water supply.

- b) P 04-017 Project Name: Sprint/Parker Residence located at 2305 Vista Grande Dr. The county has raised issues regarding noise and environmental quality.
- c) Historic Site Board of the County of San Diego. Old Bonsall Schoolhouse is registered and approved as a Historic Landmark thanks to the efforts of Ms. Elaine Davis and the Chair. If STR 76 uses the Old River Road the building will be moved and preserved.
- d) TPM 20763 – Two parcel project located at West Lilac Road and Dos Ninas have received preliminary approval. They have 36 months to proceed. Among issues to resolve: access, private road agreements, circulation, drainage, etc.
- e) ZAP 00-0005W1 – Singh Farms Temporary Worker Housing. County is require a negative declaration regarding the movement of the workers basketball court.

2. PLANNING AND LAND USE (Voting item)

- 2.1 TPM-20830 – Hukari Property located at Mountain View Road and Lilac Road. This parcel is 30 acres to be sub-divided into 4 lots plus remainder. Motion by Sundram to continue with the recommendation that applicant accomplish the following: secure approval from the Fire Dept. regarding road width, emergency entrance and exit and degree of slopes on driveways; provide open space easement for those swales with biological significance. Second: Burns; Pass: 6-0.

3. PERMITS AND VARIANCES (Voting items)

- 3.1 VAC 03-012 – Chatau Belle Vue located on Old River Road submitted is a replacement map for lots 18 and 19. The applicant had previously wanted to vacate an open space easement so two lots could be saved. Wanted to solve geological bedrock problems could by grading 20 feet off the top of the hill. This was denied by the BCSG in March 2004. Applicant now proposes to vacate 17,000 feet of open space and to rededicate 21,000 feet. There will be 25 foot roof height restriction and the roof line will be below the ridgeline. Motion by Norris to support the vacation of the easement subject to the 21,000 foot rededication and landscape plans. Any contribution of the open space to the Bonsall Conservancy would be appreciated. Second Sundram. Pass 5-1 (Davis).
- 3.2 RP79-005W1 – National Quarries Reclamation Plan. Proposal is for use of sheet flow versus detention for reclamation. Motion to deny by Norris due to lack of engineering detail, impact on adjacent lots, brow ditches, storm drains, and cut slopes. Second Litner. Pass 6-0

ADJOURNMENT

Meeting adjourned at 9.25 pm.
Respectfully Submitted,

Lawrence J Sundram, Secretary



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