

BONSALL COMMUNITY SPONSOR GROUP

Dedicated to enhancing and preserving a rural lifestyle



Subject: Meeting Minutes of Bonsall Community Sponsor Group

Date: July 6, 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, Norris.
Absent: None

1. ADMINISTRATIVE

1.1 Meeting was called to order at 7.00pm

1.2 Pledge of Allegiance

1.3 Corrections to Agenda added items 1.7 g) and h)

1.4 Minutes of the June 1, 2004 meeting were modified to correct the Vote on item 3.1 VAC 03-012 – Chatau Belle Vue. Vote was 4-2 to approve (Davis, Morgan). Motion to approve minutes by Burns; Second Davis. Pass 7-0.

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

- a) San Luis Rey River Council. Ms. Morgan reported that she was unable to attend but that the Council voted against the Gregory Landfill project.
- b) Rainbow Municipal Water District Mr. Sundram reported that each of the 3 Citizens Committees had submitted their reports. The RMWD Board would meet on July 15 to review and pass a budget.
- c) I-15 Committee. Mr. Davis said that there was nothing new to report.

1.6 **Gregory Canyon Landfill** –Speaker Linda Volturano representing the Pala Band of Mission Indians spoke against the landfill and pointed out all of the reasons to oppose the project. Sheila Manning, President of River Watch and Keith Battle of FPUD were also strongly opposed to the project because of the negative impact it would have on the San Luis Rey river. A speaker representing Citizens for Environmental Solutions in favor of the landfill was invited to speak but did not attend.

1.7 COMMUNICATIONS – FOLLOW UP

- a. Bonsall Post Office. There are concerns regarding that the elimination of the bulk mail facility could lead to eventual shut down of the post-office. The Chair has written to Rep Issa requesting consolidation of all five Bonsall zip codes.
- b. San Diego County Attorney was asked to opine regarding the legal standing of the Bonsall Community and General Plan 2020. He refused to render such an opinion and referred the matter to Susie Vaughn. Thus effectively telling the Sponsor group and the community that we wasted over 40 meetings developing a Community Plan that is not worth the paper it is written on.
- c. Further evidence of our ineffectiveness was the April 2004 Working Copy Map that used



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population numbers that the Community does not support and property referrals that did not originate here. These were last minute end runs through the Board of Supervisors.

- d. County Budget will cut services throughout County. RE: Code Enforcement leaving only 15 code enforcement officers to cover 3,572 square miles.
- e. Parcel 171-110-04 apparent lack of easement to first public street in the Elevado area of Bonsall
- f. County of San Diego Bicycle Transportation Plan update. Formal review and changes will be considered during 2020 General Plan circulation element.
- g. Chateau Belle Vue. This project has been deemed not to be complete under CEQA.

1.8 PROJECT - UPDATE

- a. TPM 20823 – Hidden Grove Estates located on Villa De Los Cepillos and Janos Hill Road. County comments and response from applicants Planner to Mr. Davis. There is no circulation as the roads do not connect but end in a cul-de-sac.
- b. TPM 20763 – McNulty project on West Lilac Road. County says property is in the 100 year flood plain. BCSG previously reviewed this as a negative Dec. Our issue was the road.
- c. TPM 20830 – Hukari project on Mountain View Road and West Lilac. County wants street lights.
- d. TPM 20727 – Dreessen project located on Bobritt Road. County wants street lights and road maintenance agreement.
- e. TM5352 – Bonsall Osmer Condo Conversion. Completed CEQA requirements. Minor issue with storm drainage.
- f. Firestorm 2003 Response: Chief Administrative Officer wants to amend zoning ordinance so that those affected by natural disasters have an easier time rebuilding by being effectively grandfathered on older requirements regarding setbacks, etc.

1.9 EVACUATION PLAN PROPOSAL FROM SAN DIEGO COUNTY

The community will be developing a plan and is seeking volunteers to work on the plan and to coordinate with the three fire districts that service Bonsall.

2. PLANNING AND LAND USE (Voting item)

- 2.1 ZAP00-005W1 Replacement– Harry Singh & Sons – 30041 North River Road for Singh Farms Temporary Agricultural Workers Housing. This was previously approved by BCSG. Motion by Davis to approve; second Sundram. Pass 7-0.
- 2.2 TM5276RPL2 – Pardee project for 35 homes located on Via Ararat and Aqueduct Road off West Lilac Road. Re-submittal of previous project. Community is opposed to this project. There are legal disputes regarding the road access and maintenance. In addition the connecting emergency access road is on neighbor property without appropriate easement. Map lacks details on septic, and topography. Pads 1 and 2 access is across disturbed wetlands. No details regarding restoration. Pad 8 will require hammerhead. Lots 4, 5 do not work from a septic standpoint. Pad 23 is on top of neighbor's water line. Flowage easement through proper



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- 2.3 not plotted. Impact of site drainage on adjacent property not specified. Lack of 100' setback on all sides for fire. Existing grove plumbing's impact on leach system not determined. Traffic capacity of nearby streets, road width and unresolved circulation issues. Motion to deny by Davis; Second Burns; pass 7-0.
- 2.4 TPM20836 – Biernacki project located on 6949 Kellyn Lane two lots. Insufficient detail regarding driveway access and turnaround for fire safety. Applicant should contact Fire Department. Insufficient detail regarding road cuts. Motion to deny as submitted by Norris; Second Littner; Pass 7-0
- 2.5 TPM20835 – Tran – Valley of the Kings located on Gopher Canyon and Valley of the Kings 5 lots. The pads are not 100' setback from lot lines. Map has not considered fire safety constraints. Motion to continue by Norris: Second Sundram. Pass 7-0.

3. PERMITS AND VARIANCES (Voting item)

- 3.1 P04-027 Henning Property located at 2440 E. Vista Way and Osborne St. this project is less than ¼ mile from the project submitted on Vista Grande by Sprint and located in a residential neighborhood. Motion to deny by Norris because commercial property is located less than 1,000 feet from proposed project. Second Sundram. Pass 7-0.
- 3.2 P03-113 Bernard Property located at 31510 Aqueduct Road – REPLACEMENT plan. Motion to approve by Davis; Second Litner. Pass 4-3 (Morgan, Carullo-Miller, Norris).
- 3.3 AP04-011 Bonsall Village Olive Hill Road and 76. Design is in form of a copula on top of market. Charter School will be moving onto property directly behind this site location. Sprint is located in copula on the old feed store. Motion to approve by Norris based on photo sims submitted and subject to sculpted 2' wood tails (eaves) and monotone trim color. Pass 7-0.

ADJOURNMENT

Meeting adjourned at 9.45 pm.

Respectfully Submitted,

*Lawrence J Sundram,
Secretary*



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