

BONSALL COMMUNITY SPONSOR GROUP

Dedicated to enhancing and preserving a rural lifestyle



Subject: Meeting Minutes of Bonsall Community Sponsor Group

Date: September 7, 2004

Time: Meeting started at 7.00 pm

Location: Bonsall Community Center

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

1. ADMINISTRATIVE

1.1 Meeting was called to order at 7.00pm

1.2 Pledge of Allegiance (no flag present)

1.3 Corrections to Agenda. Items 1.6c and 1.6 d added

1.4 Approval of Minutes of the August 3, 2004 meeting. Motion by Burns to approve. Second Lintner. Pass 6-0.

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

- a) San Luis Rey River Watershed Council. Ms. Morgan reported that the council is looking for additional sources of funds such as grants to pay the salary of a full time Director/coordinator.
- b) I-15 Committee. Mr. Davis was absent and there was no report
- c) Rainbow Municipal Water District. Mr. Sundram reported that there will be a debate among the candidates running Director Divisions 1 and 2 sponsored by the League of Women Voters at the Community Center on October 21st at 6.00 pm.
- d) Chair met with Fire Marshall's of all three districts meeting regarding Circulation and received from each of them a map that showed their preferences regarding circulation roads.

1.6 COMMUNICATIONS - follow-up

- a) SANDAG Regional Planning Committee has ambitions to increase the scope of its responsibilities from environment o housing.
- b) State Water Resources Control Board, SD County Water Authority will be spending approximately \$11 million to expand the capacity of the pipeline in Gopher Canyon.

1.7 PROJECT UPDATE

- a) TPM Merriam Montains/Stonegate Scoping letter from County has included most of the Sponsor Groups concerns in its scoping letter for this 2,300 home project.
- b) County Trails Plan – Mitigated Negative Declaration. There will be a Trails Defense Ordinance to deal with issues of County liability versus the liability of property owners whose property is used for county trails.
- c) Sprint Wireless Facility – Bonsall Road Station. The county has decided that this application has expired.



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- d) National Quarries Reclamation Plan. BCSG previously voted 6-0 to deny. The County is requiring the applicant to submit permits and visual impact studies.
- e) P04-032 TLM 5387 Las Casitas need a Negative Declaration or EIR. This is a Condo Conversion project in the San Luis Rey Private Plan Area. A Major Use Permit will be required.

2. PLANNING AND LAND USE (Voting item)

- 2.1 Olive Hill TM 4976 Time extension for project located behind the Bonsall Post Office. This project is going to provide Bonsall residents a long awaited short cut around the SR 76 traffic. By creating a connecting road behind the AM/PM. Motion to grant the time extension by Lintner; second Sundram. Pass 6-0.
- 2.2 ZAP 04-019. This is a proposed granny flat-guest house located at 32082 Taliesin Way. Motion to approve by Sundram; second Carullo-Miller. Pass 6-0.
- 2.3 TPM 20851 Project is located at Shamrock Road off of Olive Hill. This proposed subdivision is a 4 lot design with remainder parcel. This parcel is slope impacted with incomplete map. No building pads or septic field shown (parcel 2 drainage area). Need to show concept grading and plot layouts. Improvements to bring Shamrock Road to County standards are not noted or shown. 90 degree turn on sheet 2 is not in accordance with County standards for Private Roads. Motion to deny Norris; second Sundram. Pass 6-0.
- 2.4 TPM 20849 This is a proposed lot split located at 5170 San Jacinto Circle West. 4.71 acres with a house and guest house. Property is slope impacted just short of 25%. Need to move pad to increase distance between houses. Roads need to be improved with road maintenance agreement among neighbors. 22 foot high retaining wall is inconsistent with community character. No grading shown on access road, insufficient topography shown. Septic field not shown for parcel 1. Motion to deny based on an incomplete map by Norris; second Carullo-Miller. Pass 6-0.
- 2.5 TPM 20823RPL1. This is a minor three lot split subdivision with access off of Via de Los Cepillos Road. Motion by Norris to deny based on incomplete plan submittal. Specifically: concept septic not shown; slope analysis impact not shown; 24' paved road depicted no room for 28' graded section. Open space per map 16 447 on site, update needed? Format of submitted grading plan; is this a TPM? Septic setback from utility easement not added; 3 to 1 lot ratio. Seconded by Lintner. Pass 6-0.
- 2.6 TPM 20729RPL2. Project is located on Highway 76 across from the Bonsall Post Office. Project is in the San Luis Rey River floodplain and would require a right to enter in the project and a right out on to 76. It is in the improvement path and the proposed San Luis Rey River Park. Motion by Norris to deny: applicant should be required to do an HEC study and define impacts on this property on the floodway; the potential for catastrophic impact on development; project involves sensitive habitat; should involve Fish and Wildlife as well as the Army Corp of Engineers; Flowage easements at east and west end of the properties should be mapped; concept grading plan not shown. Seconded by Lintner. Pass 6-0.
- 2.7 TPM 20860 Project located at 3470 Silver Leaf Lane off of Twin Oaks Road. Lot size 4 acres number of lots 2. Motion to approve by Sundram; second Burns. Pass 6-0.



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3. PERMITS AND VARIANCES (Voting items)

- 3.1 P03-134 Cingular Wireless project located at 5240 San Jacinto Circle West proposes to erect a 50 foot tall Monopine type structures. Motion by Norris to approve subject to the following: Mono broadleaf; road maintenance agreements; widening and repair of road; and screening around cabinets. Second Sundram. Pass 6-0
- 3.2 VAC 04-008 Open Space Vacation a proposed Boundary Adjustment on property lots 49 and 50 of an 8 lot map. Motion to deny by Norris due to inadequate detail. Photos need to be submitted. Second Carullo-Miller. Pass 6-0.
- 3.3 P04-035 Nextel project located at 6050 W. Lilac Rd. & Camino Del Cielo on the Vessels Property. Item pulled by applicant.
- 3.4 ZAP 04-011 Cingular Wireless replacement located at the Bonsall Village Center. Motion to approve by Norris. Second Sundram. Pass 6-0.

ADJOURNMENT

Meeting adjourned at 9.30 pm.

Respectfully Submitted,

Lawrence J Sundram, Secretary



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