

BONSALL COMMUNITY SPONSOR GROUP

Dedicated to enhancing and preserving a rural lifestyle



Subject: Meeting Minutes of Bonsall Community Sponsor Group
Date: April 5, 2005
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: None. Phyllis-Carullo Miller resigned in January 2005 and seat is open.

1. ADMINISTRATIVE

- 1.1 Meeting was called to order at 7.00pm
- 1.2 Pledge of Allegiance
- 1.3 Corrections to Agenda. Item 2.1 was pulled from agenda.
- 1.4 Approval of Minutes. Motion to continue approval of March 2005 minutes by Lintner; Second Davis. 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 meeting was not attended:
 - b) I-15 Committee. Mr. Davis reported that there is an application for a gas station I the 1-15 view shed. TH BCSG is against it.
 - c) Rainbow Municipal Water District. Mr. Sundram reported that there will be Board Meeting on April 6th at 9.00 am.
 - d) San Luis Rey River Park. The next meeting will be held on April 11, 2005.
- 1.6 **GENERAL PLAN 20/20** - Information from March 4, 2005 Planning Commission Hearing regarding Commercial property in Bonsall. Ms. Morgan attended the meeting with Mr. Davis and reported The location of the car lots and Antique stores will now be designated Rural Commercial C-4. with a H(historic designator). The parcel at East Vista Way and 76 will be designated PK fo possible use as a trail head.

1.7 PROJECT UPDATE

- a) Williams-Cingular MUP 03-134 . County to deny project based upon lack of progress.
- b) Adams Open Space Vacation (VAC 04-008) Polo Club on Gopher Canyon a planned development for 165 lots will now be 156 lots.
- c) Singh Farms ZAP 00-005W – Agricultural Workers Housing was approved.
- d) Jonos Molnar AD 03-077 applicant requested and was granted a time extension for the open space Easement Encroachment to allow installation of a sewer/gas line.
- e) Dai Dang Meditation Center – P04-016 applicant requested a 60-day due date extension for submittal of information DPLU denies but has granted a due date of April 21, 2005.

1.8 COMMUNICATIONS – UPDATE

- a. DPLU yearly training sessions for all Sponsor Group members. BCSG is looking for a Replacement for Ms. Phllis Carullo-Miller
- b. North County Multiple Species Conservation Program – Notice of Environmental Impact Report.



<http://communities.signonsandiego.com/groups/bonsallcommunitysponsorgroup>



BONSALL COMMUNITY SPONSOR GROUP

Dedicated to enhancing and preserving a rural lifestyle



- c. Chip sealing for the following roads in Bonsall, East Vista Way from SR 76 + .05 mi to Gopher Cyn Rd., Mission Rd. South SR 76 to Pepper Tree, Gopher Cyn Rd. Old Hwy 395 to East Vista Way.
- d. Telecommunication Master Plan progress. The Chair and Lary Sundram are dealing with a consultant for the wireless companies in an attempt to move the draft BCSG report forward.

2 PRELIMINARY PRESENTATION

- a) Pproposed project on 56.24 acre parcel on Camino Del Cielo. Project consist of 78 detached two-story single family homes. Topmark Communication owns the parcel. They plan 11 detached homes and 78 detached condo units. More to come.

3 PLANNING AND LAND USE (Voting Items)

- 2.1 Choi Bonsall TM 5264 RPI4 – Replacement – Project located at Pico Rd. and Gopher Canyon. _Item was pulled from the agenda.
- 2.2 Tran- Valley of the Kings TPM 20835 RPI2 – Replacement – Project located at Valley of the Kings and Gopher Canyon. This project is 16.5 acres into 5 lots. Need additional information regarding open space. Motion by Norris to continue. Second Litner. Pass 6-0.
- 2.3 Merriam Mountains Specific Plan GPA 04-06 – Project located the South- Eastern corner of the Bonsall Community Plan area. Proposed project will allow a maximum of 2,391 dwelling units with a site location of Deer Springs Road to the south Twin Oaks Valley Road on the west, and a small portion of the western edge of the site traversed by Twin Oaks Valley Road and the northeast corner of the site by Lawrence Welk Drive. BCSG has not approved this in the past and is not in favor of this project based on community character, density, lack of road infrastructure, impact on view shed, absence of greenbelt between urban and rural area. Motion by Norris to continue to next phase. Second Lintner. Pass 6-0.

1. PERMITS AND VARIANCES (Voting Items)

No items submitted

ADJOURNMENT

Meeting adjourned at 9.05 pm.

Respectfully Submitted,

Lawrence J Sundram,
Secretary



<http://communities.signonsandiego.com/groups/bonsallcommunitysponsorgroup>

