

BONSALL COMMUNITY SPONSOR GROUP

Dedicated to enhancing and preserving a rural lifestyle



COUNTY OF SAN DIEGO BONSALL COMMUNITY SPONSOR GROUP
MEETING MINUTES
Tuesday, May 3, 2016

Bonsall Community Center
7:00 P. M.
31505 Old River Road
Bonsall, California

The Bonsall Sponsor Group is looking for 1 candidate to fill a current opening representing the area between West Lilac and Camino Del Rey.

If you are interested, please contact Margarett Morgan, Chair at 760-630-7070.

A. ROLL CALL:

Present: Morgan, Davis, Zales, Norris, Carullo-Miller, Schwartze
One Vacancy

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF THE MINUTES FOR THE MEETING of Tuesday, April 5, 2016 motion by Zales Second by Norris to approve minutes.

D. PUBLIC COMMUNICATION: No comments by the public.

E. ACTION ITEMS: (Voting Items)

- a. GPC15-025 General Plan Conformance Bonsall Unified School District Land Acquisition Supervisor Cunningham discussed that the former North County Fire Station is in escrow with the district. He also requested a member of the Bonsall Sponsor Group become a member of the High School Design Committee for the 53 acre Gird Road site. Motion by Zales, second by Norris.
- b. PDS2015-GPA Newland Sierra requested 40 minutes for purpose of information. Review EIR, project description, key elements, neighborhoods (Planning area), site is located on Deer Springs Road and I-15. Resubmitted documents, target draft EIR -Summer 2016, Final Publication – fall 2016/early 2017, construction to begin late 2018. General Plan Amendment 2 primary pts of access, 1 secondary 1,985 acres 61% permit open space =1,209 acres. 2,135 total dwellings with 81,000 square feet of commercial space, 6 acre K-8 school site, County land use is designated as rural and village for the site use with 97 acres located in Bonsall as open space.



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- c. Changes requested would be from rural to Semi Rural and extensive increase in commercial Community Plan is rural/semi rural and office professional. Proposed 2,135 dwelling units. Price of dwellings start at \$400K-450K features include 1,209 acres in biological habitat with open space totaling 61% of the project site. Some trails will be accessible to public, multi use pathways 4.6 miles on site.
Questions: Does equestrian trail connect with any current trails in surrounding communities? More primitive trails – meaning what? Park & Ride @ Dee Springs? No turf grass front yards, solar on all buildings, vineyards, electric bike stations, composting site, no rental units proposed, Town Center – Charter School- 95 attached town homes, grocery store and restaurants. Will there be bussing for the schools?
- d. Residential
1. Terraces (up the hill) 446 units Townhomes for 1st time buyers
 2. Hillside 241 family on 3,500 – 4,8—square foot lots
 3. Mesa 55 + 325 single family townhomes and cluster homes
 4. Summit 151 Single family 6,000 to 9,000 square foot lots, larger homes
 5. Knoll 139 homes upper knoll, 233 lower knoll 4,500 – 5,500 square foot lots.
 6. Valley 296 single from carriage home paseo, row town cluster

e. Deer Springs Road

Two options for Deer Springs Rd. that will be decided by the Board of Supervisors

Option A= 4 lanes

Option B=6 lanes

Option A substandard – 4.1 A major Road with Raised Median bike lanes, no parking. In San Marcos Deer Springs is 84 ft improvement connecting tails and trails 2 lane median for turn outs.

Option B 4.1 major – continuous left pathways on either side. 4 lanes – reduced to 2 lanes that would create a traffic jams a little further up the road.

Golden Door representative Attorney Mr. Garrett stated that not all information has been disclosed. Mitigation from county re: roads and some of the studies have not been completed at this time. He suggested postponing a vote until BCSG receives technical information.

Motion: by Zales second Carullo-Miller unanimously approved to not vote on project until all technical studies have been submitted.

G...ADJOURN

Respectfully submitted by Phyllis Carullo-Miller



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