

# BONSALL COMMUNITY SPONSOR GROUP

*Dedicated to enhancing and preserving a rural lifestyle*



## COUNTY OF SAN DIEGO BONSALL COMMUNITY SPONSOR GROUP

### REGULAR MEETING MINUTES

Tuesday, February 6, 2018

7:00 P.M.

31505 Old River Road

Bonsall, California

A. CALL TO ORDER - 7:00 p.m.

PRESENT: Morgan, Davis, Norris, Hatano, Faulk and McGiboney

Absent: Carullo-Miller

B. PLEDGE OF ALLEGIANCE:

C. Motion to approve January 2, 2018 minutes by Davis and second by Faulk. Unanimously approved by all.

D. PUBLIC COMMUNICATION:

a. None

E. ACTION ITEMS: (Voting Items)

- a. Property Specific Requests General Plan Amendment – Champagne Gardens Alternatives is an opportunity to hear proposed use of area between I-15, Hwy. 395, Gopher Canyon Road and Deer Springs Road that was not included in the General Plan update (BO18+). Morgan compiling information on maximum use condition of 67 new residential units and businesses. Davis commented that he opposed any use except possibly a park and ride lot. Norris commented that open “rogue” areas such as these are increasingly becoming illegal dumping areas, and questioned if there is a way to balance usage to maintain rural character. Kevin Johnston from the county presented analysis for property specific requests of 921 acres in Bonsall that is in question. We last voted to keep the existing county plan in place—to deny new use for the area. The plan dating back to 1999 and was a SPA allowed for heavy commercial use dependent on high level planning, permitting and EIR. The county is planning to change the classification of the area to SR-10 and allow some commercial use Motion by Norris to accept the county staff recommendation to allow Sector 6 (3.5 acres) and Sector 8 (2.5 acres) out of the total 8 parcels to be reclassified as RC (rural commercial) on the understanding that



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the use would be consistent with BCSG guidelines for construction. Faulk seconds motion, Norris, Faulk, McGiboney Voting Aye, Morgan, Davis, Hatano Voting Nay. Motion by Davis to accept County's Option B (environmentally superior map), second by Hatano, Davis, Morgan, Hatano voting Aye, Norris, Faulk, McGiboney voting Nay. Norris: no permits for land use give owners no incentive to maintain land and they become junk yards. Johnston: Development does force some open space through easement & maintenance, plus Rural Commercial is the most limited of commercial use. Norris reasserts motion second time, second by Faulk. Norris, Morgan, Faulk, McGiboney vote Aye, Davis and Hatano vote Nay. Motion passes 4-2.

## F. GROUP BUSINESS – INFORMATION AND DIRECTION

- a. Group called San Diegans for Managed Growth launches effort to place Safeguard Countryside Initiative on ballot to force new development in unincorporated areas that do not meet County General Plan to pass by vote of county residents. Norris: unsure county-wide vote is right approach given differing concerns in different areas of the county. Davis: It seems residents are starting to oppose unreasonable development.
- b. SANDAG Regional Social Service Transportation workshop on Jan. 31, 2018 was attended by Morgan and Davis and found to be totally lacking in scope to include planning for road/highway improvement and traffic mitigation.
- c. County assistance to Lilac Fire Victims: materials made available

New items:

- a. Norris: The River Park area has been cleaned up but remnants still remain. Will there be any follow up?
- b. Norris: Can Bonsall Elementary School traffic be improved by moving the student drop-off point to a safer location?

G. ADJOURN: 8:17 p.m.



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