

BONSALL COMMUNITY SPONSOR GROUP

Dedicated to enhancing and preserving a rural lifestyle



COUNTY OF SAN DIEGO BONSALL COMMUNITY SPONSOR GROUP

REGULAR MEETING MINUTES

Tuesday, April 3, 2018

7:00 P.M.

31505 Old River Road

Bonsall, California

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

PRESENT: Davis, Carullo-Miller, Hatano, Faulk and McGiboney

Absent: Morgan, Norris

B. PLEDGE OF ALLEGIANCE:

C. Minutes of the BCSG meeting of March 6, 2018 were approved after a correction to the date of the last meeting by Carullo-Miller.

D. PUBLIC COMMUNICATION:

a. None

E. ACTION ITEMS: (Voting Items)

- a. The PDS2017-TM-5427TE Lilac Del Cielo project, which originally came before the group 11 years ago and was not approved on a 3-2 vote against, has returned seeking a two-year extension for approval of their new proposed map that includes mandated inclusion of storm water basin. A discussion followed explaining the reasons behind the long history of the project and why the group would approve an extension for a plan that was originally declined. A motion was made by McGiboney to grant the time extension, second by Faulk, Carullo-Miller and Hatano voting aye, Davis voting nay. Motion passes on a 4-1 vote.



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- b. A representative for the Lilac Hills Ranch presented an argument in favor of the 2-22-18 RDEIR 4th version Recirculation, but the group unanimously stood by its letter dated March 29, 2018 arguing against the RDEIR 4th version Recirculation based mainly on negative and dangerous impacts to traffic.

F. GROUP BUSINESS – INFORMATION AND DIRECTION

a. A presentation by Jim Chagala the consultant for a proposed Starbucks in the corner of the River Village Shopping Center parking lot at the corner of Highway 76 and Mission Rd. gave an informational presentation of the details and expected changes for the building and parking lot. The presentation proceeded officially submitting a minor deviation request to the county. The minor deviation would be to allow for re-zoning of the original major use permit that set the parking to commercial use square footage for the entire shopping center. The landlord of the River Village center spoke of the surplus of parking spaces even at maximum use (to the agreement of all present), which should easily accommodate the proposed Starbucks with drive-thru routed along perimeter of parking lot. The existing boundary and ingress/egress of the River Village Shopping Center is fixed by mandated modifications to Highway 76 and the environmental classification to surrounding area.

b. Steven Barklis, Principle of Carefield Senior Living and Steve Jones, architect, presented plans for an 80 unit assisted living/memory care living facility for +62 year old seniors in eastern corner of the intersection of Highway 76 and Thoroughbred Lane in advance of applying for the re-zoning and building permits with the county. The proposed project would require the lot to be re-zoned from C30 to C46. Drawings and renderings were shown of a set of single and two-story buildings that were set away from existing residences and the highway to best fit into the community. A projected 17 people would staff the facility.

G. ADJOURN: 8:35 p.m.

Respectfully Submitted by: Richard Hatano



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