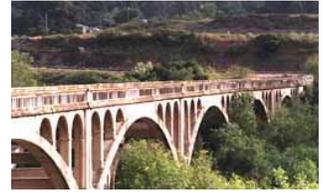


# BONSALL COMMUNITY SPONSOR GROUP

*Dedicated to enhancing and preserving a rural lifestyle*



MEETING AGENDA  
Tuesday, November 5, 2019  
Bonsall Community Center  
7:00 P. M.  
31505 Old River Road  
Bonsall, California

## Disclaimer Language

### *Public Disclosure*

*We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Privacy Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.*

### *Access and Correction of Personal Information*

*You can review any personal information collected about you. You may recommend changes to your personal information you believe is in error by submitting a written request that credibly shows the error. If you believe that your personal information is being used for a purpose other than what was intended when submitted, you may contact us. In all cases, we will take reasonable steps to verify your identity before granting access or making corrections.*

## **Request for a community member to represent the Bonsall Sponsor Group as the representative on the I-15 Corridor. Call 760-630-7070 for further information.**

- A. ROLL CALL:
- B. PLEDGE OF ALLEGIANCE:
- C. APPROVAL OF THE MINUTES FOR THE MEETING OF October 1, 2019.
- D. PUBLIC COMMUNICATION: For any item not on the Agenda.
- E. REPORT FROM BONSALL SCHOOL BOARD MEMBER: Larissa Anderson
- F. ACTION ITEMS: (Voting Items)
  - a. PDS2019-STP-05-026W1 Camino Del Cielo (formerly Lilac Del Cielo. This is a replacement vesting site plan. The proposed use is for a 73- unit multi-family residential condominium development is reducing the number of units, from the 76-unit development and improves circulation and provides individual driveways to each home.
  - b. MUP PDS2016- MUP-16-012 Ocean Breeze Ranch. This project is a 400- home development located on West Lilac Road in Bonsall. The following issues will be discussed:
    - 1. County's meeting with the Bonsall School District,
    - 2. Applicant to speak on Architectural Drawings for Product Two - Plan Type 1A & 1B
    - 3. Lighting will be proposed at conflict points only along W. Lilac Road
    - 4. DG Pathway proposed along W. Lilac Road
    - 5. Traffic Impacts
    - 6. Voting on project



<http://www.bcsbg.org>



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## c. Local Agency Formation Commission

Local Agency Formation Commission has received a request from a landowner for approval of a reorganization involving annexation to the Valley Center Municipal Water District with a concurrent detachment from Vallecitos Water District. The affected territory totals approximately 1.43 acres and includes on parcel developed with one single-family residence with a situs address of 28616 Champagne Boulevard, Escondido, CA. 92026. The existing residence utilizes an on-site well for domestic water and is experiencing failure and recommends connecting to public water. This house/parcel is located within the community of Bonsall.

## G. GROUP BUSINESS

- a. Fire Preparation Tactics Questioned.

## H. GROUP INFORMATION

- a. Discussion

## ADJOURN

Next meeting is scheduled for December 3, 2019



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**OCEAN BREEZE RANCH**  
**Proposed Language for Traffic Funding Contribution**

**Draft 11/3/19**

Ocean Breeze Ranch, LLC (OBR) is prepared to make a contribution for funding of future traffic improvements in the Bonsall community, as follows:

1. OBR acknowledges that the proposed project will create an impact at the intersection of West Lilac Road and Camino Del Rey (WLR/CDR);
2. Several improvement options have been identified by the County's and OBR's traffic engineers as viable and legally sufficient under County policies and CEQA for mitigating the impacts to the WLR/CDR intersection;
3. OBR acknowledges that County of San Diego traffic engineering staff have expressed a preference for a roundabout as the mitigation solution for traffic impacts at WLR/CDR; the current cost estimate for such a solution is \$900,000;
4. OBR prefers to implement the least expensive solution to mitigate traffic impacts at WLR/CDR, which consists of a dedicated lane for southbound, right hand movements at the intersection; the current estimate of costs to implement a turn lane is less than \$100,000;
5. OBR acknowledges the concerns and preference of the Bonsall Community Sponsor Group (BCSG) that available resources for construction of road improvements within the Bonsall community be dedicated to the construction of an improvement to improve traffic circulation at the intersection of Camino del Rey and Old River Road (CDR/ORR);

Therefore, in order to align the interests of the OBR project with those of the BCSG, OBR is prepared to agree to the following:

6. Provided conditions A through E below are met, OBR is prepared to allocate any cost savings which may be accomplished by implementing the least expensive solution at WLR/CDR, and make a voluntary contribution ("Contribution") which would allocate any cost savings from the improvement of WLR/CDR to a fund to be dedicated to the future construction of a roadway improvement at CDR/ORR; the current estimate of such cost savings is \$800,000;
7. OBR further agrees to increase its Contribution of funds for traffic improvements to CDR/ORR to a maximum of \$1,000,000 (One Million dollars);
8. After payment of Contribution by OBR, such funds shall be held by the County of San Diego, in a non-comingled interest bearing fund, and shall be prohibited

from being reallocated for use on any other improvement, in Bonsall or any other location, without the prior express written consent of the BCSG.

Prerequisites of OBR Contribution:

OBR's obligation to make the Contribution shall not fully arise, until all of the following conditions have been met or occurred:

- A. BCSG, as an organized body shall have voted to approve and support the OBR Tentative Map, two Major Use Permits, CEQA document, and all other associated project components;
- B. The County of San Diego Planning Commission shall have voted to approve the entire OBR project, including the Tentative Map, two Major Use Permits, its CEQA document, and all other associated project components;
- C. The Planning Commission decision on the OBR project shall not have been appealed by the BCSG or any other organized entity or individual, to the County Board of Supervisors;
- D. The County of San Diego shall not have imposed a requirement for OBR to improve the intersection of CDR/ORR;
- E. No legal appeal shall have been filed in a court of law by the BCSG, an organized entity, or any individual, challenging the legal validity of the County of San Diego's decision on the entire OBR project, including the Tentative map, the two Major Use Permits, the CEQA document, or any of the other project components.

In the event that conditions A through E as described above have all occurred or been met, OBR shall be obligated to make a contribution of a maximum of \$1,000,000. The following specific conditions shall apply to the Contribution by OBR:

- E. The County of San Diego shall not increase the requirements for improvements required at WLR/CDR beyond the addition of a southbound right turn lane on West Lilac Road, with an estimated total cost of \$100,000. In the event that County requirements exceed \$100,000, the Contribution by OBR shall be reduced by the amount by which the estimated improvements for WLR/CDR exceed \$100,000.
- F. The Contribution shall be required from OBR or its successor after the first final map has been approved by the County Board of Supervisors, but prior to recordation of said map. This obligation may be assigned by OBR to a successor development entity.