

BONSALL COMMUNITY SPONSOR GROUP

Dedicated to enhancing and preserving a rural lifestyle



COUNTY OF SAN DIEGO BONSALL COMMUNITY SPONSOR GROUP

Tuesday, October 6, 2020

County mediated this online zoom meeting

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.

A. CALL TO ORDER - 7:03 p.m.

PRESENT: Morgan, Davis, Norris, Hatano, Faulk, Anderson and Jessica Turner from the Co. of SD
Absent: McGiboney

B. No Pledge of Allegiance

C. Motion to approve minutes of March 10, 2020 After clarification of “tractor use” regarding County’s proposed water efficiency ordinance, by Davis, second by Faulk, unanimous approval.

D. PUBLIC COMMUNICATION:

a. none

E. Larissa Anderson from the Bonsall School Board report: none

F. ACTION ITEMS: (Voting Items)

- a. Bonsall Sponsor Group Vacancy Response to vacancy on the Bonsall Sponsor Group the Nominating Committee has reviewed required documents and support the nomination of Dawn Apsley. Approval for Apsley’s nomination passed with a unanimous vote. She will be able to join the group as early as January after application is processed with County. Two members Davis and Morgan – Schoendienst are terming out in January 4, 2020 Vacancy notices were posted with Dawn Apsley responding to fill seat #1 of the vacancies. Norris affirmed his intention to serve 4 more years and was unanimously approved by all.



<http://www.bcsbg.org>



BONSALL COMMUNITY SPONSOR GROUP

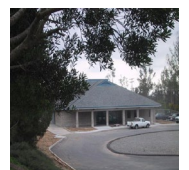
Dedicated to enhancing and preserving a rural lifestyle



- b. Chelsea Oakes from the County Staff presented a status review and option assessment on the North County Multiple Species Conservation Plan (MSCP). The plan's goal is to ensure long-term regional habitat conservation, balance protection of plants and animal species against housing, ag and non-residential uses to streamline agency collaboration, assurances and permits within the multi-jurisdiction/unincorporated North County area. The plan has been in draft for 23 years. One of the main goals is to put something in place to replace project-by-project planning and allow increased community projects while protecting the environment in line with the Endangered Species Act (ESA), California Endangered Species Act (CESA), and the Natural Community Conservation Planning (NCCP) Act. The County has worked with independent consultants to identify five options moving forward with different levels of impacts placed on the County General Plan with resulting different levels of cost/speed. The County Board of Supervisors will be providing direction on which way the staff should proceed at their October 2020 meeting with a 2024 target for completion.
- c. Kristal Feilen (along with Eric Lardy, Nancy Bragado, Rick Barrett, Andy Pendoley) from the County Staff gave a presentation on the Grading Ordinance and Resource Protection Ordinance (RPO) Amendment. The ordinance is in its first phase, which is to share the project's objective and timeline and gather stakeholder input. The RPO was adopted in 1989 and updated in 2012 and restricts impacts to natural resources, wetlands and buffers, floodplains, steep slopes, sensitive habitat, and historical sites. The three categories for amending ordinances are for consistency, consolidation and modification. The options for this RPO amendment include consolidating certain definitions (floodway, floodplain), removing terms or regulations that are covered in other ordinance (sensitive resources, flood regulations) and modifying wetland regulations. The Grading Ordinance options include a potential waiver or exemption for agricultural clearing. All amendments to the RPO must ensure environmental impacts are avoided or mitigated in accordance with state and federal law. Morgan asked about mitigation because the Bonsall community plan calls for mitigation to be done within the community. Lardy replied that the ordinance amendment will not alter the community plan. Norris asked what would be used to define wetlands and Lardy replied that the definition is still not strictly defined by only one source yet: vernal pools, riparian, blue-line stream...etc. and that they are seeking input from the public. Norris questioned if there would be any impact on the County General Plan (to fall under an EIR). Lardy replied that work toward defining the RPO would determine that. Concerning the Grading ordinance, Bragado stated it is mainly directed toward agricultural clearing. It was initially adopted in 1996 to regulate movement of earth (grading) and vegetation (clearing) and includes limitations to address impacts to habitat, archaeological, aesthetics and erosion. It has been amended three times mainly in connection with watercourse issues. Norris stated that pursuing clearing exemptions and waivers would be a good idea he would support because lots of 2 to 4+ acres have seen current rules limiting fire protection, and fires cause greater negative environmental impact than strategic fire protection efforts. He approved of pulling clearing out of the grading ordinance.



<http://www.bcsbg.org>



BONSALL COMMUNITY SPONSOR GROUP

Dedicated to enhancing and preserving a rural lifestyle



G. INFORMATION ONLY ITEMS

- a. Copy of the voted-on correction of the Bonsall Standing Rules of Order from March 10, 2020 meeting of the Bonsall Sponsor Group has been sent to each member and County staff.
- b. Proposed project located at Old Highway 395 this Commercial Project will need a General Plan Amendment for a hotel, gas station, restaurant, and convenience store. It is expected that an exception to the height and setbacks will be applied to the development. Howard Justus, the project developer, was present to explain the land plan has been completed but no applications have been sent to the County yet. He stated the major use permit should be submitted before the end of the year, with an expectation that work could start in the 18-24-month range. Currently the property is zoned as SR10 and they will seek a General Plan amendment to reclassify the lot to allow the project to begin. Davis stated that he objects to General Plan amendments in general and sees this as having a negative impact on the I-15/Hwy 395 traffic interchange as well as taking away from the I-15 corridor aesthetic. Norris commented that the lot has a significant drainage feature which he believed required Caltrans to repair. He also mentioned the poor sight lines for exit/entry on Hwy 395 at that location. In response to Norris' question regarding the property infill, Justus said the initial projection may require 23,000-yard import of dirt. Andersen questioned what type of motel is planned for the property and if market analysis backs the need for one there given a motel exists near the next off-ramp. Justus stated that market analysis backs the need for a motel and the style of motel planned would be a 3-star "Courtyard" type motel. Morgan commented that she had received a supplemental application from the County for setbacks and the height of structures that is a requirement for the developer to address as a legal issue for the project. Justus answered that this would not have been in connection with anything the developer has submitted. Norris questioned the choice of project and asked if an alternate might not be considered, with Justus commenting that it would not suit residential use given the freeway proximity and was confident it could improve the area. Morgan reminded that propositions on the ballot could potentially affect such projects.
- c. The County of San Diego Code (Subdivision Ordinance) upcoming proposed amendment to Title 8, Division 1 of the ordinance will allow partial lien releases for subdividers to clarify reversions to acreage regulations. It will also allow subdivided properties to re-merged, reverting the land to an undivided parcel. The County Board of Supervisors are scheduled for a second reading on Wednesday October 21, 2020 at 9:00 a.m. Lauren Yzaguirre was present to explain the Board of Supervisors meeting was pushed back to Oct. 28th first and then another 2 weeks later. She reported that along with the two sections: lien release / partial lien, the ordinance will be clarifying what state map the act covers and will clarify reversions to acreage on sub-divided parcels.



<http://www.bcsbg.org>



BONSALL COMMUNITY SPONSOR GROUP

Dedicated to enhancing and preserving a rural lifestyle



- d. Solid Waste Ordinance held a workshop on September 1, 2020 that discussed changes that would align the ordinance with the requirements of state regulations on the County's waste diversion goals.
- All green materials and food waste for most single-family, multi-family, and commercial generator
 - Edible food recovery program requirements for larger commercial businesses to reduce disposal of edible food.
 - Record keeping and reporting requirements for food recovery organizations and services
 - Changes to requirements for collectors and recyclers
- e. County of San Diego Annual Road Resurfacing Bonsall will have one road resurfaced which is Mason starting at East Vista Way to terminus.
- f. County of San Diego Planning and Development is requesting comments to the changes to Chapter 2 of the Regulatory Ordinance, the Light Pollution chapter. The proposed changes new lighting standards in the Community Planning Areas of Borrego Springs and Julian to decrease light pollution by regulating light shielding. Light levels, light color, and sign illumination. Additional communities will be added to this ordinance.

H. ADJOURNMENT 8:54 PM

Respectfully submitted: Richard Hatano, Secretary



<http://www.bcsbg.org>

