

BONSALL COMMUNITY SPONSOR GROUP

Dedicated to enhancing and preserving a rural lifestyle



COUNTY OF SAN DIEGO BONSALL COMMUNITY SPONSOR GROUP REGULAR MEETING MINUTES

Tuesday, December 1, 2020

Zoom Meeting

<https://zoom.us/j/95351974200>

Meeting ID: 953 5197 4200

7:00 P. M.

Disclaimer Language

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

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

Absent: None

B. Pledge of allegiance: No pledge

C...Motion to approve Minutes of the BCSG meeting of November 10, 2020 by Anderson, second by Norris, unanimous approval

D. PUBLIC COMMUNICATION:

E. REPORT FROM BONSALL SCHOOL BOARD MEMBER: Larissa Anderson: School is open with no news (which is good)

E. ACTION ITEMS: (Voting Items)

- a. PARK LAND DEDICATION ORDINANCE (PLDO) – Nina Pisano, Senior Park Project Manager clarified all question regarding funding options for this next calendar year. Pisano discussed how the PLDO funds are accumulated by new residences or when developers supply funding for parks. BCSG has old funding (pre Jan 2019) \$1M163k, post Jan 2019 three sections of funding: park improvement \$229k, land acquisition \$290k, in lieu fee \$12k (used for either).



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In past years BCSG has recommended general improvement of River Park. 55 of 63 acres of Bonsall Park scheduled to be developed. Rio Prado Park (accessed by Dulin Road also planned for development as another active park consisting of sports fields (this park is partially located in Fallbrook). PLDO funding can only be used 25% for trails. Importance of trails vs. pathways because trails are entirely within park boundaries and pathways are in right of way. Bonsall Park is within the San Luis Rey Park. Norris: what are the opportunities for Bonsall Park, southern section on south of Old River Road (old date field) Pisano: It will be open space preserve with trails but without park development. PLDO cannot be used for feasibility study and has anything been decided for open space across 76 from Arco station. Morgan: that area is partially owned by the state as open space for the Highway 76 improvements/mitigation and the County with walking trails. Unknown if Fallbrook has submitted their list and if they want to fund Rio Prado Park, At this time the Bonsall Park is first in line for funding request by Parks to the Board of Supervisors. Bonsall PLDO is not sole source of funding for these parks. None of the Bonsall PLDO funding has been used yet. Pisano will verify that each year delineates a new 25% of funds avail. to trails.

There is an easement at Bonsall Bridge to Via Montello. There has been no feasibility study to connect Bonsall Bridge by trail to the Guajome Park or to the City of Oceanside proposed trail system. Faulk: What is total cost forecast for Bonsall Park in order to know if PLDO funds can be targeted to help complete the park. Pisano: still in design detail study before cost estimate but County will approach BCSG for their approval of PLDO funds for the park when near completion. Norris: PLDO is byproduct of development and Bonsall Park has been pushed to be completed while San Luis River Park does not. Morgan: would like to see PLDO used toward what can be completed first and the active park would help the community use Pisano: it can be used for finishing up design, for amenities. River Park does not have more than trail system planned for completion. Morgan: if 100% of our PLDO funds went into Bonsall Park, would it mean completion would happen sooner? Pisano: cannot predict it would but that it would help. Faulk motion: 100% of the PLDO funds to go to the Bonsall Community Park, 2nd by Anderson, unanimous

- b. Bonsall Park and the San Luis Rey Park – what PLDO funds can be used for which park or trails within Bonsall and features of each park this is based on our priority and the funding available when County has started the design work. Based on the 25% of funding for trails if the Bonsall Park has the trails completed based on the percentage and the following year or years funding can be allotted to the San Luis Rey Park for the trails.
- c. Election of Officers as the Chair and Vice-Chair are not requesting re-appointment to the Bonsall Sponsor Group an election is required. Standing Rules of Order state elections are held in September and needs to be changed to reflect December as the month of elections. Slate of Officers: Chair: Steve Norris

Vice-Chair: Larissa Anderson

Secretary: Dawn Apsley

Hatano motion to approve, Faulk 2nd, unanimous (Apsley will not be fully avail. until Feb.)



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G. INFORMATION ONLY ITEMS:

- a. Permit Streamlining Update – Mark Slovick, PDS or staff will be presenting
- Update on CEQA Submittal Requirements
 - Final Engineering Flexibility
 - Expanding Checklist Exemptions
- Slovick presents CEQA Submittal Requirements w/Ashley Smith for streamlining effort, this is a progress report for the year to the Co. Two categories to review: drainage studies and storm water analysis (how these can be improved) these were both being fully-engineer design details even before full plans, so recommendations to scale back to schematic analysis. Also asking for peer review for drainage study (from the people in the industry). Norris approves though asks for how developers will stick to schematic on restrictive projects / Slovick: this will be for private residential individuals and responsibility will be borne by them. Second effort: Subsequent Discretionary Permitting for when plans need to change (such as subdivision change, modification to project and minor deviations) Updating Zoning, Subdivision and Grading ordinances (making more uniform), Would not result in elimination of Trails, parks, roads, water supply, sewer, septic. State Code changes applied to these would not require re-review with Co. Expanded checklist exemptions: If project complies with checklists then time extensions could be ministerial instead of re-approval, site waivers would be expanded, expanded for existing site plans and streamlining violations to pass by checklist, shift discretionary permits to ministerial: zoning, fence... Davis: opposes increasing of time extensions and would favor resubmittal, time extensions are for 3 yr. with max of 6 yrs. Seeking to move to Engineering Self-certification for some common permits, property improvements. Proposed changes going to Co. by April and Aug. of 2021. Create Land Dev. Tech. working group
- b. Renewable Energy Overlay Project - Don Chase, PDS will be presenting the ordinance. This presentation was requested during last month's meeting. Don Chase/Scott Christman: present Co.'s Renewable Energy Development plans in unincorporated areas. Bd. of Supers. directed Co. staff to come up with options. Geographic analysis performed to identify feasible land for renewable energy development. Multiple constraints considered and yielded Large scale solar 1MW or greater, Large wind 10MW or greater, Combined wind/solar. Solar: 70 sq. mi in unincorporated areas could generate up to 6.5k GW hrs. per yr. (enough for 618k homes/yr). Wind: 53 sq. mi avail. could generate up to 950 GW hrs. per yr. (89k homes/yr). Combined: 70 sq. mi. available could generate up to 6.5k GW hrs. per yr. Looking at permit process improvements, Design Review Checklist and Exemption process, Renewable Energy zoning and Code update (to keep up with tech. to make approvals as possible). Meetings with community planning/sponsor groups, community members, energy industry, environmental groups. Analysis took into account burden on areas of county that have disproportionate energy development (social justice impact).



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Municipalities and jurisdictions are becoming more active as energy providers, whereas SDG&E is becoming more of a grid operator. SDG&E stepping away from power purchase, Net metering becoming more viable way to moderate grid and improve storage

- c. County's Planning & Development Services manages the Purchase of Agricultural Conservation Easements (PACE) Program to acquire permanent easements to promote the long-term preservation agriculture within the County. PACE Program Guidelines are posted on the counties web page at www.sandiegocounty.gov/pds/advance/PACE.html for public review.

H. ADJOURN 8:35

Respectively submitted: Richard Hatano



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