

# BONSALL COMMUNITY SPONSOR GROUP

*Dedicated to enhancing and preserving a rural lifestyle*



## COUNTY OF SAN DIEGO BONSALL COMMUNITY SPONSOR GROUP REGULAR MEETING AGENDA Tuesday, December 6, 2022 7:00PM

**Topic:** Bonsall Community Sponsor Group (BCSG)  
**Date:** Tuesday, December 6, 2022  
**Time:** 7:00 PM Pacific Time (US and Canada)  
**Platform:** Online – See information below

Join Zoom Meeting:

<https://zoom.us/j/98850240728?pwd=UTIRLzArb0pkcklLSEtsMzF3d0FTQT09>

Join by phone: (669) 900-6833 or (253) 215-8782

Meeting ID: 988 5024 0728

Passcode: 516578

### A. CALL TO ORDER

BCSG applicants – Three applications have been submitted.

### B. APPROVAL OF MINUTES: October 18, 2022

### C. PUBLIC COMMUNICATION: For any item not on the agenda

### D. REPORT FROM BONSALL SCHOOL BOARD

### E. ACTION ITEMS: (Voting Items)

1. Appointment Recommendations

2. Election of Officers for 2023

### F. INFORMATION ONLY ITEMS

1. Park Land Dedication Ordinance (PLDO) Priority List

2. Bonsall Oaks – Improvement Agreement Extension Request

This request provided the developer an additional two years to complete the project and install the improvements (roads and utilities).



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## 3. Vista Palisades Estates Continued from October 18, 2022

Seventeen Lot Major Subdivision ---No. of lots proposed = 17

Zoning: Residential RR

General Plan: Rural Lands (RL-20)

Acre(s) 73.29

Owner/Applicant: Program Resources Inc., a Nevada Corporation

Engineer: BHA, Inc

Project Site Address: Rancho Elevado Rd.

APN#(s) 172-110-60&61; 174-320-03&04

[PDSZoningPermitCounter@sdcounty.ca.gov](mailto:PDSZoningPermitCounter@sdcounty.ca.gov)

5510 Overland Ave, Suite 110, San Diego, CA 92123

Copied from March 2016 BCSG Agenda:

TM 5158 PDS 2016 Time Extension Project name is Palisades Estates located on Elevado Road 7 parcel Numbers semi-rural residential 383.96 acres with 36 dwelling units on 36 lots. Project has been languishing since 2002 when we first reviewed the project. Project forms have been incorrect and still need to be corrected.

## 4. Ocean Breeze Ranch - TM5615TE, MUP16-012TE

The applicant is proposing a time extension for the project; no changes to the project or conditions are proposed. The project was approved on December 13, 2019, and will expire on June 13, 2023, unless certain conditions are satisfied, or the project receive a time extension.

The Ocean Breeze Ranch project ("Proposed Project"), submitted in 2016, consists of 396 proposed residential lots and an existing private equestrian facility located in the Bonsall and Fallbrook Community Plan areas. The equestrian facility is an existing use and will continue to operate with proposed minor improvements. Zoning throughout the approximately 1,403-acre site consists of Village Residential (RV), Limited Agricultural (A70), and Open Space (S80).

The TM (PDS2016-TM-5615) and MUP (PDS2016-MUP-16-012) will subdivide the 1,403-acre site into 396 residential lots. The additional MUP (PDS2016-MUP-16-013) will allow for an approximately 203-acre private equestrian facility, which is currently operating as an un-permitted use on the project site. A STP (PDS2016-STP-16-032) is required due to the "B" special area designator, ensuring the planned development is reviewed for community design consistency.

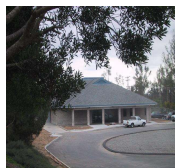
Record IDs: PDS2016-TM-5615, PDS2016-MUP-16-012/013, PDS2016-STP-16-032

Supporting Documentation, including CEQA documents:

<https://www.sandiegocounty.gov/pds/ceqa/OBR.html>



[www.sandiegocounty.gov/content/sdc/pds/gpupdate/comm/bonsall.html](http://www.sandiegocounty.gov/content/sdc/pds/gpupdate/comm/bonsall.html)



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5. Vista Valley Country Club Pool
6. Public Works – Trash in Public right-of-way
7. Fire Protection
8. BCSG Meeting on January 3, 2023 - In person?

## G. ADJOURN

### Disclaimer Language

#### **Public Disclosure**

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