

BONSALL COMMUNITY SPONSOR GROUP

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COUNTY OF SAN DIEGO BONSALL COMMUNITY SPONSOR GROUP

REGULAR MEETING MINUTES

Tuesday, March 5, 2013

7:00 P.M.

31505 Old River Road

Bonsall, California

1. ADMINISTRATIVE ITEMS:

A. Roll:

PRESENT: Morgan, Zales, Rosier, Davis, Lintner, Norris

ABSENT: Carullo-Miller

B. Pledge of Allegiance:

C. **Approval of Minutes** of February 5, 2013 Motion by Davis 2nd by Lintner

D. Public Communication: Fox Run residents were updated on the Olive Hill project with a question and answer session on the 2006 Approved project.

E. ACTION ITEMS:

A. Accretive Investment/Lilac Hill Ranch

Please see attached four pages response to this project is addressed to Mark Slovick

B. Staff requested a vote by the Bonsall Sponsor Group on the Housing Element Update:

Deny proposed increase of density on these parcels for any reason. Moderate Homes should be discussed based on the current Bonsall Community Plan and not informed by staff as to where the density will be located. Issues such as an over burden at this location and walking over ½ mile to public transportation are jus the starting part of a discussion that is requested. Motion by Zales 2nd by Davis.

F. GROUP BUSINESS

1. Announcement and Correspondence Received from resident in the Fox Run Neighborhood was discussed under Public Communication.



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2. Discussion Items: Golf Green Estates and Planning Commission meeting
Davis reported that the project was approved and that a study regarding the FEMA and County of San Diego Flood Plain maps need to be completed prior to the development of the 34 homes currently designed in the Flood Plain and Flood Way.
3. Sub-Committee Reports: None
4. Meeting Updates:
Next Bonsall Sponsor Group meeting will be held April 2, 2013 at 7:00 PM.

G. ADJOURN: 8:30 PM.

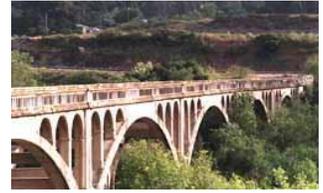


<http://www.bcs.org>



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CORRECTED SUBMITTAL

March 8, 2013

Mark Slovick, Land Use Environmental Planner

County of San Diego, Planning and Development Services

RE: Response to the Second Revised submission of Lilac Hills Ranch dated (3/5/13)

SP 12-001, TM 5571 RPL2, TPM 5572 RPL2

QUESTION:

Please respond to the following question that staff listed on the Project Issue Checklist Item No. 430 Section 1.8.1

Please respond to the projects "Growth Inducement" commensurate with staff's stated comments referenced above. Further, the Bonsall Community Sponsor Group is requesting applicant to provide the answer as to how this Growth Inducement is consistent with the property surrounding the project site and the Community Development Model.

COMMENTARY

The County of San Diego General Plan is a compilation of over a decade long effort and which sets forth the vision of growth in the County over the next several decades. During the development of the new general plan, extensive public input was solicited. Because of the size of the County, and the recognition that the "County" is comprised of numerous distinct "Communities", the development of the general plan was primarily performed at a community level; those community visions were ultimately combined to create a global general plan for the County.

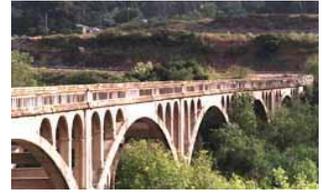
The Community of Bonsall, which per the recently adopted Community Plan is characterized as a rural equestrian community of large acreage residential lots, with a concentrated commercial- urban center along a portion of Highway 76. Radiating out from the urban core are primarily residential properties of decreasing density. The typical residential property in Bonsall is large acreage (typically 1+ acre), which blends with and facilitates farming and agriculture related activities. Along the eastern flank of Bonsall is Interstate I-15, which is considered a scenic stretch of highway due to combination of the scenic views, unique rolling terrain, slopes planted with avocado trees, undeveloped natural terrain and the rainbow bridge.

As given in the land use elements of the General Plan, buffer of large acreage residential and agricultural properties is maintained along the I-15 corridor, with the recognition that if the hills were graded down and transformed into non-natural landforms, and high density residential construction, the community of Bonsall, and the scenic assets (including the Rainbow Bridge) along the I- 15 Interstate would be forever changed.



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The Lilac Hills Ranch project is a growth inducing project that threatens to bust, and forever alter, the rural community character of west Valley Center and eastern Bonsall. The project is grossly inconsistent with land use and density considerations contemplated in the newly adopted General Plan, and Community Character as put forth in the Community Plan.

According to the California Environmental Resources Evaluation System website “A specific plan is a tool for the systematic implementation of the general plan. It effectively establishes a link between implementing policies of the general plan and the individual development proposals in a defined area.” Under a prudent specific plan, the currently land use and density considerations of the general plan would be considered, and to a large extent maintained, but reconfigured to allow for the preservation of natural landforms and biology, and to create the specific texture of the development. The Lilac Hills Ranch project however, proposes to throw out any the land use and density considerations of the general plan, and instead impose a high density urban development in the heart of now rural county sites. The project will be the cornerstone of future high density development on neighboring properties (why not?), and will forever change the character of Bonsall (a true Community Buster).

Despite the exhaustive and comprehensive comments by County staff specific to the growth inducing issue, which the Bonsall Community Sponsor Group appreciates, the applicant has not specifically or satisfactorily responded to the growth inducing issue. Although a development of this type may not be considered a significant impact in other “densified” areas of the County, it is in the rolling rural hills of Bonsall. The cumulative impact of allowing an urbanized development, with new sewage treatment facilities, cannot be reasonably mitigated, and will set the cornerstone for similar projects.

CASE LAW

CASE LAW AND REFERENCES

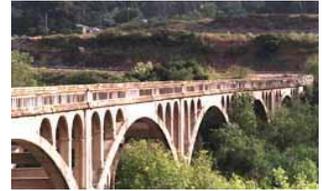
Per Title 14. Natural Resources; Division 6. Resources Agency; Chapter 3. Guidelines for Implementation of the California Environmental Quality Act; Article 9. Contents of Environmental Impact Reports; § 15126.2. Consideration and Discussion of Significant Environmental Impacts.

- (d) *Growth-Inducing Impact of the Proposed Project. Discuss the ways in which they could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Included in this are projects which would remove obstacles to population growth (a major expansion of a waste water treatment plant might, for example, allow for more construction in service areas). Increases in the population may tax existing community service facilities, requiring construction of new facilities that could cause significant environmental effects. Also discuss the characteristic of some projects which may encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively. It must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment.*



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- (a) ----Direct and indirect significant effects of the project on the environment shall be clearly identified and described, giving due consideration to both the short term and long-term effects. The discussion should include relevant specifics of the area, there sources involved, physical changes, alterations to ecological systems, and **changes induced in population distribution, population concentration, the human use of the land (including commercial and residential development), health and safety problems caused by the physical changes, and other aspects of the resource base such as water, historical resources, scenic quality, and public services.** The EIR shall also analyze any significant environmental effects the project might cause by bringing development and people into the area affected. For example, an EIR on a subdivision astride an active fault line should identify as a significant effect the seismic hazard to future occupants of the subdivision. The subdivision would have the effect of attracting people to the location and exposing them to the hazards found there. Similarly, the EIR should evaluate any potentially significant impacts of locating development in other areas susceptible to hazardous conditions (e.g., floodplains, coastlines, **wildfire risk areas**) as identified in authoritative hazard maps, risk assessments or in land use plans addressing such hazards areas.

Note: Authority cited: Sections 21083, 21083.05, Public Resources Code. Reference: Sections 21002, 21003 and 21100, Public Resources Code; Citizens of Goleta Valley v. Board of Supervisors, (1990) 52 Cal.3d 553; Laurel Heights Improvement Association v. Regents of the University of California,(1988) 47 Cal.3d 376; Gentry v. City of Murrieta (1995) 36 Cal.App.4th 1359; Laurel Heights Improvement Association v. Regents of the University of California (1993) 6 Cal.4th 1112; and Goleta Union School Dist. v. Regents of the Univ. Of Calif (1995) 37 Cal. App.4th 1025.

AND

State of California – Supreme Court Case: CITIZENS OF GOLETA VALLEY, et al., Plaintiffs and Appellants, v. BOARD OF SUPERVISORS OF the COUNTY OF SANTA BARBARA, et al.,

The Legislature has mandated that every county and city must adopt a "comprehensive, long-term general plan for the physical development of the county or city, and of any land outside its boundaries which in the planning agency's judgment bears relation to its planning." (Gov.Code, s 65300.) The general plan has been aptly described as the "**constitution for all future developments**" within the city or county. (O'Loane v. O'Rourke (1965) 231 Cal.App.2d 774, 782, 42 Cal.Rptr. 283; Friends of "B" Street v. City of Hayward (1980) 106 Cal.App.3d 988, 997, 165 Cal.Rptr. 514; deBottari v. City Council (1985) 171 Cal.App.3d 1204, 1212-1213, 217 Cal.Rptr. 790.) "[T]he propriety of virtually any local decision affecting land use and development depends upon **consistency with the applicable general plan and its elements.**" (Resource Defense Fund v. County of Santa Cruz (1982) 133 Cal.App.3d 800, *571 806, 184 Cal.Rptr. 371.) To be sure, the general plan is not immutable, far from it. But it may not be trifled with lightly, as the limitation on the number of amendments to the general plan in any calendar year attests.



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SUMMARY

The Bonsall Sponsor Group has read and supports all of the comments put forth by the Valley Center Design Review Board and the comments submitted by the sub-committee of the Valley Center Planning Group. We understand it is yet to be approved by the full Valley Center Planning group at their next meeting.

Please realize that all of the previous comments submitted are still in force by the Bonsall Sponsor Group and answers are requested however, we are very interested in an answer to our major question as stated in paragraph one of this submission.

Submitted by: Margarete Morgan, Chair

Bonsall Sponsor Group

