

BONSALL COMMUNITY SPONSOR GROUP

Dedicated to enhancing and preserving a rural lifestyle



SPECIAL MEETING AGENDA
Tuesday, November 12, 2019
Bonsall Community Center
7:30 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.

THE BONSALL COMMUNITY SPONSOR GROUP ANNOUNCES A VACANCY NOTICE
THOSE WISHING TO APPLY TO BECOME A MEMBER CONTACT THE
CHAIR AT 760-630-7070

SPECIAL MEETING OF THE BONSALL DESIGN REVIEW BOARD MEETING

- A. ROLL CALL:
- B. PLEDGE OF ALLEGIANCE:
- C. PUBLIC COMMUNICATION: For any item not on the Agenda.
- D. ACTION ITEMS: (Voting Items)
 - A. MUP PDS2016- MUP-16-012 Ocean Breeze Ranch. This project is a 400- home development located on West Lilac Road in Bonsall. The Architectural Drawings for the project will be reviewed to conform with the "B" designator.
- E. ADJOURN.

Bonsall Sponsor Group meeting will follow.



<http://www.bcsbg.org>



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THE BONSALL COMMUNITY SPONSOR GROUP
SPECIAL MEETING AGENDA
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Bonsall Community Center
8:00 P. M.
31505 Old River Road
Bonsall, California

A. ACTION ITEM (Voting Items)

- a. 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. Traffic Impacts
 - 2. Voting on project

B. ADJOURN



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OCEAN BREEZE RANCH
Proposed Language for Traffic Funding Contribution

11/12/19

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

1. OBR has applied to the County of San Diego (County) for approval of a tentative subdivision map, and two major use permits, to develop the real property located at 5820 West Lilac Road, Bonsall, California (Project);
2. The Project is subject to the approval of the County Planning Commission;
3. A decision by the Planning Commission may be appealed to the County Board of Supervisors (Board), which appeal, if filed, would cause OBR to incur additional time and cost in obtaining the Board's approval of the Project;
4. A decision by the Board may be challenged in a court of law, which challenge, if filed, would cause OBR to incur further additional time and cost in obtaining a judicial decision in favor of the Project as approved by the Board;
5. OBR will provide as a Project feature a traffic operations improvement to extend the dedicated lane for southbound, right hand movements at the intersection of West Lilac Road and Camino Del Rey (WLR/CDR);
6. 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:

7. Provided that OBR is able to conserve Project funds by savings represented by the following prerequisites, OBR agrees to a contribution of funds for traffic improvements to CDR/ORR in the amount of \$1,000,000 (One Million dollars) (Contribution).
8. Prerequisites to OBR's payment of the Contribution:
 - A. BCSG, as an organized body shall have voted to approve and support the Project, associated CEQA document, and all other associated Project components;

B. The County Planning Commission shall have voted to approve the entire Project, including the tentative subdivision map, two major use permits, the associated CEQA document, and all other associated Project components;

C. The County Planning Commission decision on the Project shall not have been appealed by the BCSG or any other organized entity or individual, to the Board;

D. The County shall not have imposed a requirement for OBR to improve the intersection of CDR/ORR;

E. No legal challenge 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's decision on the entire Project or any component of the Project, including the tentative subdivision map, the two major use permits, the associated CEQA document, or any of the other Project components.

9. Provided that all of the prerequisites to OBR's payment of the Contribution set forth in Section 8 above have been met, OBR or its successor shall pay the Contribution to the County after the first final subdivision map has been approved by the County, but prior to recordation of said map.

10. OBR shall pay the Contribution to the County in accordance with such agreements or procedures that the County may require to assure that the Contribution is held by the County in an interest-bearing, non-comingled account, and to ensure that the County is prohibited from reallocating the Contribution for use on any other improvement, in Bonsall or any other location, without the prior express written consent of the BCSG.