

# BONSALL COMMUNITY SPONSOR GROUP

*Dedicated to enhancing and preserving a rural lifestyle*



## COUNTY OF SAN DIEGO BONSALL DESIGN REVIEW BOARD

REGULAR MEETING MINUTES  
TUESDAY February 7, 2012  
7:20 P.M.  
3150 Old River Road  
Bonsall, California 92003

1. **ADMINISTRATIVE ITEMS:**

A. Pledge of Allegiance

B. Roll:

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

ABSENT:

C. Corrections to agenda

- None

D. Approval of the Minutes for the meeting of January 3, 2012

E. Public Communication on non-agenda items.

None.

2. DEPARTMENT OF PUBLIC WORKS COUNTY OF SAN DIEGO

DPLU has changed the curvature of Camino del Rey and presented the new concept. Crosswalk in relationship to Golf Green Estates and the Bonsall Elementary School located on Old River Road was not established but still under consideration. Concern was raised that with the widening of Old River Road parents will drop off and pick up children with the new design causing major traffic problems and safety issues. Road fencing options were discussed and DPLU will be returning with new concepts.

3. TM 5498 GOLF GREEN ESTATES

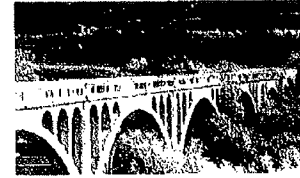
Issue with fencing and path for kids to walk to school from western section of the project as the design presented was not a good visual for children to walk for safety. Path would block line of sight by and around the "Parker" property. Hill on Camino del Rey will be omitted and fencing with low grade will replace it. Trees along 20ft area by road will mostly block view of homes. Setback of 22 ft from right away with side setback of 5 ft and rear of 25ft. Power is undergrounded.

Hydrology is still an issue and water has not been secured from Rainbow Water with a will serve letter.



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Page 2 Continued TM 5498 Golf Green Estates

The projects design with several lots looking into other back, side or front yards is a major design issue flaw. Clusters of houses that are recommended to be redesigned or eliminated were called out. Traffic is still an issue on the west side of the project crossing Old River Road.

Norris: stated that houses, landscaping were OK to him, however he has a problem with lot configuration of lots 78, 79, 80, 81, 65, 66, 67, 21 and 22 and overall density.

Davis: Concern with proposal of two traffic lights in the area and the problems that will arise.

Morgan: East side needs adjusting to eliminate sites that are clustered and view into each others lots. As the Bonsall Community Plan states that no development will occur in the flood plain the entire west side should be eliminated

Norris: Another issue is that the east side could become a traffic problem with residents Cutting through from Old River Road to Camino del Rey to avoid the signal light. A Gate might be warranted.

Motion by Norris: to support design elements house architecture landscape, wall types, fencing, monument signs. Second by Zales: vote: Yes 3 No 2 motion did not pass.

Elements of design were voted on in a singular fashion.

Norris: Motion to accept/support proposed road improvements proposed by staff with condition of block type on retaining wall and with regard to fencing details discussed with applicant. Second Zales: vote Yes 3 No 2 motion passed

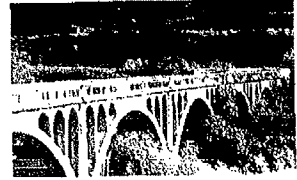
Norris: Motion to accept Architecture as proposed generally consistent with the Bonsall Design Review Guidelines as component elements. Second Zales: vote Yes 3 No 2 motion passed.

Norris: Motion to accept landscaping. BDR has proposed improvements and review the Palms as part of the design. Second Zales: vote Yes 4 No 1 motion passed.

Norris: Motion BDR site plan configuration is inconsistent with BDR guidelines specifically lots 78, 79, 80, 81, 65, 66, 67, 21 and 22. These lots are oriented in a conflicting manner where neighbors view back yards side yards and front yards of neighbors therefore we do not support current plan as staggered lots and large lots are the goal of the Bonsall design. Second Zales: vote Yes 4 No 1 motion passed.



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4. COUNTY OF SAN DIEGO SINGLE-FAMILY RESIDENTIAL DESIGN GUIDELINES  
Norris and Morgan will prepare comments based on brief discussion at meeting due to time constraints. Motion by Norris Second by Zales motion passed Yes 5 No 0.

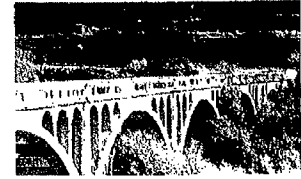
ADJOURNMENT: 8:20 PM.



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**COUNTY OF SAN DIEGO BONSALL COMMUNITY SPONSOR GROUP**

REGULAR MEETING MINUTES  
TUESDAY February 7, 2012  
8:20 P.M.  
31505 Old River Road  
Bonsall, California 92003

**1. ADMINISTRATIVE ITEMS:**

**A. Roll:**

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

**B. Corrections to agenda**

- None

**C. Approval of the Minutes: January 3, 2012 Motion by Davis second by Norris passed.**

**D. Public Communication on non-agenda items.**

None

**2. PLANNING AND LAND USE (Voting Items)**

**A. TM 5498 Golf Green Estates**

Question was asked as to what market demography is the project designed? Davis read his comments that will be sent with motion sheets and minutes.

Norris: motion BCSG does not support current plan due to lot configuration that is inconsistent With the Bonsall Design Review Guidelines and the Bonsall Community Plan. Cross reference BDR lot numbers of 78, 79, 80, 81, 82, 66, 67, 21, and 22. Calle De Estrella access potentially would be used as access because of bottle neck at school and signal lights proposed. BCSG recommends this portion of road be made private to limit access to the portion of property. adequate clarification with specific hydrology studies regarding grading and landform configuration in the western flood plain area. Second Zales: Yes 5 No 0 motion passed

**B. TM 5346 Dabbs Tentative Map –** Continued waiting on letter from Deer Springs Fire Protection District – meeting held with Cathey Solo Fire Marshal and Chris Amestoy District Fire Chief.

**C. COUNTY OF SAN DIEGO SINGLE FAMILY RESIDENTIAL DESIGN GUIDELINES**

Norris and Morgan will prepare comments based on brief discussion at meeting due to time constraints. Motion by Norris Second by Zales motion passed Yes 5 No 0.



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### D. GENERAL PLAN PROPERTY SPECIFIC REQUESTS WORKSHOP

Norris: motion to support existing zoning, per General Plan, Bonsall Community Plan and Staff retaining 1/10 for this area of our community and not lose any more agricultural land in the area.

Bonsall Study Area 1 encompasses 855 acres of land

- Farmland of Local Importance: 82 acres
- Farmland of State Importance: 146 acres
- Prime Farmland: 7 acres
- Total= 235 acres of impacted Ag Lands

Second Davis: Vote Yes 5 No 0 motion passed.

### 3. PERMITS AND VARIANCES (Nothing submitted)

### 4. COUNTY ITEMS:

A. Red Tape Task Force discussion regarding chair's meeting and the bullet points that were Recommended. Norris: motion to support points and support Morgan and other chairs with additional point of clarity on what agencies was referenced in point 8 of the original text.

Second Davis: Vote Yes 5 No 0 motion passed.

B. Form 700 – supplied to members.

C. Bonsall Community Right of Way Development Standards

Brand or provide Community identity, Grants, standards, Suggestions: Application for Bonsall Community Right of Way Development Standards. Place on next months Agenda as voting item.

### 5. REPORTS:

Meeting reports were not made as time did not allow.

6. ADJOURNMENT: 9:50 PM.



