

BONSALL COMMUNITY SPONSOR GROUP

Dedicated to enhancing and preserving a rural lifestyle



COUNTY OF SAN DIEGO

BONSALL COMMUNITY SPONSOR GROUP

Regular Meeting Minutes

Tuesday, March 1, 2022

7:00 PM Pacific Time

Zoom Meeting Online - Bonsall, California

A. CALL TO ORDER

Present: Steve Norris, Larissa Anderson, Richard Hatano, Dawn Apsley

B. PLEDGE OF ALLEGIANCE

No pledge

C. APPROVAL OF THE BONSALL COMMUNITY SPONSOR GROUP MINUTES FOR THE MEETING OF FEBRUARY 1, 2022. Motion by Anderson. Second by Norris.

VOTE: Aye: 4 No: 0 Abstain: 0 Absent: 1

D. PUBLIC COMMUNICATION

A woman who is a Parent Advocate mentioned that the Board of Supervisors had a meeting this morning, and it was difficult to locate any projects for Bonsall on the 12-page list of Capital Improvement Projects.

A woman who was a Public Health Practitioner mentioned the predatory marketing of the tobacco industries and her concern that marijuana is no different.

E. REPORT FROM BONSALL SCHOOL BOARD MEMBER: Larissa Anderson

Anderson stated that the Bonsall Unified School District (BUSD) is working on improving traffic flow at Bonsall Elementary School, and Superintendent Joseph Clevenger was able to attend this meeting to provide an update regarding traffic challenges.

Superintendent Clevenger stated that it's typical to have some congestion at pick up and drop off at schools. Houses were built around Bonsall Elementary School and across Old River Road, and in the future, a large county park will be built in the Bonsall preserve area across from Bonsall Elementary School along Camino Del Rey. Increased car traffic is challenging, but increased foot traffic due to the new housing development is a concern. He displayed a map with an aerial view of Bonsall Elementary School and the surrounding area and used a cursor to show what he talked about.



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Supervisor Clevenger explained that there is a sidewalk near the houses by the traffic light on Calle de las Brisas, but there are big concerns about foot traffic along Camino Del Rey where there are no sidewalks. The school entrance is currently near the triangle intersection where Camino Del Rey and Old River Road meet. At some point, accessing the elementary school through the new campus gate on Ave del los Pinos will be available, but it is currently closed.

When Bonsall Community Park is built, the main parking entrance for the park will be located at Camino de las Brisas, and sidewalks will be installed from the south end of the Camino Del Rey Bridge along the north side of Camino Del Rey to the corner of West Lilac Road.

The only stretch of sidewalks near Bonsall Elementary School are on the south side of Camino Del Rey along the backyards where new houses were built on Ave de los Pinos. This is a tremendous concern as quite a few families are walking their children along the south side of Camino Del Rey toward oncoming traffic to the school entrance. Two fatalities have occurred directly in front of the school in this area over the past two years. Though the accidents didn't involve children, we are having more and more foot traffic. There is also more foot traffic coming across Old River Road to the elementary school from the houses on Avenida De Las Vida and Calle De Las Rosas.

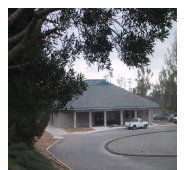
There is a need for safe passage for children to get to school. The BUSD is currently working with County Supervisors, the County Traffic Team, the Development Team, the County Parks Team, and the Ocean Breeze Developers. The BUSD would like sidewalks to be installed along the front of the elementary school property on Old River Road and Camino Del Rey from Calle de las Estrellas to Camino de las Brisas. They are also working with the County Supervisors and the County Traffic Team regarding funding.

Norris stated he would support a sidewalk concept, but not the County standard sidewalk. He would like the proper detail for the community. He provided an example by showing a photo along Twin Oaks Valley Road in San Marcos that displayed a walkway with wood/cable fencing that reflected the look of the community. He wants something different from a conventional sidewalk. Hatano agrees with the need for safety due to the amount of houses around the school.

Norris also stated that this is a sore point for the community. He is disappointed the County did not bring the BCSG in regarding this matter. He does agree with the objective to provide safe passage to the school and park.



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Superintendent Clevenger is happy to communicate back with details and loop a BCSG member into their monthly meetings. Norris nominated Apsley, and Apsley agreed that she could attend.

Norris asked about opening the back gate on Ave de los Pinos for car access. Superintendent Clevenger stated that the street is not on the County public registry yet, but they plan to use it when they can to alleviate traffic congestion and safety concerns.

Superintendent Clevenger also stated that the BUSD and SD County were informed that the Ocean Breeze development has pulled out.

F. ACTION ITEMS (Voting Items)

1. PDS2021-ZAP-99-021W1 – AT&T N0345-15 at Lilac

Continued from February 1, 2022

AP Wireless Infrastructure Partners LLC would like to update the existing monopole located at 31972 Palos Verdes Drive in Escondido, CA (near the 395 on-ramp going north and parallel to I-15 and Rocking Horse Road).

Record ID: PDS2021-ZAP-99-021W1, PDS2021-ER-99-02-036A

APN: 127-061-01-00

An e-mail was received from Tara Carmichael requesting that they would like to be rescheduled to present their information at the next BCSG meeting.

Motion by Norris to defer the project until the next meeting. Second by Anderson.

VOTE: Aye: 4 No: 0 Abstain: 0 Absent: 1

2. PDS2021-STP-21-024 Site Plan, Norouzi Residence

Continued from February 1, 2022

Homayoun Norouzi would like to build a 4-bedroom, single-family residence with a detached garage, and install a pool, pool house, ground mounted solar array and a septic system. The location will be on Aerie Heights Road in Bonsall, California.

Record ID: PDS2021-STP-21-024 and PDS2021-ER-21-02-006

Grading Permits: PDS2021-RESPRI-000294 and DEH2021-LOWTS-013577

APN: 127-141-43-00

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Norris asked about any outstanding permit issues. The Contractor, Charles Heincy, replied no.

Apsley made an appointment with Heincy and went out to the property and took pictures. She presented a presentation with 34 photos of the property that included the driveway, house pad, berm, open space, and where neighbors are located.

A neighbor, Jim, who is a Private Investigator, expressed concerns regarding having a project Engineer, building in a fire area, and rainwater control. Heincy informed us that an Engineer is on the project, and all documentation has been submitted and is available. Mr. Norouzi stated he has six Engineers on the project, and the house is a family residence.

Based on the pictures and information presented, Hatano and Anderson have no concerns.

Motion by Apsley to support the project as a family home. Second by Hatano.

VOTE: Aye: 4 No: 0 Abstain: 0 Absent: 1

3. PDS2021-MUP-90-008M2 – Starbucks at River Village

There is a request to build a 2,266 square foot coffee shop with a drive-through window and a 320 square foot patio at the corner of 76 and Mission Road located in the River Village Center in Bonsall, California.

A Discretionary Permit Application to build a Starbucks with a drive thru and a Supplemental Application for a Minor/Administrative Deviation to increase the restaurant percentage of gross floor space from 9% to 14% was filed with the San Diego County PDS on February 3, 2022. The project is called Starbucks at River Village and would be located at 5256 South Mission Road, Bonsall, CA.

Plans received by SDC PDS on 02/03/22:

Overall Site Plan AS0.1 dated 11/22/21

Site Plan AS1.0 dated 11/22/21

Exterior Elevations dated 11/22/21

Minor Deviation Attachments: 1, 1-A, 1-B

Record IDs: PDS2021-MUP-90-008M2, PDS2021-AD-21-023

APNs: 126-230-07, 126-230-62, 126-230-63

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Jim Chagala, a Planning Consultant and the Project Contact Person, provided a slideshow presentation. The Major Use Permit on file for River Village, P90-008, was approved on September 13, 1990. It required 728 parking spaces for the River Village buildings that consisted of 160,665 square feet and limited restaurants to 9% of the gross floor area.

The Starbucks building will be 2,266 square feet with a dining area, food prep area, storage, and restrooms. No patio will be built. The drive thru area requires accommodating eight vehicles, but room was made for 11 vehicles. Elevations for all four sides of the building were shown.

The project would require 66 of the 728 parking spaces located in River Village. The southwest parking lot area has 179 spaces and is underutilized. Over a period of 12 years, 14 historical aerial pictures of the southwest parking lot were selected, which showed between 20 to 59 vehicles in each photograph. The average number of vehicles was 34, amounting to 20% of parking spaces being utilized. This leaves an average of 144 parking spaces not being used. Based on the "Table B Parking Schedule" shown in the presentation, 44 parking spaces for the building plus 22 required parking for a stand along fast-food restaurant equals 66 parking spaces. After construction, 179 minus 66 means that 113 parking spaces will be available, which is a 9% change and falls within the 10% allowance of the Minor Deviation Permit.

Hatano asked about taking a survey of the River Village tenants. Chagala replied no. Hatano asked about maximum occupancy? Chagala did not know, but said the dining area was small. Hatano also stated that the building looks like a typical Starbucks, but it should look like it has not been changed to match the architecture of River Village.

Anderson asked about the history of this project. Chagala began looking at this project in 2018, so they went back 10 years from 2018 regarding parking. Anderson asked about traffic patterns and future population growth. Chagala stated that the grocery store requires 77 parking spaces, but after construction, there will be 113. Anderson also mentioned that special events with the Chamber of Commerce take place throughout the year in the parking lot. She also asked about other applicants for a coffee shop in River Village. Chagala was not aware of any.

Norris stated the parking looks good, and will probably not cause a lot of problems with the exception of the first entrance into River Village from Mission Road. It is very narrow for two vehicles coming and going, and a couple more feet would be helpful. Norris also stated that the theme regarding design and architecture is not correct.

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Apsley likes the coffee shop idea for the community and the parking looks conducive. She agrees that the first entrance off Mission Road needs to be wider, especially for larger vehicles. Photosims for the trash area are needed, and after driving around to several other Starbucks, Apsley noticed that the exterior of the buildings are not well maintains, specifically regarding peeling paint and splitting wood. She asked who would own the building and maintain the exterior of the building. Chagala said Starbucks will rent the land, but he doesn't know who would own the building.

Apsley stated that the stucco colors are not correct, and the doors and lights on the building need to be addressed. Regarding the cement wall, she would like a photosim showing what it would look like as a plain cement wall will not look good. Chagala stated the cement wall will be about three feet high.

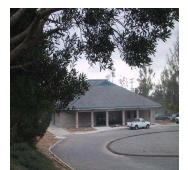
Apsley mentioned there will be more congestion in front of Daniel's Market by the first entrance by the pedestrian crosswalk into the parking lot. During business hours and the large amount of traffic on the 76, she anticipates the drive thru line will exceed 14 cars, which will begin blocking parking spots, and will probably exceed 18 or 19 cars blocking the area in front of Daniel's.

Norris pulled up pictures of River Village and stated it has a Santa Barbara look with red tile roofs, various colors of awnings, and various features on different buildings based on the area within River Village. He also stated the elevations show stone, and he's not aware of stone in River Village.

Norris, Apsley, Hatano and Anderson can support the project, but the design aesthetics need to be revised.

Motion by Norris to defer the project pending receipt of pending elevations. Second by Anderson.

VOTE: Aye: 4 No: 0 Abstain: 0 Absent: 1



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F. INFORMATION ONLY ITEMS

1. Bonsall Community Park

Norris stated he would like San Diego County to provide an update on Bonsall Community Park.

2. Future BCSG Meetings in Person or Virtual

Norris stated that he would like the next BCSG meeting to occur virtually. The members agreed.

G. ADJOURN at 8:33pm

Respectfully submitted,
Dawn Apsley, Secretary

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