

# BONSALL COMMUNITY SPONSOR GROUP

*Dedicated to enhancing and preserving a rural lifestyle*



## COUNTY OF SAN DIEGO

### BONSALL COMMUNITY SPONSOR GROUP

Regular Meeting Minutes

Tuesday, May 3, 2022

7:00 PM Pacific Time

Zoom Meeting Online - Bonsall, California

#### **A. CALL TO ORDER**

Present: Steve Norris, Larissa Anderson, Richard Hatano, Dawn Apsley, Gary McGiboney (arrived late, but in time to vote on action items)

#### **B. APPROVAL OF THE BONSALL COMMUNITY SPONSOR GROUP MINUTES FOR THE MEETING OF MARCH 1, 2022. Motion by Anderson. Second by Norris.**

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

#### **C. PUBLIC COMMUNICATION**

A woman who attended one of the Board of Supervisor meetings wanted to share that SD County is holding sponsoring listening sessions, and she attended one in San Diego. The parents who attended were concerned about social equity and the transition from high school to the next step. They don't have the information they need to help their children transition, and a recommendation was made about providing information at the community centers.

BCSG member, McGiboney, arrived.

#### **D. REPORT FROM BONSALL SCHOOL BOARD MEMBER: Larissa Anderson**

Attendees:

Joseph Clevenger, BUSD Superintendent

Caroline Brown, EH&A Consultant for Bonsall on their Facilities and Planning Program

Zhoubir Ouadah, SD Traffic Engineer

Stephanie Kopplin, Sr. Park Project Manager, Dept. of Parks & Recreation

Supervisor Clevenger explained that traffic flow near Bonsall Elementary School is cumbersome and potentially dangerous, and the BUSD wants to improve the flow of traffic.

Brown provided a slide show presentation. An aerial map showed a Bonsall Elementary School Site Plan with vehicle entry ways and exits, traffic flow, drop off/pick-up zone, signalized intersection and pedestrian access needs. The County and Site Leadership came up with a plan to open up the new school entrance located off Camino Del Rey and



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Calle de las Brisas. When it opens, adjustments will be made regarding the traffic light sequencing during school start and end times.

Superintendent Clevenger added that the longest que section is off Old River Road. They are attempting to bring the heavy traffic from the 76 to the Old River Road entrance.

Brown stated there will be three entrances to the school and one exit. Two entrances will be on Old River Road, one for right turns and one for left turns. The other entrance and the exit will be at the traffic light on Camino Del Rey at Calle de las Brisas.

Brown showed another aerial view of Bonsall Elementary School, and stated that there will be a pedestrian walkway on Old River Road at Calle de las Estrellas. Ouadah explained that this pedestrian walkway will be yellow, which represents a school crossing zone. It will also have an enhanced look with wider lines and rectangular rapid flashing beacons (RFBs), a strip of lights that flash when pedestrians push a button.

Superintendent Clevenger mentioned with increased housing and population, they are concerned with the needs of foot traffic.

Brown showed an aerial map of the intersection at Camino Del Rey and Calle de las Brisas. It showed two yellow school crosswalks, one across Camino Del Rey on the east side of the traffic light and one across Calle de las Brisas on the south side of the traffic light. Brown stated a third crosswalk will be added on the east side of Calle de las Brisas across Ave de los Pinos so children avoid walking across the heavier side of traffic.

Kopplin showed a slideshow presentation about Bonsall Community Park (BCP). She provided a summary of the park and a picture of the final design that is scheduled to be complete in 2024. It included information about pedestrian and roadway improvements: a left turn into BCP from Camino Del Rey at the intersection at Camino Del Rey and Calle de las Brisas, sidewalk improvements along the north side of Camino Del Rey, and an ADA accessible ramp into the park at Camino Del Rey and West Lilac Road. Ouadah stated that when Parks & Recreation complete the fourth leg of the intersection, pedestrian crosswalks and ADA compliant sidewalks will be added.

Norris asked about a photo sim of the area between the roadway and the actual park, including landscaping, curbs, etc. Kopplin stated she can show a close up of it in the future. Norris restated what he mentioned in a previous meeting, that Bonsall wants a look conducive to the area that does not look like city sidewalks.



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Norris asked about the trail labeled #3 on the BCP Final Concept Plan. Kopplin stated it is a 10-foot multi-use trail and is a popular equestrian connection. Operating hours are sunrise to sunset with an on-site host at night. No field lighting is currently proposed.

Apsley asked about traffic on Camino Del Rey going from east to west and if there will be a right turn lane into BCP. Ouadah stated there are two lanes, one lane goes straight and a left turn lane. Apsley stated concern about the increased residences being built and population growth. Since Camino Del Rey is one of three major roads used through Bonsall, it would be a disservice to not have a right turn lane into the park. Norris said building out the choker would be helpful to provide some room on the curve due to the drop.

Norris asked about the 4' area in the middle of Camino Del Rey. Ouadah stated they were painted lines, not curbs.

McGiboney mentioned that trucks pulling horse trailers would have a difficult time turning into the park. Ouadah responded that the radius turn can be changed to accommodate larger vehicles.

Norris asked about the sidewalk along Camino Del Rey to the bridge. The response was part of it will be concrete and part will be decomposed granite.

Anderson asked about separate staging areas for horse trailers. Kopplin stated there will be two dedicated staging areas with one in the west near the Bonsall Bridge and one in the east at the Rio Prado Park.

Apsley asked about moving the pedestrian crosswalk at Calle de las Brisas from the east side to the west side, closer to the new gate and away from the houses. Brown responded that 700 cars go through the school, and it is safer for children to cross closer to the houses before walking up to the school.

Norris asked about the volume of traffic into the school versus the traffic out of the neighborhood. Brown stated the demographic study will be complete soon.

Apsley stated that the new school entrance is still closed and asked when it may open. Superintendent Clevenger stated it is now on the registry, and they need to communicate with the neighbors, train the parents, and make internal infrastructure improvements.



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Brown added that after internal modifications are made on campus for cars, they need Division of State Architect approval before they can open the new entrance. They are hoping these will be accomplished by January 23, 2023.

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

##### **1. AT&T N0345 I-15 at Lilac PDS2021-ZAP-99-021W1**

Continued from February 1, 2022

There is a request to upgrade the existing monopole located at 31972 Palos Verdes Drive in Escondido, CA (near the 395 on-ramp going north, parallel to I-15 and Rocking Horse Road).

Tara Carmichael at MD7, Project Contact Person for AT&T, presented pictures of the area. There are two towers at this location, and AT&T owns the taller, green one. The other one is owned by Crown Castle, and they recently concealed their tower with faux screening to look like a tree.

Carmichael showed several pictures that included the unconcealed AT&T monopole, the concealed Crown Castle monopole, the equipment area, and the landscaping that included dead trees. Norris stated the group is looking to clean up the area regarding the landscaping, and Apsley confirmed the group was concerned about the view from the 395 and I-15 looking at the tower from west to east.

Though the AT&T monopole was hidden behind the Crown Castle monopole in one picture, McGiboney noted that if you move 40 feet, then the AT&T monopole could be seen. Apsley showed pictures she took looking north and south from the 395, and the AT&T monopole could be seen clearly in both directions. Hatano said that if the landscaping was difficult to maintain, then faux screening would be preferred.

Carmichael displayed a photo sim of a new mono-broadleaf tree that AT&T approved for installation, and all group members liked it.

**Motion by Norris to approve the project as submitted with a mono-broadleaf tree with the condition that AT&T remove the dead trees and do general cleanup of the landscape that has not been maintained. Second by Apsley.**

**VOTE: Aye: 5 No: 0 Abstain: 0 Absent: 0**



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#### **2. Starbucks at River Village PDS2021-MUP-90-008M2**

Continued from March 1, 2022

There is a request to build a 2,266 square foot coffee shop with a drive-through window at the corner of Hwy 76 and Mission Road located in the River Village Center located at 5256 South Mission Road, Bonsall, CA.

#### Attendees:

Jim Chagala, Planning Consultant and the Project Contact Person

Kendall Beas, Works with Jim Chagala

Rachael Lindebrenkle, San Diego County PDS Land Use & Environmental Planner

Bill Buster, Owner of River Village

Chagala showed revised elevation plans. The changes included white stucco, a red roof, smaller overhangs, trash enclosure views, and dark lights.

Norris noted there were no windows on the south wall and asked if windows were supposed to be there? Beas replied they can be added back in.

Apsley noted the brickwork on the walls and mentioned there are no other buildings in the River Village Center that have bricks in the walls. Norris mentioned that bricks are not conducive to the Santa Barbara theme and the building should match the Center rather than look like a separate building.

Apsley asked about the color of the dark doors on the trash enclosure. Beas said it was probably gun metal gray. Buster mentioned they have a full-time painter working at the Center. Apsley showed a picture of a trash enclosure in River Village that had white doors.

Apsley asked who would own the building and maintain it. Buster stated the building would be owned by Starbucks, and they would have a land lease. River Village will take care of the common areas and Starbucks will maintain the building.

Anderson asked if River Village has a design list with color palettes that could be provided to help Starbucks. Buster didn't know if a list exists, but he stated the building would be a Santa Barbara style.





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Apsley asked about the retaining wall material. Beas confirmed the wall will be white stucco.

Apsley noticed that bollards were added by the trash enclosure, but none were in the drive thru. She also mentioned that if the bollards could be painted white or brown, they would look better than yellow.

Apsley noticed that the cylinder lights look modern, and they may need to be changed to match the River Village Center.

Hatano said the new designs are much better.

**Motion by Norris to approve the project conditionally subject to minor revision of the architectural plan to match the architectural style of the existing center, including but not limited to, lighting, modification/consistency of brickwork, and the applicant brings back the revised designs to the BCSG in two months. Second by Anderson.**

**VOTE: Aye: 5 No: 0 Abstain: 0 Absent: 0**

### **3. 7-ELEVEN PDS2021-STP-96-039W1M3**

There is a request regarding edits for signs at 7-ELEVEN located at the corner of Hwy 76 and Olive Hill Road.

The information was not formally submitted as a supplement to the previous signage approval in 2021, and no 7-ELEVEN representative attended this meeting. Therefore, no motion and no vote occurred.

Apsley noticed that when the 7-ELEVEN signs were changed in 2021, the "7" on the 7-ELEVEN sign facing Hwy 76 was out and has not been repaired. Norris will contact the planner and check the status.

## **F. INFORMATION ONLY ITEMS**

### **1. Bonsall Community Park**

An update was provided above in section D.



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#### 2. Unapproved Signage

There were some signs placed on West Lilac Road and Camino Del Rey that are being questioned if they were approved. Norris contacted the Roads Division, and they were unaware of the signs. In general, signs within the public right-of-way are discouraged. Norris will contact Traffic again.

Norris mentioned talking to the Road Maintenance Group about their road cleaning crews, and Norris said to contact him if any roads need debris removal.

#### 3. The next scheduled BCSG meeting will be online.

#### **F. ADJOURN at 9:04pm**

Respectfully submitted,  
Dawn Apsley, Secretary

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