

BONSALL COMMUNITY SPONSOR GROUP

Dedicated to enhancing and preserving a rural lifestyle



COUNTY OF SAN DIEGO BONSALL COMMUNITY SPONSOR GROUP REGULAR MEETING MINUTES Tuesday, December 6, 2022 7:00PM Online

A. CALL TO ORDER

Present: Steve Norris, Larissa Anderson, Gary McGiboney, Dawn Apsley
Three applications have been submitted for seats #2, 3, 4 on the Bonsall CSG.

B. APPROVAL OF MINUTES

Motion by Anderson to accept the minutes dated October 18, 2022. Second by Norris.

VOTE: Aye: 4 No: 0 Abstain: 0 Absent: 0 Vacant: 3

C. PUBLIC COMMUNICATION: For any item not on the agenda

A woman attended the San Diego County Board of Supervisors meeting on November 15 and stated concern about getting rid of policy A-110, which promotes zero tolerance of illegal drug activity for those living in county-funded housing. She also stated she is troubled that the BOS may approve that cannabis licensing be transferred from the Sheriff's Department to the Planning Department and that the community planning groups are being left out.

D. REPORT FROM BONSALL SCHOOL BOARD

Superintendent Clevenger was present and stated:

1. They are beginning phase 2 of the Bonsall Elementary School Traffic Improvement Plan. They already closed the old entrance and opened the new entrance, and phase 2 will widen the new entrance on both sides and include a pedestrian path so kids can walk to school safely.

Norris thanked Superintendent Clevenger and stated that he has noticed the improvements have made a difference regarding traffic flow.

2. Superintendent Clevenger mentioned that the Sullivan Middle School/High School needs an improved perimeter fence and installation will begin in spring 2023. To help ensure safety, it will include a single point of entry with a camera and state-of-the-art visitor check-in system.

Norris asked about pedestrian walkway plans outside the perimeter fence, and Superintendent Clevenger stated they are pursuing it. They also want to improve the traffic queue like they did at Bonsall Elementary School.



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3. They are pursuing land east of the I-15 and north of the Hwy 76 on Horse Creek Ranch Road for another elementary school site called Citro Development. However, it may not affect the Bonsall Community Sponsor Group as the land is located in Fallbrook.
4. The Board of Supervisors has requested comments from the Bonsall Unified School District for further consideration regarding the Willow Tree Enrichment Center project.

E. ACTION ITEMS: (Voting Items)

1. Appointment Recommendations
 - a. Jennifer Haider, Seat 4
 - b. Jared Rowley, Seat 3
 - c. Gregory Stearns, Seat 2

Jennifer Haider and Gregory Stearns were present at this meeting.

The County of San Diego confirmed that the “Standing Rules and Rules of Order of the Bonsall Community Sponsor Group and Design Review Board” is on file, and page four states that new candidates need to attend two previous BCSG meetings.

Motion by Norris to recommend Jennifer Haider and Gregory Stearns to be seated on the Bonsall Community Sponsor Group and submit their applications to the San Diego County Board of Supervisors. Second by Apsley.

VOTE: Aye: 4 No: 0 Abstain: 0 Absent: 0 Vacant: 3

2. Election of Officers for 2023

**Motion by Anderson to nominate and approve Steve Norris as Chair.
Second by McGiboney.**

VOTE: Aye: 4 No: 0 Abstain: 0 Absent: 0 Vacant: 3

Motion by Norris to nominate and approve Larissa Anderson as Vice-Chair and Dawn Apsley as Secretary. Second by McGiboney.

VOTE: Aye: 4 No: 0 Abstain: 0 Absent: 0 Vacant: 3



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F. INFORMATION ONLY ITEMS

1. Park Land Dedication Ordinance (PLDO) Priority List

Stephanie Kopplin was present and provided a slideshow presentation regarding the criteria and standards that need to be met to acquire park land and how PLDO fees acquired can be used. PLDO funds can be used for park lands, to construct new amenities and to rehabilitate existing parks. Each fall, community sponsor groups are asked to present their thoughts and guidance regarding priorities for their respective areas.

Examples of what's eligible with PLDO funds: Bicycle parks, children's play areas, gathering areas, disc golf areas, exercise areas, equestrian areas, auditorium spaces, open space lawns, picnic areas, skate parks, swimming/wading pools, sports fields, trails outside of dedicated open space and county right-of-way, etc.

Examples of what's not eligible with PLDO funds: Natural areas or open space (which are intended to be used for active recreation opportunities), open space buffer areas, steep slopes, golf courses, parking and staging areas, riding and hiking trails in open space, trails that are conditioned, river crossings, drainage areas, ecologically sensitive areas, landscape corridors and pathways related to mitigation, land encumbered by easements, etc.

In general, if it's a recreation or a play area for the community, such as something in a park, it probably falls under the eligible category. If it's preservation oriented, or if it's to mitigate something, or if it deals with natural features, it is probably not eligible.

Due to increased costs, last year's priority list allocated funds to Bonsall Community Park (BCP). In the past, about \$2 million PLDO funds have been allocated to BCP.

Bonsall currently has about \$305,000 in PLDO funds that has not been allocated.

Anderson asked about better walkways for pedestrian access between Bonsall Elementary School and Bonsall Community Park. Kopplin stated that being next to a county right-of-way, we cannot use 100% of PLDO funds, but we may be able to use 25% of the PLDO funds. It can be listed on the prioritization list, and it may be able to be funded another way.



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Norris asked about the DG trail along the north side of Camino Del Rey, and Kopplin stated it is included on the Bonsall Community Park improvement plan.

Norris asked if the Bonsall Community Park is fully funded, and Kopplin stated that costs have increased and the County is in the process of requesting bids. They hope they are fully funded, but Kopplin cannot confirm until bids are submitted.

Norris asked about the park area west of Old River Road and south of Hwy 76, and Kopplin said she will check with the Resource Management Group. She believes it is open space and may be a future staging access area. She will obtain confirmation.

Kopplin stated the County hopes to begin work on Bonsall Community Park in spring 2023 with a potential finish in spring 2025.

Anderson asked about an update on the future Rio Prado Park at the end of Dulin Road. Kopplin stated that the project is on pause as they are attempting to acquire a parcel of land across the San Luis Rey River so there is more space and better access via Hwy 76.

2. Bonsall Oaks – Improvement Agreement Extension Request

This request provides the developer an additional two years to complete the project and install the improvements (roads and utilities).

David Pallinger from the County of San Diego was present and stated the Board of Supervisors approved this extension in November 2022. Therefore, no vote was needed by the Bonsall CSG.

3. Vista Palisades Estates

PDS2022-TM-5158TE

Continued from October 18, 2022

Seventeen Lot Major Subdivision ---No. of lots proposed = 17

Zoning: Residential RR

General Plan: Rural Lands (RL-20)

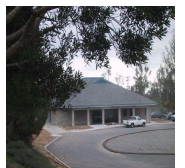
Acre(s) 73.29

Owner/Applicant: Program Resources Inc., a Nevada Corporation

Engineer: BHA, Inc.

Project Site Address: Rancho Elevado Rd.

APN#(s) 172-110-35, 60&61; 174-320-03&04



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Other associated APNs listed on the Tentative Subdivision Map County of San Diego Tract No. 5158 Replacement No. 5 received by SDC PDS on 02/02/16. 172-110-07, 172-110-09, 174-260-03, 174-260-04, 174-270-22.

Nick Gustafson, a planner from San Diego County PDS, was present, and stated the Palisades Estates project (located east of Elevado Road and south of Camino Cantera in Vista), consists of almost 384 acres with 36 lots and one open space. The project was approved in 2006. In 2018, Phase I was approved for 19 family homes and then a time extension was approved. Phase 2 is for 17 family homes, and a request for a six-year time extension has been submitted. If this time extension is approved, Phase II would be extended until Sept. 7, 2028.

The Bonsall CSG determined this time extension was not an item that required a vote. Norris requested that Gustafson return with more information if a vote is needed for this project in the future.

4. Ocean Breeze Ranch – PDS 2022-TM-5615TE, PDS 2022-MUP-16-012TE

The applicant is proposing a time extension for the project; no changes to the project or conditions are proposed. The project was approved on December 13, 2019, and will expire on June 13, 2023, unless certain conditions are satisfied, or the project receives a time extension.

The Ocean Breeze Ranch project ("Proposed Project"), submitted in 2016, consists of 396 proposed residential lots and an existing private equestrian facility located in the Bonsall and Fallbrook Community Plan areas. The equestrian facility is an existing use and will continue to operate with proposed minor improvements. Zoning throughout the approximately 1,403-acre site consists of Village Residential (RV), Limited Agricultural (A70), and Open Space (S80).

The TM (PDS2016-TM-5615) and MUP (PDS2016-MUP-16-012) will subdivide the 1,403-acre site into 396 residential lots. The additional MUP (PDS2016-MUP-16-013) will allow for an approximately 203-acre private equestrian facility, which is currently operating as an un-permitted use on the project site. A STP (PDS2016-STP-16-032) is required due to the "B" special area designator, ensuring the planned development is reviewed for community design consistency.

Record IDs: PDS2016-TM-5615, PDS2016-MUP-16-012/013, PDS2016-STP-16-032

Supporting Documentation, including CEQA documents:

<https://www.sandiegocounty.gov/pds/ceqa/OBR.html>



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Nick Gustafson, a planner from San Diego County PDS, was present and informed the group about a time extension request received by SDC PDS on October 20, 2022, for the Ocean Breeze Ranch project located at 5820 West Lilac Road in Bonsall. The project includes 396 units and an Equestrian Center. The project was approved in December 2019 and the tentative map expires in December 2022. The MUP expires in June 2023, and it is tied with the tentative map, so the map is eligible for a six-year time extension.

Norris had questions about the Equestrian Center and the elaborate trail system.

Anderson also added that there was a condition of additional land next to the Sullivan Middle School/High School site.

McGiboney stated that traffic and the equestrian center were two other big issues.

Norris requested that the conditions of approval be brought back to the next Bonsall CSG meeting.

5. Vista Valley Country Club Pool

Jennifer Haider, a resident who lives in the Vista Valley Country Club area, provided an update regarding a community pool being built in their area. She mentioned that the HOA is working with providing their concerns regarding this project. Concerns include the entrance and exit, parking spots, and wear and tear on the roads.

McGiboney stated that the 2006 and 2013 diagrams are old, and the plans were updated three months ago.

6. Public Works – Trash in Public right-of-way

Norris stated that trash pick up is reasonable, but he is unsure of a pro-active plan.

7. Fire Protection

Norris would like to know the master fire plan in the community. How does the community exit if there is a fire, and what can the community expect the Fire Department to do in real time.



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8. The next BCSG Meeting is scheduled for January 10, 2023. Since the state of emergency is not ending until late February, the meeting will be online.

G. ADJOURN at 8:23pm

Respectfully submitted,

Dawn Apsley
Secretary

Disclaimer Language

Public Disclosure

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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.

