

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 7, 2023 at 7:00PM In Person at the Bonsall Community Center

A. CALL TO ORDER

The Board of Supervisors reappointed Gary McGiboney and appointed Jennifer Haider to be seated on the Bonsall Community Sponsor Group.

Members Present:

Steve Norris, Larissa Anderson, Gary McGiboney, Dawn Apsley, Jennifer Haider

B. PLEDGE OF ALLIGIANCE

C. APPROVAL OF MINUTES:

Motion by Haider to accept the minutes dated December 6, 2022. Second by Anderson.

VOTE: Aye: 4 No: 0 Abstain: 0 Absent: 1 Vacant: 2

McGiboney arrived after the vote occurred for the approval of the minutes.

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

An individual who has lived near Camino Del Rey and W. Lilac Rd. for 32 years stated that there is a reason immigrants want to move and live in the United States. More housing is also needed.

A guest stated that future projects in our rural area should comply with the Dark Sky Policy.

Norris stated there is a bike race taking place on Saturday, April 8, and the race will be using Camino Del Rey and W. Lilac Road all day.

E. REPORT FROM BONSALL SCHOOL BOARD

Larissa Anderson, President of the BUSD Board of Trustees

1. Traffic flow congestion has decreased near Bonsall Elementary School.
2. Phase 2 is in progress, making it ADA friendly and allowing pedestrian access.
3. Due to sewer work, there will be some road closures near Hwy 76, the former golf course area, and Bonsall Elementary School.
4. Sullivan Middle School and the High School had an Art Show.

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5. The school district received a \$75,000 donation.
6. Sullivan Middle School and the High School share the same campus. One of the priorities is to pursue a separate high school campus.

F. ACTION ITEMS: (Voting Items)

Over 70 people from the community attended this meeting, and Norris informed those in attendance that the Bonsall Community Sponsor Group is an advisory group that listens to the community and obtains feedback from the community regarding specific projects in Bonsall that are submitted to San Diego County. The community vision includes the General Plan and the Bonsall Community Plan.

1. Park Land Dedication Ordinance (PLDO) Priority List
Continued from December 6, 2022

PLDO Funds are provided on an annual basis to support the Bonsall area.

Stephanie Kopplin, Sr. Park Project Manager, stated that construction costs have increased regarding funding Bonsall Community Park, and the plan is to bid out the whole project this summer. Regarding Rio Prado Park, 49 acres were acquired on March 6, 2023, in addition to the 60 acres they previously purchased. The Bonsall Community Park will be worked on first, followed by Rio Prado Park. The vision is to connect all the parks.

Motion by Apsley to place three items on the PLDO Priority List: Support trail connectivity, increase adjacent improvements near the trails, and work with Bonsall Community Park if there is not full funding based on increased costs. Second by Anderson.

VOTE: Aye: 5 No: 0 Abstain: 0 Absent: 0 Vacant: 2

A guest asked about extending the bicycle trail that ends at Guajome Regional Park. Norris stated it would be a benefit to the community.



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2. Ocean Breeze Ranch
Continued from December 6, 2022
Conditions of Approval

Record ID: PDS2022-TM-5615TE and PDS2022-MUP-16-012TE

Ocean Breeze Ranch submitted two Discretionary Permit Applications on October 20, 2022, for time extensions on the County of San Diego Tract 5615 Planned Development Major Use Permit Tentative Map Plans that were approved on December 13, 2019. A “Notice to Property Owners” was sent out regarding the residential development and equestrian facility project that consists of 401 proposed lots on 12 parcels located on 1393.3 acres. The project is located at 5820 West Lilac Road in Bonsall. APNs: 124-150-28, 124-150-34, 124-150-35, 125-080-21, 125-131-48, 125-131-49, 125-131-54, 126-060-78, 127-191-20, 127-230-59, 127-271-01, 127-271-02.

Nick Gustafson, SD County PDS, stated that the applicant has requested a six-year time extension.

Motion by Apsley to defer the vote on the Ocean Breeze Ranch time extension until a future meeting, based on if the County requires changes. Second by McGiboney.

VOTE: Aye: 5 No: 0 Abstain: 0 Absent: 0 Vacant: 2

A guest asked about the access route to this project. Norris stated that the entrance is on West Lilac Rd., at the former Vessels Ranch Entrance, and the guest expressed concern about traffic on the 2-lane road. Norris stated that the developer had provisions to address. Anderson said there is a secondary access to the northeast off Dulin Road, but it is for emergencies. Norris added that the emergency road is dirt.

Another guest asked about lot sizes, and Norris stated that the lots are 10,000 sq. ft. or less, for compact living. Anderson stated that there are also 20 estate homes.

An individual asked about the community being gated. Norris said not that he recalls.



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3. Vista Palisades Estates

Continued from December 6, 2022

PDS2022-TM5158TE

Project Name: Palisades Estates
Project Site Address: Elevado Road in Vista
APNs: 172-110-60, 172-110-61, 174-320-03, 174-320-04

Nick Gustafson, SD County PDS, stated that the project was approved for 36 units. The first phase of 19 units is in progress, and the applicant is requesting a six-year time extension for the second phase of 17 units.

Motion by Haider to approve the time extension for Vista Palisades. Second by McGiboney.

VOTE: Aye: 5 No: 0 Abstain: 0 Absent: 0 Vacant: 2

4. Bonsall Oaks

PDS2023-ER-88-02-031B, PDS 2023-TM-5649

Bonsall Oaks has submitted a Discretionary Permit Application to San Diego County PDS on February 3, 2023, with a Supplemental Application for a Minor Administrative Deviation regarding a re-subdivision of two previously approved tract maps. They would like to reduce the size of the lots from 1-acre plus to 4,500 - 10,000 square feet and propose a re-subdivision and re-design. The proposed number of 89 single family residential lots remains the same as previously approved.

David Pallinger, Project Contact, stated that Bonsall Oaks consists of 456 acres, and the adjacent property of Morris Ranch is 190 acres. The developers are submitting a re-design of the Bonsall Oaks and Morris Ranch properties, and they are attempting to take approximately 88 units from Morris Ranch and cluster them with the 165 units from Bonsall Oaks. It will help make it more efficient and address the U.S. Fish and Wildlife concerns. Morris Ranch is considered a critical habitat corridor, and most of the property north of Gopher Canyon Road would become open space preserve.

Two concerns were addressed by Pallinger: 1) There would not be a thoroughfare from Gopher Canyon Road through Dentre De Lomas to Old River Road. Dentre De Lomas is a private, gated road that leads to Old River Road, and it would be a

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benefit to the community during emergencies. 2) The larger estate homes were clustered based on the environmental criteria by San Diego County's Conservation Subdivision Ordinance. Smaller lots will be close to Gopher Canyon Road and estate and custom lots will be further north toward the middle of the project.

Comments by community attendees:

- An individual who has lived on Gopher Canyon Road for 43 years stated that one entry for this project is not sufficient, and a traffic light is needed on Gopher Canyon Road with over 17,000 cars using it. Concern was also voiced about lack of tree maintenance and future project maintenance.
- A guest who lives on Dentre De Lomas voiced concern regarding the north exit, small 4,500 square foot lots, increased density, and increased traffic.
- Another guest asked why the original design was redesigned and voiced concern regarding the northern exit and a need for a traffic light on Gopher Canyon Road.
- An individual stated that the definition of "open space" is different for the community and voiced concern about light pollution.
- A guest on Robbie Lane said that their family is concerned about drainage from the four houses that will be built next to their property. They were not happy about 6:30am bulldozer work and needing to clean the outside of their house due to the dirt.
- Another individual who lives on Robbie Lane and has lived in Bonsall for 17 years due to its rural nature read the vision of Bonsall community and stated the plan mentions one acre lots. Along with destroying habitats to build, traffic and fires were also a concern.
- A person stated that the Bonsall Community Plan and Design Guidelines was not being followed and cannot believe that this was approved. Why do we have to accept 4,500 sq ft lot sizes? It's unacceptable. Concern regarding increased density and increased traffic was also mentioned.
- Someone voiced concern about private roads that are going to be used.
- An individual mentioned concern that properties can have an Accessory Dwelling Unit (ADU), which could increase the planned 257 residences to 514 and potentially add 1,500+ cars on Dentre De Lomas.
- A person who lives on Twin Oaks stated concern about increased traffic and not being able to make a left-hand turn, going west, on Gopher Canyon Road.
- A guest said that one (1) acre is 43,560 square feet, and the lots decreasing to 4,500 to 10,000 square feet is not a minor change. Safety regarding the closest Fire Department was also a concern.
- An individual was concerned about safety and asked about road improvements on Gopher Canyon.



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- A person who lives on the north end of Dentre De Lomas is concerned about traffic on the north end of the project. It ends at a T-intersection and the back up along the small, winding road will increase with community use, so keeping the gate closed and using it for emergencies is preferred.
- An individual and family live on Vista Del Mar and the project is along their property's fence line. When they purchased their property, a 5-acre minimum was required. They like the rural area, and do not like the "mini compact" living that's already being promoted online as "The Haven".
- A guest who lives on Robbie Lane does not like the clustered houses being built along his property line. Why can't the open space be located between the current and planned residences? Concern was also verbalized about the increased traffic on the northern portion of East Vista Way in Bonsall that is a 2-lane road (Warmlands Ave. north to Hwy 76) and widening it.
- A person is concerned if the open space is going to be used to build more residences in the future?
- Someone who lives on Old River Road commutes to work, and the main concern is traffic. Concern was also stated about not using money from building new homes and property taxes on infrastructure.
- Another individual who lives on Vista Del Mar said that residences do not need to be clustered. They can be spread out a little. Concern was also voiced about access to/from Gopher Canyon Road from other roads such as Vista Valley Drive, especially with the speed of vehicles on Gopher Canyon Road.
- Norris stated that Temecula and Riverside are growing, and the I-15 freeway congestion is driving people through Bonsall.
- Another individual expressed concern about more residential clusters being built in the open space areas in the future.

Pallinger responded to several of the comments:

The quantity of residences has not changed.

Clustering increases preserves open space and rural habitat.

There are gated private roads, and they are for residential and emergency use.

A turn lane is planned at the north end of Twin Oaks onto Gopher Canyon Road.

Vista and North County Fire Departments would respond to this community.

Both turn lanes on E. Vista Way at Gopher Canyon were put in to help with traffic.

Open space is designated as rural.



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Comments by the Bonsall CSG:

Norris mentioned that conservation subdivision lots could be created where there is a buffer zone around them, so they are not seen. Clustered residences on tiny lots cannot have ADUs, where larger lots can have ADUs. Traffic will still be affected. Norris suggested that the developer can minimize the texture and impact regarding a project on a large piece of land, such as working on the trail system, not grading next to current lots, working on small, windy roads, helping with infrastructure, etc.

Pallinger, who has lived in Bonsall for 22 years, responded by saying, out of respect and based on the comments, that they would like to work with the County regarding traffic, trails, and work with the neighbors on Robbie Lane to mitigate the area.

Apsley mentioned that the population is growing and understands that more residences are needed. However, the lots for this project are too clustered and can be spread out a little more with open space between the current residences and the new ones.

Haider said the traffic on Gopher Canyon Road is dangerous, and the left turn lane from Vista Valley Drive going west is treacherous. She questioned the setbacks on Dentro De Lomas.

McGiboney stated that he is concerned about traffic on Gopher Canyon Road and Vista Valley Road located across from the project. He also mentioned if the lot sizes are larger, then people can park trailers on them. With smaller lots, they would not be able to have trailers. To install a traffic light would require more accidents and/or deaths.

Anderson is concerned about the impact of more residences on the Bonsall school district. Funding for facilities is inadequate without public support for bond passage, and there is strain on the five current school sites to meet the anticipated community TK-12th grade educational needs.

Norris stated that most concerns are regarding re-configuration, regrading, traffic, and prioritization and direct development regarding Vehicle Miles Traveled (VMT).

Motion by McGiboney to defer the vote on the Bonsall Oaks reconfiguration until the applicant can work with the County of San Diego regarding the north exit via Dentro de Lomas, trails and the lot locations near current residences. Second by Anderson.

VOTE: Aye: 5 No: 0 Abstain: 0 Absent: 0 Vacant: 2



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5. Reimbursement for Name Plaques
Norris stated he will obtain name plaques for new members.

G. INFORMATION ONLY ITEMS

1. Public Works – Deferred until next meeting.
2. Fire Protection - Deferred until next meeting.
3. Wedding Venues

A community member is concerned about residential owners submitting a Major/Minor Use Permit to allow wedding venues in residential areas.

4. The next BCSG Meeting is scheduled for April 4, 2023, at the Bonsall Community Center.

H. ADJOURN at 9:26pm

Respectfully submitted,

Dawn Apsley
Secretary

Disclaimer Language

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