

# BONSALL COMMUNITY SPONSOR GROUP

*Dedicated to enhancing and preserving a rural lifestyle*



## COUNTY OF SAN DIEGO BONSALL COMMUNITY SPONSOR GROUP REGULAR MEETING MINUTES Tuesday, April 4, 2023 at 7:00PM In Person at the Bonsall Community Center

### A. CALL TO ORDER

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 March 7, 2023. Second by McGiboney.**

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

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

A guest stated that an LLC bought a residential house with the intention of using it as a major event/wedding venue, but they decided not to pursue the Major Use Permit. Twelve people in attendance stood in agreement that they are opposed to a commercial venue in a residential area.

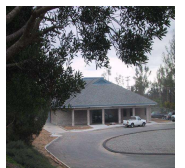
Apsley reminded everyone that a bike race is taking place on Saturday, April 8, and Camino Del Rey and W. Lilac Road will be used for most of the day. Vehicles and bikes will share the roads, and delays are anticipated.

Norris mentioned that brush removal along the roads look great.

### E. REPORT FROM BONSALL UNIFIED SCHOOL BOARD (BUSD)

Larissa Anderson, President of the BUSD Board of Trustees

1. A ribbon cutting ceremony for the completion of Phase 2 of the pedestrian accessway adjacent to Bonsall Elementary School will take place on April 13 at 9:30am.
2. A Purple Star Ceremony for the Bonsall Unified School District occurred on March 30, and out of almost 10,000 schools in the state of California, 56 schools went "above and beyond" regarding supporting our military families. All five Bonsall schools were honored to be listed among the group of 56 schools.
3. The BUSD is opposed to the Willow Tree Enrichment Center that would like to build a school on W. Lilac Rd.



# BONSALL COMMUNITY SPONSOR GROUP

*Dedicated to enhancing and preserving a rural lifestyle*



## BONSALL COMMUNITY SPONSOR GROUP REGULAR MEETING MINUTES

**Tuesday, April 4, 2023 – Page 2/9**

### F. ACTION ITEMS: (Voting Items)

1. Vote for New Applicant to be seated on the Bonsall Community Sponsor Group (BCSG) - Ray Botta. Time was provided for questions and answers by the group and those present from the community.

**Motion by Anderson to submit Raymond Botta's application to the County of San Diego to be seated on the BCSG. Second by Apsley.**

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

2. Ocean Breeze Ranch  
PDS2022-TM-5615TE and PDS2022-MUP-16-012TE  
Continued from March 7, 2023

Ocean Breeze Ranch submitted two Discretionary Permit Applications on October 20, 2022, for a time extension on the County of San Diego Tract 5615 Planned Development Major Use Permit Tentative Map Plans that were approved on December 13, 2019. The project is a residential development and equestrian facility that consists of 401 proposed lots on 12 parcels. The property consists of 1393.3 acres and 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			

Norris stated that Ocean Breeze Ranch was formally known as Vessels Ranch. In the past, discussions with the developer occurred regarding trails, open space and traffic. For BCSG support, conditions were needed.

A time extension was submitted by the applicant. Norris mentioned that Ocean Breeze Ranch is a very large amount of land in Bonsall that will have a long-term impact on the community, and the BCSG has requested additional clarification regarding the development details.

The applicant requested a continuance.

**No vote occurred.**



# BONSALL COMMUNITY SPONSOR GROUP

*Dedicated to enhancing and preserving a rural lifestyle*



## BONSALL COMMUNITY SPONSOR GROUP REGULAR MEETING MINUTES

**Tuesday, April 4, 2023 – Page 3/9**

### 3. Bonsall Oaks

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

Continued from March 7, 2023

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, and Mike Johnson, PDS, were in attendance.

Pallinger displayed several exhibits of that showed Morris Ranch and Bonsall Oaks. They were created to protect open space and maintain the rural area of the community while providing needed housing.

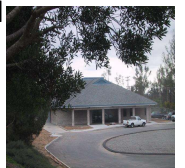
Exhibit A – Map of the area that showed Morris Ranch west of Bonsall Oaks, along Gopher Canyon Road. Both projects were previously approved, which allowed grading to begin.

Exhibit B – New goal and revised map showed both projects combined. The 88 units from Morris Ranch were moved east to the 165-unit Bonsall Oaks area. There are 650 acres for both projects with open space between them.

Three areas of concern by the BCSG were addressed by Pallinger:

- North entrance/exit via Dentro de Lomas  
The applicants will work with SD County and the Fire Department to keep access to Dentro de Lomas for emergencies only. The project has three emergency access routes: from the south to the north via Dentro de Lomas, to the south via Gopher Canyon Road, and south across Gopher Canyon Road via Vista Valley Drive, which leads to N. Twin Oaks Valley Rd.
- Traffic  
Improvements have already been made: A right-hand turn lane was installed going north on East Vista Way at Gopher Canyon Rd.  
It was agreed with the previous BCSG Chair, Margarette Morgan, that left-hand turn lanes and right-hand turn lanes are to be placed on Gopher Canyon Rd. at Little Gopher Canyon Rd., Disney Ln./Twin Oaks Valley Rd., and Margale Ln.

[www.sandiegocounty.gov/content/sdc/pds/gpupdate/comm/bonsall.html](http://www.sandiegocounty.gov/content/sdc/pds/gpupdate/comm/bonsall.html)



# BONSALL COMMUNITY SPONSOR GROUP

*Dedicated to enhancing and preserving a rural lifestyle*



## BONSALL COMMUNITY SPONSOR GROUP

### REGULAR MEETING MINUTES

**Tuesday, April 4, 2023 – Page 4/9**

- Trails

SD County has a master trail plan with a proposed trail from Dentro de Lomas to Gopher Canyon Rd. If the County wants the trail, Bonsall Oaks will build the trail and the County would maintain it in perpetuity. Since trails cannot go through open space, the trail would be rerouted along the main street.

Pallinger added that they moved the project lot lines 75 to 125 feet away from the current residences, and they are working with the neighbors who have lots that border the project in the area located near the north of Kirsten Lane.

Supervisor Desmond was unable to attend the meeting, but a representative from his office was in attendance. The County has received a lot of phone calls and e-mails about this project, and the representative will inform Supervisor Desmond about the community comments made at this meeting.

A member of the community who lives in the Gopher Canyon area is concerned about fires and traffic during evacuation. Being responsible regarding traffic during an evacuation in a rural area is critical. This member also mentioned that it is enjoyable to watch the progress and looks forward to the completed project.

A person who lives off Gopher Canyon Road west of the project is concerned about traffic and has personally witnessed 30 accidents over the past six years on “Dead Man’s Curve”. Concern was expressed over capacity on the roads if there is a fire. During the Lilac Fires, the evacuation traffic was backed up on Gopher Canyon Road and Little Gopher Canyon Road.

An individual who lives in the Vista Valley Country Club wanted to emphasize that we have a big problem with traffic. Concern regarding fires was also expressed.

A guest who lives on Olive Hill Road likes the development with smaller communities and smaller homes to manage. Traffic and fire are always an issue in this area, but it can be managed properly.

Someone who has lived in Bonsall for 12 years likes the open space for wildlife, but wants it maintained for fire prevention and runoff. There are more people on the roads than the existing roads can maintain. When driving to school, traffic backs up from East Vista Way to Dead Man’s Curve.



# BONSALL COMMUNITY SPONSOR GROUP

*Dedicated to enhancing and preserving a rural lifestyle*



## BONSALL COMMUNITY SPONSOR GROUP REGULAR MEETING MINUTES

**Tuesday, April 4, 2023 – Page 5/9**

A member of the community who lives in Vista Valley Country Club likes the open space character of the community, the thoughtful way the project was laid out, and the emergency access points if there is a fire.

Another guest likes the idea of the project, but is concerned about traffic on Gopher Canyon Road, especially with other projects occurring in the area, such as the one near Strawberry Hills on East Vista Way. Pallinger stated the traffic speed is too fast, and the impact will be less than 3%.

The same guest asked about the quantity of units, and Pallinger confirmed that they are reconfiguring density, but the approved unit count will remain the same and open space will increase. Bonsall Oaks was approved for 165 units and Morris Ranch was approved for 90 units, allowing a total quantity of 255 dwelling units.

An individual lives on land that borders the project and stated the family knew development would occur. They are happy about the project, and added that brush will be removed, which will help with fire control.

Norris asked about fuel modifications, and Pallinger stated that they are clearing the area for the project, along with a perimeter, but not the open space. Restoration will be done regarding invasive species and managed in perpetuity by the Endangered Habitats Conservancy.

A person asked about lot sizes and quantity. Pallinger stated the Bonsall Oaks units are closer to Gopher Canyon Road, and the 4,500 sq. ft. lots are currently under construction. The Morris Ranch units are quarter acre lots and would be north of the Bonsall Oaks units.

An individual who lives on Vista Del Mar asked about:

- Fencing - Pallinger mentioned there is a perimeter fence with gates and an HOA.
- Trail and access to open space - Pallinger stated that they will work with the County about a trail, and non-trail areas are restricted habitat. Open space will remain as it is, except for areas of invasive species where restoration will occur.
- Entrance/Exit for the combined projects – Pallinger stated they will all enter/exit on Gopher Canyon Rd.

The same individual also stated concern for clustered houses in a rural area and traffic flow during emergencies.





# BONSALL COMMUNITY SPONSOR GROUP

*Dedicated to enhancing and preserving a rural lifestyle*



## BONSALL COMMUNITY SPONSOR GROUP REGULAR MEETING MINUTES

**Tuesday, April 4, 2023 – Page 6/9**

A guest who lives on Vista Valley Drive likes the current rural view and believes the new combined projects will be beneficial to both the residential and rural open space.

A person who has lived on North Dentro de Lomas for about 30 years likes the development but wants to ensure the entrance/exit on North Dentro de Lomas will be used for emergencies only.

An individual who has lived on Kirsten Lane for over 12 years appreciates Pallinger working with the neighbors regarding open space behind their properties but believes more green space is needed between their properties and the project.

The same individual asked why all the streets on Gopher Canyon Road did not receive turn lanes. Norris mentioned that traffic studies regarding areas of mitigation in association with the projects are best directed toward the developer.

Norris is also concerned about the traffic. Impacts on our communities have become thoroughfares because of growth in Riverside and Temecula. Serious discussion needs to occur regarding the traffic coming through our communities.

The same individual mentioned that six houses are planned to be built behind their property and voiced concern that the owners may complain about the smell of horses and noises made by roosters in a rural area.

A guest who has lived in the area for 14 years bought property in Bonsall knowing that it was located in a rural area where there were no tract homes. They are thankful for the planned buffer area, but concern was mentioned about all of the Morris Ranch project units being moved closer to their property.

A member of the community who lives on the north end of Kirsten Lane moved from a tract home to this rural area due to noise. A buffer of 75 feet is not enough.

An individual who has lived off Gopher Canyon Road for three years says the combined projects are more palatable and anticipates that the project will be beautiful.

A guest who lives near the project stated that when their lot was purchased, lot sizes were one to two acres. Concern was voiced that quarter acre lots are not large enough. Lack of infrastructure was also another concern.



# BONSALL COMMUNITY SPONSOR GROUP

*Dedicated to enhancing and preserving a rural lifestyle*



## BONSALL COMMUNITY SPONSOR GROUP REGULAR MEETING MINUTES

**Tuesday, April 4, 2023 – Page 7/9**

Comments from the BCSG:

Haider stated that the development was done very well. Concern was voiced regarding fire protection for the Vista Valley Country Club area.

Apsley requested confirmation about the designated green open space areas on the combined Morris Ranch and Bonsall Oaks exhibit map. Will the open space always be designated as open space and not be used for residences. Pallinger confirmed.

She also asked about any remainder property. Pallinger replied that the orange area on the map near Dead Man's Curve was designated as remainder, but it was purchased by Cal-a-Vie. If Cal-a-Vie sells the property, it could be developed, but Cal-a-Vie wants to keep it as an open space buffer.

With over 250 residences being built, Apsley mentioned concern regarding traffic and stated approximately 500 to 750 vehicles will be using one main entrance/exit onto Gopher Canyon Road. Pallinger confirmed one entrance/exit, along with a middle turn lane that will be created on Gopher Canyon Road in front of the project.

Apsley asked if private roads, Robbie Lane and Kirsten Lane, were planned on being extended and used to access the new project. Pallinger replied no.

Apsley mentioned that the community's concern regarding noise and buffer space is understandable. Pallinger stated that the current houses are located higher than the project, and he will be working with the neighbors.

Apsley expressed concern about clustered residences that are built on 5,000 square feet of land. When it comes to fire and safety, the lot sizes are too small.

McGiboney likes that the project is spread out with as much green space as possible. During an evacuation, if Gopher Canyon Road is backed up, there are more emergency access points in our community than we had in the past.

Anderson is concerned about K-12 grade facilities throughout our community and would like to continue supporting quality education. A separate high school is a priority in order to serve the needs of our families.



# BONSALL COMMUNITY SPONSOR GROUP

*Dedicated to enhancing and preserving a rural lifestyle*



## BONSALL COMMUNITY SPONSOR GROUP REGULAR MEETING MINUTES

**Tuesday, April 4, 2023 – Page 8/9**

Norris stated that when it comes to developing the last large pieces of land in Bonsall, the conservation subdivision approach is to cluster homes on smaller lots to avoid impacts on the surrounding land.

Specific issues were discussed in our previous meeting and Pallinger worked with the County and neighbors to decrease the impact on Dentro de Lomas, turn pockets and a turn lane were created to help with traffic, they are working with the County regarding a trail, and they are working with the neighbors regarding landscape screening and buffers.

Apsley asked if any lots are designated to be over a quarter acre. Pallinger stated there are seven (7) custom lots out of 255 lots.

**Motion by McGiboney to support a Supplemental Application for a Minor Administrative Deviation regarding a re-subdivision of two previously approved tract maps (Bonsall Oaks and Morris Ranch) with the following conditions:**

- 1) Support is provided for limited access at the Dentro de Lomas gate for emergency access**
- 2) Developer commits to creating a north/south trail along Rue Margaux, subject to County acceptance**
- 3) Applicant to work with neighbors on Robbie Lane and Kirsten Lane regarding the buffer area**

**Second by Haider.**

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

**Apsley abstained. She did not agree with the quantity of small lot sizes.**

#### 4. Housing Blueprint

The County of San Diego is committed to curbing the housing affordability crisis and would feedback to develop a roadmap to help guide their ongoing response. The guiding tool would maximize our resources, balance priorities, and align efforts with the County's core values of integrity, belonging, excellence, access, sustainability, and equity. The Housing Board approved an initial draft Housing Blueprint in December 2022 and would like to refine it.

[engage.sandiegocounty.gov/housing-blueprint](https://engage.sandiegocounty.gov/housing-blueprint)





# BONSALL COMMUNITY SPONSOR GROUP

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## BONSALL COMMUNITY SPONSOR GROUP

### REGULAR MEETING MINUTES

**Tuesday, April 4, 2023 – Page 9/9**

Norris stated that the areas of potential development using VMT are small. The housing process is difficult and expensive.

No one from SD County was available to attend this meeting. **No vote was needed.**

#### G. INFORMATION ONLY ITEMS

##### 1. Public Works

Apsley mentioned more businesses are placing their advertising signs on the roads.

Pallinger stated that right-of-way permits are required.

Anderson mentioned that the County has statistics on how much trash is picked up.

Norris stated that Public Works is always picking up trash.

Haider said she saw a woman picking up trash on Gopher Canyon Road, and

McGiboney saw a woman picking up trash on Little Gopher Canyon Road. They were concerned for their safety.

##### 2. Fire Protection

Haider said Vista Valley Country Club has an evacuation plan from the Fire Department, but it needs to be activated with the residents.

##### 3. The next BCSG Meeting is scheduled for May 2, 2023.

#### H. ADJOURN at 9:02pm

Respectfully submitted,

Dawn Apsley

Secretary

#### Disclaimer Language

##### *Public Disclosure*

*We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Privacy Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.*

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