

BONSALL COMMUNITY SPONSOR GROUP

Dedicated to enhancing and preserving a rural lifestyle



COUNTY OF SAN DIEGO BONSALL COMMUNITY SPONSOR GROUP REGULAR MEETING MINUTES Tuesday, November 7, 2023 at 6:30PM In Person at the Bonsall Community Center

- A. CALL TO ORDER at 6:45PM
Members Present: Steve Norris, Dawn Apsley, Jennifer Haider, Ray Botta, Jared Rowley
Absent: Larissa Anderson
- B. PLEDGE OF ALLIGIANCE
- C. APPROVAL OF MINUTES:
Motion by Haider to accept the minutes dated October 3, 2023. Second by Botta.
VOTE: Aye: 5 No: 0 Abstain: 0 Absent: 1 Vacant: 1
- D. PUBLIC COMMUNICATION:
A Bonsall resident expressed concern about heavy traffic taking short-cuts through Bonsall and destroying our roads, especially commercial trucks. Proper signage is also needed.
- E. REPORT FROM BONSALL SCHOOL BOARD
Superintendent Joseph Clevenger was in attendance and provided an update regarding the Bonsall Unified School District (BUSD):
1. Bonsall school enrollment has increased.
 2. Bonsall Elementary School has a new state-of-the-art farm for K - 5th graders. Their Farm and Agriculture Program allows kids to dig and plant vegetables that they will ultimately eat.
 3. The perimeter fencing, complete with cameras and a single point of entry, is now complete at the shared Sullivan Middle School / High School campus.
 4. The BUSD is continuing to make safety improvements for students getting to school. New signs were installed, and more crosswalks will be painted after roadwork is complete on Old River Road and Camino Del Rey.
 5. Thank you to San Diego County for their support regarding Bonsall school needs. The BUSD is doing their best to mitigate traffic patterns and explore options.
- F. REPORT FROM I-15 CORRIDOR DESIGN REVIEW BOARD
Meeting on Wed. Oct. 11 - Rowley stated there is nothing to report.
- G. ACTION ITEMS: (Voting Items)
1. Vote for New Applicant to be seated on the BCSG
Motion by Apsley to approve Meghan Van Leeuwen's application for seat #6 on the Bonsall Community Sponsor Group. Second by Rowley.
VOTE: Aye: 5 No: 0 Abstain: 0 Absent: 1 Vacant: 1



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2. Palisades Estates

Record ID: PDS2022-TM5158TE
Project Site Address: Elevado Road in Vista
APNs: 172-110-60, 172-110-61, 174-320-03, 174-320-04

This project was approved in 2006 for 36 units. In March 2023, the BCSG approved a six-year time extension for the second phase of 17 units. The applicant is submitting a request for a two-year extension on their improvement agreements for the first phase of 19 units.

Ron Holloway, the Project Contact and Principal Engineer for Palisades Estates, stated the project is located on 400 acres of land, and half of the land will be open space. The owner wanted both project phase maps to be recorded before beginning the project in April 2024, and they are requesting to extend the subdivision agreement.

A community member stated concern that this project is located in a very dangerous wildland urban fire area and questioned if projects that are delayed for long periods of time be reconsidered before continuing due to changes?

Norris stated that it's a large piece of property, and this "old Bonsall-style development" is a non-conservation subdivision-type approach, with a bigger area and bigger lots. Why do some projects take so long? Because the process is burdensome.

Rowley is happy with the larger lots.

The same community member stated that homeowners will have a difficult time obtaining fire insurance.

Haider appreciated the larger lot sizes also, but stated concern about permits not being updated after they were issued years ago. Years later, when the project is finally built, items such as infrastructure need to be considered again.

Apsley asked why a time extension was needed, and Holloway responded that is was due to the permit process for each phase.

Motion by Haider to approve the two-year time extension for the first phase of 19 units for Palisades Estates. Second by Rowley.

VOTE: Aye: 5 No: 0 Abstain: 0 Absent: 1 Vacant: 1



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H. INFORMATION ONLY ITEMS

1. Bonsall Community Park – Parks & Recreation Dept. provided an update.

Guests:

Mark Kieser, Sr. Park Project Manager, Parks and Recreation

Jen Spencer, Park Project Manager, Parks and Recreation

Michael Kenny, Dept. of Public Works

Jake, Region Manager with the Operation Division

Dominic, North County Fire

Spencer presented 10 slides regarding the background, timelines, and design of Bonsall Community Park: Project Site & Scope Map, San Luis Rey River Master Plan, Public Meeting Timeline, Project Process & Additional Outreach, Final Concept Plan & Park Entry Points, Roadway Improvements – Proposed, Construction Options, Future Equestrian Projects in San Luis Rey River Park, Fire Response, Questions.

Spencer provided a summary of Bonsall Community Park (BCP). The site used to be the Downs Golf Course and is located at Camino Del Rey and Old River Road in Bonsall. The Department of Parks and Recreation (DPR) acquired the site in 2015, and it is located within the greater San Luis Rey River Park Master Plan. The San Luis Rey River Master Plan is a nine-mile stretch from the I-15 to the Bonsall Bridge. Two active recreation sites were identified as BCP and Rio Prado Park.

The first meeting was in 2019 in person, and 131 people attended. A survey was offered online for two weeks online afterward for those who could not attend, and 672 surveys were received. The Design Consultant drafted two concept plans. In October 2019, a second public meeting occurred, and both concept plans were presented. Out of the 582 surveys received, 53% of the surveys preferred Concept A, the active park, compared to the more passive Concept B with more open space. The top three amenities were multi-use fields, multi-use trails, and playgrounds. Along with the information obtained from the meetings and surveys, they obtained comments from the Bonsall CSG, surveyed the current park amenities in the area, etc., and combined the information to come up with a Final Master Plan. The Final Master Plan was presented at meeting #3 in November, 2020. Due to COVID, it was a virtual meeting hosted on sdparks.org, and 83 people attended.

In 2021, environmental documentation was finished (traffic studies, fire operations assessment), and construction documented began with their design consultant.



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They anticipate the project going out to bid this winter, which will probably take three to six months. The lowest and most qualified bidder will be awarded the construction contract. The process has been long, and DPW appreciate the community's patience.

Regarding BCP:

There will be two access points that will be entrances/exits. The park will be open from sunrise to sunset. There will be two U12 (under 12 years) and two U8 (under 8 years) soccer fields, three baseball fields (two with 200' foul lines, one with 300' foul lines), a picnic area, concessions stand, restroom, park office, basketball courts, tennis courts, playground with a lot of shade, open lawn areas with picnic areas, another set of restrooms, a 2-acre dog park (1.5 acres for large dogs, 0.5 acres for small dogs), a park staff area where two park hosts will live, a lawn area, a skate park, a bike skills park, multi-use trails the will connect to the master plan trails to the north and south.

Regarding the traffic light intersection at Camino Del Rey and Camino de las Brisas, they will adding a left-turn lane from Camino Del Rey into the park, paint pedestrian crosswalks, continue the decomposed granite (DG) sidewalk on the north side of Camino Del Rey going east from the traffic light almost to W. Lilac Rd., and connect it to an accessible path that goes down into the park. The accessible path would be located just west of W. Lilac Rd.

Regarding Constructions Costs: Due to inflation costs, there will be flexibility. The items in the base bid, including the intersection improvements and sidewalk right-of-way will not be flexible. The other four areas for bid will have some flexibility. An equestrian staging area was considered, but in an active park, it could be a dangerous situation. Therefore, other safer staging areas have been looked at, including Bonsall Staging Area and Rio Prado Park. BCP will still have equestrian access via the perimeter trail.

The Final Concept Plan and more details can be found at sdparks.org (click on "Plans" and then on "Development Projects").

Questions/Comments from the Bonsall CSG:

Apsley's comments and questions:

- The main entrance at Camino Del Rey and Camino de las Brisas is only one lane in and out, and with the high speed of traffic on Camino Del Rey, motorhomes, RVs, and vehicles pulling trailers will have a difficult time accessing BCP without a right-turn lane on Camino Del Rey.



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- Reservations for the open areas?
Jake stated that they will have reserved and non-reserved areas, and reservations can be made one day to one year in advance.
- Tunnel flooding under Camino Del Rey? Spencer confirmed there is no drainage and there are no plans for closing the tunnel during heavy rain.
- Fire response and evacuation? Dominic stated it's the Sheriff's responsibility to direct traffic depending on the fire movement. There are two entrances/exits located at on Camino Del Rey and on W. Lilac Road. Spencer added that the maintenance entrance for workers could be used as a third entrance/exit during emergencies.

Haider's comments and questions:

- Comprehensive Traffic Study for speed and number of cars? Kenny stated that a combination was done: A Turning Movement Count (TMC) was done manually with a person on the side of the road using a clicker, and an Average Daily Traffic (ADT) count was done using pneumatic road tubes to obtain 24-hour counts.
- 1 or 2 Tubes? Kenny responded that one tube is used to count cars. Two tubes are used to monitor speed.

Norris' comments and questions:

- Rio Prado Park? Kieser stated that BCP will be first, and Rio Prado will be revisited in one or two years. Norris responded that both parks should be looked at together, and consideration regarding reallocating their use should occur based on community impact as both parks are servicing the same community within the Bonsall limits.
- Grading? Spencer stated they will grade the entire park in the base bid.
- One Contractor? Spencer said typically there is one general contractor and multiple subcontractors.
- Cost vs available budget? Spencer stated that due to higher costs, they don't anticipate being able to complete most of the park, but not the entire park.
- Soccer parks at Rio Prado? Spencer said Rio Prado will be completely redesigned.
- Quantity of people for a reserved event? Jake stated the reserved areas have two picnic tables and can comfortably fit 15 to 30 people with some sitting and some standing.
- What steps and considerations are being taken regarding unsheltered people? Jake stated enforcement is needed when illegal activities occur. County help is provided when needed for those who are unsheltered.
- Help after hours when BCP is closed? Jake stated that the park hosts will try to assist individuals who may need help. If they are unable to assist the individuals, they will call a Park Ranger. If individuals are blatantly uncooperative, the Sheriff will be called.
- Are park areas used to house unsheltered people? Jake replied no.



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Botta's comments and questions:

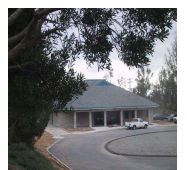
- Park Host Education? Jake responded that a background check is required. It's a volunteer position.
- What if funds are not available? Spencer stated that they are looking for other funding options.
- Do Park Rangers have authority? Jake replied that County Park Rangers are not law enforcement, do not carry firearms, and do not arrest and take people to jail. Every County Park Ranger goes through an 11-week Ranger Academy Program.
- What about ordinances and if someone calls 911? Botta is concerned about the skate park. Jake stated that Oceanside has a nice skate park, and Fallbrook has broken ground on a skate park that is due to be complete in 2025.

Rowley's comments and questions:

- Construction options? Spencer stated that the Base bid will occur (soccer fields, playground, restroom, loop road, host site, sidewalk, intersection). All other areas will be based on costs and working with the contractor.
- Parking spaces? Spencer responded there are a total of 460 spaces (441 standard, 16 ADA, 3 RV).
- Traffic is a concern, and Rio Prado Park is close to Hwy 76 and I-15, so it can handle the traffic better. The small, windy roads in Bonsall cannot. Why can't more effort be put into Rio Prado Park rather than BCP? Spencer stated that the community wanted a more active park at BCP because more seniors live near the Rio Prado site. Both parks are located within the Master Plan and both must have active recreation. Parks and Recreation are putting in the design amenities that were requested by the community.
- Did the community have access to Hwy 76 from Rio Prado Park when it was voted on? Spencer said no.
- Would it make more sense to revisit both park amenities now that there's more information? Spencer said a lot of money went into the design, and it's a priority to get the park built as designed.
- Is there a way to move funding from one park to another? Spencer responded not that she is aware of.

Norris' comments and questions:

- Is Rio Prado in Fallbrook or Bonsall? Keiser stated it's on the border. Both.
- A portion of the park funding is from PLDO, so aren't the funds for BCP and Rio Prado in the same area?
- If both parks are located in Bonsall, shouldn't the opportunity be taken to minimize the traffic and minimize the impact?



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Following are comments and questions made by some of the 50+ guests that attended from the community:

- How were notices sent out regarding BCP? The response was that notices were mailed to within 1.5 miles of the park (more than the required 300 feet) and to various groups in the community.
- Concern was stated about fires, especially after the Lilac Fire occurred.
- Concern was mentioned about increase traffic due to horses being relocated from San Francisco to Southern California.
- Will there be a parking fee? Jake stated that there is no charge for this concept BCP plan, and it will be discussed in the future for Rio Prado Park.
- Traffic congestion on Camino Del Rey at W. Lilac Rd. is bad.
- How many parking spots are in the base construction area? Spencer didn't know.
- The bridge over Camino Del Rey needs to be widened. Adding thousands of cars will make the traffic problem worse.
- An active park is great, but why are we trying to do everything in one park?
- The main entrance of the park is across from the elementary school entrance and W. Lilac Rd. is backed up. Traffic is already horrible.
- Concern was mentioned about parking if there's not enough parking spots, causing overflow across the street into the residential area and school.
- Concern about no traffic relief plans when park is built.
- Concern about baseball diamonds near the horse trails. Would like a baseball diamond removed and an equestrian area added.
- Norris stated we are a horse community, and there is nothing planned for horses. This area would be better for equestrian rather than active fields.
- Concern was mentioned about noise along Camino Del Rey. Spencer stated the park is only open from sunrise to sunset (only safety lights are planned for the park). Trees and parking are planned between the fields and road to help.
- More projects means more traffic will take side streets through residential areas.
- Norris stated that the concern appears to be the finished concept of BCP. The design currently proposed should be reconsidered with Rio Prado in mind. BCP does not need to be abandoned. Pursue the base phase and add items that cause less impact in the BCP area. Then pursue Rio Prado Park the same way.
- Need to focus on traffic problems.
- Beautiful park plan, but it's congested. It should be spread out, and there needs to be more horse staging areas.
- RV's are long and will turn into the opposing traffic lane when entering/exiting the park.
- What are the weight restrictions on the roads?
- Why do we need RV spots? Jake stated a pull-through is needed for longer vehicles or they will take up multiple vehicle spots.
- What will be done with phases that cannot not be built yet?
- Why does the base phase include four soccer fields but no other fields?



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- We need to downsize the impact on the community.
- Concerns about parking.
- We are a horse community. We want horses.
- The left turn lane into the park is the only road improvement. It's not enough.
- The elementary school entrance has moved since 2019, and it will change traffic flow at the main BCP entrance.
- Concern about the kids.
- Norris said the community is not an adversary to the County, but it doesn't make sense to place all the traffic onto a road that can't handle it [BCP] when there's an opportunity up the street [Rio Prado Park] with better infrastructure.

Norris took a survey of those in attendance at this meeting:

Who agreed with the final BCP plan? 6 raised their hands.

Who disagreed with having BCP? 10 raised their hands.

Who liked the BCP concept but wanted to modify it? 35+ raised their hands.

2. Applicant for BCSG – MC

Due to time, this agenda item needed to be rescheduled for the next meeting.

3. Gopher Canyon Road

Due to time, this agenda item needed to be rescheduled for the next meeting.

4. Capital Improvement Plan 2025-2029 – South/East/North/Virtual Meetings

Due to time, this agenda item needed to be rescheduled for the next meeting.

5. The next BCSG Meeting is scheduled for December 5, 2023, at 7:00 PM.

I. ADJOURNED at 8:40pm

Respectfully submitted,

Dawn Apsley

Secretary

Disclaimer Language

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