

BONSALL COMMUNITY SPONSOR GROUP

Dedicated to enhancing and preserving a rural lifestyle



COUNTY OF SAN DIEGO BONSALL COMMUNITY SPONSOR GROUP REGULAR MEETING MINUTES Tuesday, September 5, 2023 at 7:00PM In Person at the Bonsall Community Center

A. CALL TO ORDER

Members Present: Larissa Anderson, Dawn Apsley, Jennifer Haider, Ray Botta, Jared Rowley. Members Absent: Steve Norris

Welcome to Jared Rowley. He completed his training to be seated on the Bonsall CSG as of September 5, 2023. There is still one open seat available on the Bonsall CSG.

B. PLEDGE OF ALLIGIANCE

C. APPROVAL OF MINUTES

Motion by Haider to accept the minutes dated August 1, 2023. Second by Botta.

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

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

A Bonsall resident spoke in opposition of Bonsall Community Park, voicing concern regarding increased traffic on the 2-lane roads. The only entrance/exit for the park and elementary school is at the Camino Del Rey/Calle de las Brisas traffic light, where “hundreds and hundreds” of people will be accessing the park from outside Bonsall. Our infrastructure cannot handle a highly active park. Eliminating the soccer fields, baseball fields, and the skate park would be preferred.

E. REPORT FROM BONSALL UNIFIED SCHOOL BOARD (BUSD)

Special guest, Superintendent Joseph Clevenger, provided an update:

1. Enrollment is up in all five Bonsall schools.
2. The traffic light schedule at Camino Del Rey and Calle de las Brisas may have inadvertently been in place throughout the summer when school was not in session, resulting with more frequent stops for the traffic on Camino Del Rey. The San Diego Traffic Team was contacted, and they have the updated elementary school schedule. The San Diego Traffic Team will work to ensure the traffic light will be on the proper cadence, including during the summer as well as time away from school.
3. The BUSD is exploring if a piece of land on the east side of the I-15 freeway is suitable for a school. It is located outside the Bonsall area, but updates will continue to be provided to the Bonsall CSG.
4. The BUSD is working with Ocean Breeze Ranch and Parks & Recreation regarding traffic flow is safe around the schools. They are trying to alleviate the traffic back up along W. Lilac Rd., and they are actively engaged in trying to offset the increased traffic.



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Questions were asked about sidewalks:

5. Superintendent Clevenger stated that there are almost 1,000 students at Bonsall Elementary School, and the BUSD is working with the County Supervisor, Traffic, and Parks & Recreation regarding pedestrian safety on both sides of Camino Del Rey, such as striped areas, DG trails, sidewalks, etc. Parks & Recreation has funding allocated for Bonsall Community Park, and the BUSD is currently looking for sidewalk funding on their side of Camino Del Rey/Old River Road.

F. ACTION ITEMS: (Voting Items)

1. Ocean Breeze Ranch
PDS2023-TM-5615R

APNs: 125-080-25, 125-080-26, 125-131-57, 127-191-21, 127-191-22

A “Notice to Property Owners” was mailed in early August 2023. It is regarding a tentative map revision and time extension for a residential development and equestrian facility located at 5820 W. Lilac Rd. 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.

Greg Shields, Civil Engineer at Project Design Consultants for Ocean Breeze Ranch, displayed a slide showing the “Ocean Breeze Ranch Project Site Plan Exhibit 12-03-2018” and provided an overview of the Ocean Breeze Ranch project (formerly Vessels Ranch). The project is located west of I-15, south of 76, and north of W. Lilac Rd. The approved entitlement includes approximately 400 units, and three planning areas. Planning Area 1 and Planning Area 2 consist of single-family homes, and Planning Area 3 consists of estate lots. It does not include the private equestrian facility.

The proposed revision is a result of geotechnical investigations that were different than were understood at the time of the approved entitlement. Due to a high water table, there is a high level of compressible soil, and fill is needed to raise the area out of the flood plain. A dynamic compaction is needed, and they are short dirt. Due to soil characteristics on site, they want to rebalance and generate the soil to avoid importing soil. Therefore, they will be lowering some of the areas on the site. Since some of the project areas exceed the 1-foot minimum threshold requirements that the County requires, the tentative map revision needs to go through the County process. Most of Planning Area 1 will be lowered six feet, the estate lot pads will be lowered between three to nine feet, and some of the agricultural areas will be graded to generate soil.



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Shields displayed another slide, “TM 5615 Ocean Breeze Ranch Grading Updates Exhibit 03-29-2023”, showing changes to Planning Areas 1, 2, and 3 in red. No lots are being moved, and only one street in Planning Area 1 will be moved slightly to decrease the residential footprint into the open space. No changes are planned to the elevation in Planning Area 2.

Anderson asked about the third pullout. Shields stated it was identified as a “school sale parcel” at the time of the original entitlement. Located between Sullivan Middle/High School and the Hillside Estate Parcel. It will probably be used for agriculture. It does not have development rights. It is not necessarily being sold to the school. It was just named “School Sale Parcel”.

Anderson then asked about a stipulation regarding a section of land adjacent to the east of the school to help with the mitigation of traffic. Shields replied that traffic mitigations have not changed, so they are not on this plan. There were conditions to improve traffic mitigations by placing a traffic signal at W. Lilac Rd. and 395, a southbound right-turn lane from W. Lilac Rd. onto Camino Del Rey, traffic calming on Dulin Road through Rancho Monserate subdivision,

Anderson asked about a roundabout by Bonsall Elementary School and a parcel of land east of Sullivan Middle/High Schools. Shields replied that there’s a settlement agreement, not traffic mitigation, regarding the parcel of land by the school. It’s not a condition of the project, and they are not proposing any changes regarding the settlement agreement.

Anderson asked about traffic calming on Dulin Road, confirming that Dulin Road is only available to the estate owners. Shields replied that there will be a gate and a turn-around. Dulin Road is a private drive and will be gated. It will only be available to the estate lot owners and be used.

Questions were asked about the lots. Shields mentioned that residential lots are about 3,500 to 5,500 sq. ft., and estate lots average between two to five acres. There will be an HOA fee. There will be two public parks and several private parks with trails.

A question was asked about the equestrian facility, and Shields stated there are requirements to bring it up to standard.

Botta asked about the 100-year flood plain, and Shields confirmed that all the residential units will be a minimum of two feet above the 100-year flood plain. There is an extensive storm drain system.

Apsley asked about the roundabout. Shields responded that the roundabout was not part of the traffic mitigation for the project but was a separate side agreement between the applicant and community representatives.



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Apsley asked about quantity of estate lots on the project site plan. There are 14 in Planning Area 3, compared to 13 being mentioned. Shields stated the number of lots has not changed.

Apsley asked Shields to confirm that the presentation is regarding the grading and elevation changes. He confirmed.

Motion by Rowley to approve the time extension and proposed grading and elevation changes on the tentative map revision as presented on the two plans shown. Second by Botta.

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

2. Veltman Encroachment Permit into Openspace Easement
PDS2023-AD-23-009, APN 126-080-74

A Discretionary Permit Application was filed by William Clarke with the County of San Diego on July 20, 2023, to remove approximately 3,692 square feet of an asphalt road in an open space easement. It is located at 5589 Via Calvillo in Bonsall, CA. Related Permit: PDS2021-BC-21-0105

William Clarke, Project Contact Person representing Elois Veltman, stated that there is a 10-acre lot with a garage, shed and asphalt road on an open space easement that was dedicated to the County. The garage will remain, the shed will be removed, and they would like to remove the portion of the asphalt road on the open space easement. A drawing of the project site, three pictures, and a parcel map #17800 were provided.

Motion by Apsley to approve removal of the asphalt road for the Veltman Encroachment Permit into Openspace Easement. Second by Rowley.

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

G. INFORMATION ONLY ITEMS – Updates provided by Apsley

1. Kents Brom Nursery Cell Tower/Monopole in Vista
The Bonsall CSG approved the rebranching of the existing monotree with the condition that it will be rebranched by the end of 2023. However, it may take the Zoning Administrator up to six months to approve, which means it may not be rebranched until mid-2024. The amortization period (expiration date) would begin when the Zoning Administrator approves the project during the public hearing.
2. Camino del Cielo Project/Fallbrook Land Conservancy
The old redwood posts and barbed wire on the south side of W. Lilac Rd. between Camino Del Rey and Camino del Cielo were removed by the Fallbrook Land Conservancy this summer, and the area along the road looks much better. They were able to salvage the old posts for reuse on their preserves.



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3. Starbucks at River Village
The applicant intends to move forward with their lease with Starbucks. They are still coordinating with their engineers regarding execution of the design plan.
4. Bonsall Community Park (BCP)
Parks and Recreation will be sending the Bonsall CSG monthly updates. They stated that bids have not gone out yet as some changes needed to be made due to inflation costs. The bidding process is being revised based on integrated phasing, and after the process is finalized, contractors will be able to submit bids on the various phases of the park. They hope to finalize the process and accept bids this fall, with work beginning in 2024. The BCP website was updated in August. Go to www.sdparks.org > PLANS > Development Projects, and scroll down to find "San Luis Rey River Park: Bonsall Community Park". Rio Prado Park information was also updated.
5. Moosa Creek Restoration, APNs 126-300-54-00 & 126-060-84-00
The restoration process began in 2022 and included grading and revegetation. During Tropical Storm Hilary, concern was expressed over lack of water drainage under Camino Del Rey at W. Lilac Rd. Per the Department of Public Works, the area of concern was originally a waterway, and the intent of the project was to restore the former area (golf course) to its natural undisturbed state.
6. Multi-use Trail System in San Diego County
Anderson stated she saw four consultants walking on W. Lilac Rd. surveying the area. Apsley confirmed with Parks and Recreation that consultants were sent out by the Program Coordinator to gather information on the existing trail system to help map and analyze all the trail systems in the county.
7. The next BCSG Meeting is scheduled for October 3, 2023, at 7:00 PM.

H. ADJOURNED at 8:22pm

Respectfully submitted,
Dawn Apsley
Secretary

Disclaimer Language

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