

BONSALL COMMUNITY SPONSOR GROUP

Dedicated to enhancing and preserving a rural lifestyle



COUNTY OF SAN DIEGO

BONSALL COMMUNITY SPONSOR GROUP

Special Meeting Minutes

Tuesday, July 12, 2022

7:00 PM Pacific Time

Zoom Meeting Online - Bonsall, California

A. CALL TO ORDER

Present: Steve Norris, Richard Hatano, Gary McGiboney, Dawn Apsley

BCSG seats #3 and #4 are open. There are two open seats on the Bonsall Community Sponsor Group. Please contact Steve Norris, Chairperson, if you are interested in filling out an application.

B. APPROVAL OF THE BONSALL COMMUNITY SPONSOR GROUP MINUTES FOR THE MEETING OF MAY 3, 2022. Motion by Norris. Second by McGiboney.

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

C. PUBLIC COMMUNICATION

A woman who is a Public Health Educator is concerned about the San Diego County Supervisors putting a measure on the ballot regarding a tax on marijuana businesses.

A woman and her husband are concerned about parking, traffic and noise regarding a pool that is supposed to be built at the Vista Valley Country Club.

D. REPORT FROM BONSALL SCHOOL BOARD MEMBER

None

E. ACTION ITEMS (Voting Items)

1. Starbucks at River Village PDS2021-MUP-90-008M2

Continued from May 3, 2022

There is a request to build a 2,266 square foot coffee shop with a drive-through window at the corner of Hwy 76 and Mission Road located in the River Village Center located at 5256 South Mission Road, Bonsall, CA.

Attendees:

Jim Chagala, Planning Consultant and the Project Contact Person

Kendall Beas, Development Manager at Kaidence Group, representing Starbucks

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Chagala stated that the County of San Diego approved the project on June 28, 2022, with conditions. He presented a slideshow with revised designs so the project is compatible with the River Village Center. The final plans included the Site Plan AS1.0, Exterior Elevations PA0.1 dated 5.3.2022 and the Overall Site Plan PA0.3. Changes included correcting the number of parking spots, adding windows on the south wall, changing the color of the doors on the trash enclosure, and changing the lights.

No action or vote was needed at this meeting since the project was previously approved.

2. Dish SDSAN00067A, PDS2022-MUP17-016W1

There is a permit request to modify a cell site for Dish Wireless. Dish would like to mount three new antennas and six new RRHs below the antennas on an existing faux tree located at 5260 San Jacinto Circle West in Fallbrook. They would also like to add a new enclosure on ground level for the proposed outdoor generator and a large cabinet for supporting equipment.

Attendees:

Sean Oberbauer, County of San Diego PDS

Chris Vuong, Dish Applicant Team Representative

Oberbauer displayed photo sims of the existing faux tree and the proposed modifications. The new equipment will be placed tighter to the pole structure and no height will be added to the tree.

Apsley mentioned concern about additional equipment being added and neighbors who lived close by. Norris asked if neighbors received a notice regarding this project and Oberbauer replied yes. Calls from those notified included general questions and concerns about radiation regarding the previous permit.

Hatano asked about the transmission devices. Vuong stated that RRH is a Remote Radial Head and RRU is a Remote Radial Unit, and the terms are interchangeable. He mentioned they are needed near the antennas so the antennas function well. An RRH is about the size of a small suitcase that can be stored overhead in an airplane.

Motion by Norris to approve the project as submitted. Second by Hatano.

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



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3. Bonsall Oaks PDS2022-VAC22-002

Bonsall Oaks LLC has filed a Discretionary Permit Application with San Diego County on June 1, 2022, proposing the vacation of the existing open space easement of Tract 4736-1 to be replaced with a new open space easement. The location is on the north side of Gopher Canyon Road across from Vista Valley Drive.

Associated Record IDs:

PDS2022-ER-88-02-031A

PDS2020-LDPCHG-00927 (L-12753)

PDS2020-LDMAP-00366

PDS-2022-MUP-92-019M4

Prior Related Case:

TRACT 4736-RPL4 MUP P92-019

Assessor's Parcel Numbers (APN's):

127-570-02 through 14

127-571-01 through 04

127-571-05 through 09

127-572-01 through 05

127-572-06 through 16

127-580-01 through 12

127-580-13 through 24

127-581-01 through 32

127-582-03 through 17

127-573-01 through 47

127-572-17 through 28

Attendees:

Michael Johnson, County of San Diego PDS

David Ragland, Applicant (works with David Pallinger, Civil Engineer)

Ragland mentioned an approval was received about a year and a half ago regarding a map modification, an amended final map. A condition of the modification was to vacate the existing open space and rededicate new open space due to the configuration of the lots. Once the open space is vacated, they will rededicate new open space.

Johnson presented a previous biological green and orange open space map. The green areas represented open space lots by themselves and the orange open space represented individual "backyard" lots. He then presented the proposed new open space that consists of 100-foot orange fuel modification zones surrounding the development lots and roads and green open space that will be granted to San Diego County.



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Norris asked about geo-technical concerns. Johnson stated they are still reviewing the project and have not identified any concerns right now.

A man voiced concern about reduced fuel modification zones, and mentioned they are critical for home insurance regarding fire and home property values. Ragland stated that the fuel modification area is required to be 100 feet from a structure, but they took a more conservative approach and created a fuel modification area that is 100 feet from the pad. All fuel modification areas are located on lots, not in the open space that will be granted to San Diego County.

A man asked about displaying an overlay map that shows streets. Johnson showed a map with streets through the sub-divisions and Norris showed an aerial view. The major access will be a road called Oak Bridge Drive located off Gopher Canyon Rd.

A man asked about how the open space will be used. Johnson stated that the easement will be granted to San Diego County with no disturbances.

A man asked if open space will be designated behind the current houses at the north end of Kirsten Lane, and a woman asked about the "Remainder" areas. Johnson does not know if the "Remainder" area has been designated to be used for anything right now. It is possible it could be developed into a sub-division.

Apsley voiced concerns about more vehicles, infrastructure, and lot size.

Norris mentioned that it appears that due to the reconfiguration future development is a likely occurrence.

A man asked about zoning. Johnson stated the zoning will not change, and clustering properties into smaller lots will allow more open space for conservation.

A Notice to Property Owners was sent out.

Zoning: A70, RR Rural Residential

General Plan: SR-2 & SR-4

Acres: 450

Number of Lots Proposed: 7



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Norris is unclear about the “Remainder” parcel. Would open space need to be reported and developed within the remainder area, or is credit going to be given to the green open area currently shown on the amended map that would apply to the remainder parcel?

Motion by Hatano to approve the proposed open space easement as presented. Second by McGiboney. VOTE: Aye: 3 Hatano, McGiboney, Norris

No: 1 Apsley Abstain: 0 Absent: 1

A man mentioned a concern about traffic on Gopher Canyon Road, emergencies, if a traffic light will be going in, etc. Norris requested a fire plan and egress routes so it helps the community.

F. INFORMATION ONLY ITEMS

1. Champagne Gardens

Derek Berg, MADesign, displayed aerial imagery maps, a General Plan, and Vegetation and Zoning plans regarding three parcels of land located along both sides of Champagne Blvd. The parcels are located east of I-15 and south of Gopher Canyon Rd and Old Castle Rd.

APN's: 172-030-1700, 172-030-4400, 172-030-4500

The three parcels of land have been designated into eight sub-areas. Sub-areas 1, 6, 7 and 8 are on the west side of Champagne Blvd, east of I-15, and extend from the south end of Gopher Canyon Park and Ride to Lawrence Welk Ln. Sub-areas 2, 3, 4 and 5 are on the east side of Champagne Blvd. and begin approximately 1,000 feet south of Indian Hill Road and extend to the north end of the Deer Park Winery & Auto Museum.

Plans are being made to designate sub-areas 1-7 for a small-scale grocery/deli and a boutique style lodging accommodation that would include:

- a. A live-in property caretaker unit
- b. A large metal building for maintenance equipment, potential boutique winery storefront and event space with a pool
- c. Modest scale (25'–30' square) single and two-story bungalows scattered throughout the property, with most unseen from I-15 due to the topography



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Sub-area 8 would be designated as open space.

Placement of all buildings and access drives will be conscious of, and adaptive to, existing native topography and biology on the site. Preservation of natural features is at the forefront of the endeavor.

The group members thought the preliminary designs look interesting.

2. Public Works – Signage, Weeds, Barbed Wire

Norris stated that he would like someone from Public Works to present information regarding the level of garbage on the roads and maintaining the right-of-way areas.

Apsley stated that the “7” on 7-ELEVEN has been out since the new signage was installed last year.

3. The BCSG Meeting on August 2 will be online due to the increase of the Omicron BA.5 virus.

G. ADJOURN at 9:04pm

Respectfully submitted,
Dawn Apsley
Secretary

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