

# BONSALL COMMUNITY SPONSOR GROUP

*Dedicated to enhancing and preserving a rural lifestyle*



## COUNTY OF SAN DIEGO

### BONSALL COMMUNITY SPONSOR GROUP

Regular Meeting Minutes

Tuesday, August 2, 2022

7:00 PM Pacific Time

Zoom Meeting Online - Bonsall, California

#### **A. CALL TO ORDER**

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

BCSG seats #3 and #4 are open. If anyone has interest in serving on the Bonsall Community Sponsor Group, please contact one of the members.

#### **B. APPROVAL OF THE BONSALL COMMUNITY SPONSOR GROUP MINUTES FOR THE MEETING OF JULY 12, 2022. Motion by McGiboney. Second by Norris.**

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

#### **C. PUBLIC COMMUNICATION**

Norris has noticed there is more trash in the public right-of-way in the community and talked with the Bonsall clean-up crew. The Bonsall clean-up crew believes the Board of Supervisors should consider a monthly program for those who have oversize trash so the community can take and dump their large items themselves. They would also like to have more frequent clean-up crews. If trash is seen along the public right-of-way, please contact Public Works.

Norris also mentioned that more camping is occurring under the 76 highway overpass, and anyone can report illegal camping by calling CALTRANS.

#### **D. REPORT FROM BONSALL SCHOOL BOARD MEMBER**

Anderson stated that there is better traffic flow at the intersection of Camino Del Rey and W. Lilac Rd. The new entrance for Bonsall Elementary School and the Bonsall Community Center is open (located off Camino Del Rey and Calle de las Brisas), and barriers have been placed at the old entrance (located at Camino Del Rey and Old River Road). Construction is also occurring on the Bonsall Elementary School property to increase traffic flow.

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

#### 1. Bonsall Oaks PDS2022-VAC22-002

Continued from July 12, 2022

- a. 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-LDMAP-00366

PDS2020-LDPCHG-00927 (L-12753)

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

127-572-17 through 28

127-573-01 through 47

127-580-01 through 12

127-580-13 through 24

127-581-01 through 32

127-582-03 through 17

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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David Pallinger, County of San Diego PDS, and David Ragland, a Civil Engineer on the project, were present.

Pallinger stated that Bonsall Oaks was reconfigured to be more ecologically friendly with more open space around the project. They also redesigned the storm drains, abandoning one and moving one.

The former Polo Club Tract 4736-1 Conservation Open Space Exhibit plot plan was shown. It included 167 non-clustered residential units, fuel modification zones and a total of 251.7 acres of open space easement (45.0 acres open space easement and lot, and 206.6 acres of open space easement on residential lots).

The amended Bonsall Oaks Conservation Subdivision Amended Tract 4736-1 Conservation Open Space Exhibit plot plan was shown. It included 164 clustered residential units, fuel modification zones, a total of 285.4 acres of open space easement and lot, and an unknown amount of open "Remainder" space.

Apsley asked about the size of the amended residential lots. Ragland stated the approximate lots sizes are: 5,400 sq. ft. up to 10,800 sq. ft. in Phase 1A and some 1.0 acres lots in Phase 2B.

Apsley asked about the road located in the SE area near lots 30 and 31. The answer was a Rainbow Municipal Water access road.

Apsley asked about the area labeled "1" located east of the Bed and Breakfast location. The response was it is undeveloped land, and it will not be developed as the small winery needs eight acres of land.

Apsley also asked about emergency exits other than the main entrance on Gopher Canyon Road. Pallinger responded that there will be three points of egress: 1) the main entrance south onto Gopher Canyon Road from Rue Margaux, 2) Dentro De Lomas northwest to Old River Road, and 3) in the future, those who live north of Dentro De Lomas can go south through the project, take Vista Valley Drive south to Twin Oaks Valley Rd in San Marcos to the 78 freeway.

Apsley asked about a right-hand turn lane into the main entrance from Gopher Canyon Road. Pallinger stated there will be a right-hand turn lane into the project and additional striping for a left-hand turn out of the project.

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



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Ragland stated that Gopher Canyon Road will be widened to provide the full center of 2-way left turn lanes from Spa Havens Way to Vista Valley Drive. There will also be acceleration and deceleration lanes into the project entrance that will extend 300 to 500 feet in length.

Anderson had no additional questions.

Hatano asked about maintaining the open space. Pallinger responded that a third party will care for it.

McGiboney had questions about traffic flow, but he toured the property and thinks it will work well.

Apsley asked about the smaller clustered lots and increased open space, wondering if there is a way to provide the lots with a little more land so the residences are not so close to each other. Pallinger responded that those who are older don't want to take care of larger pieces of land and pay for the water bills, and the open space will be protected since it was removed from residential lots.

Norris stated that during the 2020 update, the state wanted to pursue something different regarding lot size instead of the more traditional ideas.

Apsley stated concern about two-lane roads through Bonsall not being wide enough with the increase of new residences. Bonsall doesn't have the infrastructure to support the population growth and increased number of cars on the road if the roads are not widened.

Norris asked about details regarding the "Remainder" portion of the land. Pallinger responded that they are reserving it for a future development.

Pallinger also mentioned that they wanted to maintain the country character of the area and not widen the roads to four lanes. Most of the cars are from outside Bonsall, and traffic studies show there are enough roads for the community. He also mentioned that the evacuation notices from the County are also better due to technology.



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A woman who lives in Vista Valley stated that they don't have proper egress in their neighborhood and is concerned about the amount of traffic. She also mentioned concern about two gated locks in the area, and no one knows who has the keys.

**Motion to support the vacation of the former open space by McGiboney.  
Second by Norris.**

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

**Ayes: Norris, McGiboney, Hatano, Anderson**

**No: Apsley**

Anderson stated to Pallinger that she hopes San Diego County will do everything they need to do so Bonsall has the infrastructure to support another fire evacuation.

- b. The County of San Diego received a request to vacate a storm drainage easement dedicated on Map 13856 at the intersection of Gopher Canyon Road and the former private road known as Oak Bridge Drive. The easement is no longer necessary because the owner is processing an Amended Map and part of that process includes dedicating a new storm drainage easement in a new location per the re-design.

Ragland stated that the original storm drain easement on the NE corner of the project entrance on Gopher Canyon Road and Rue Margaux (formerly called Oak Bridge Drive) would be vacated, and a new storm drain easement would be dedicated with a new design.

**Motion to vacate the storm drain easement at the entrance of the project by McGiboney. Second by Norris.**

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



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### F. INFORMATION ONLY ITEMS

1. BCSG Meeting on Sept. 6 - It was decided to conduct the meeting online due to Labor Day weekend and COVID.
2. Wedding Venues  
Norris stated there are wedding venues popping up in residential neighborhoods, and it will become an issue in the future.

### G. ADJOURN 7:53pm

#### Disclaimer Language

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