

# BONSALL COMMUNITY SPONSOR GROUP

*Dedicated to enhancing and preserving a rural lifestyle*



## COUNTY OF SAN DIEGO BONSALL COMMUNITY SPONSOR GROUP REGULAR MEETING MINUTES Tuesday, May 7, 2024 at 7:00PM In Person at The Bonsall Community Center

### A. CALL TO ORDER / ROLL CALL

Members Present - Steve Norris, Larissa Anderson, Dawn Apsley, Jennifer Haider, Ray Botta, Jared Rowley, Meghan Van Leeuwen

Welcome to Meghan Van Leeuwen. The Board of Supervisors approved her seat on the Bonsall Community Sponsor Group (BCSG) in April.

### B. PLEDGE OF ALLIGIANCE

### C. APPROVAL MEETING MINUTES:

**Motion by Haider to accept the Special Meeting Minutes dated February 22, 2024. Second by Anderson.**

**VOTE: Aye: 6 No: 0 Abstain: 0 Absent: 1 Vacant: 0**

**Motion by Haider to accept the Regular Meeting Minutes dated April 2, 2024. Second by Anderson.**

**VOTE: Aye: 6 No: 0 Abstain: 0 Absent: 1 Vacant: 0**

Note: Van Leeuwen arrived after the minutes were approved.

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

A guest asked about decreasing the speed limit to 25mph on Camino Del Rey between Hwy 76 and Camino Del Cielo. Norris confirmed that people speed on Camion Del Rey, especially motorcycle riders.

### E. REPORT FROM BONSALL SCHOOL BOARD

Anderson reported:

1. The Bonsall Farm event will take place at Bonsall Elementary School on May 16 from 5pm-6pm.
2. School enrollment continues to increase across the district, and Bonsall Unified School District (BUSD) is now enrolling students from the Citro development and receiving developer fees from the Havens.
3. There is a potential bond plan for BUSD. More details will be shared at the next meeting.

### F. REPORT FROM I-15 CORRIDOR DESIGN REVIEW BOARD

No meeting occurred in April.



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## G. ACTION ITEMS: (Voting Items)

1. Objective Design Standards (ODS) Checklist  
Continued from April 2, 2024

Background: On January 9, San Diego County's Planning and Development Services (PDS) provided a presentation regarding state laws which allow for a streamlined process for eligible multifamily projects and how design standards can be implemented in that process. Eligible projects need to meet all eligibility requirements and objective design standards at the time of application, or their development cannot be streamlined through a ministerial process. The project team edited the existing Bonsall Design Review Checklist to clarify any subjective language to maintain the visual integrity of your community in the case an eligible project application is submitted. A draft of an "Objective" version of the Bonsall Checklist, along with a corresponding map delineating potentially eligible areas for streamlined housing development, was provided to the BCSG on March 22 for review. Planning and Development Services (PDS) requested feedback.

Discussion and review of SB 35, SB 6, and AB 2011 occurred, and questions were asked about eligible areas in Bonsall.

**Motion by Norris to continue reviewing PDS's draft of the Bonsall Design Review Checklist after contacting PDS with questions and obtaining answers. Second by Anderson.**

**VOTE: Aye: 7 No: 0 Abstain: 0 Absent: 0 Vacant: 0**

2. DISH Wireless SDSAN00162C, PDS2024-MUP-24-006

A Discretionary Permit Application and a Supplemental Application for a Major Use Permit were submitted by All Seasons RV Park and DISH Wireless on April 19, 2024. The project is a proposed facility that includes a 16-foot tall trellis enclosure designed to match the surrounding architectural and landscape environment. It involves screening methods of painting and texturing materials to match the surrounding design aesthetic. The antenna scope of work is to include installation of (1) trellis enclosure, (2) antennas, jumpers, and (1) hybrid cable. Equipment scope of work includes installation of (4) RRUs, (1) OVP, (1) equipment cabinet, (1) PPC, (1) power conduit, (1) telco conduit, (1) Telco-Fiber box, (1) GPS unit, and (1) Fiber NID (if required). A Notice to Property Owners was sent out to those within 1200 feet of the project site.

Project Location: All Season RV Park, 30012 Old Hwy 395, Escondido, CA, 92026  
APN: 1275220100.

Related Record ID #'s: PDS2021-MUP-84-103W4, PDS2021-ER-84-02-072C

Maverick Becker, Agent for the Applicant, DISH Wireless LLC, attended to provide additional information and answer questions. DISH Wireless currently does not have coverage in this area, and eight color photo sims of the project location were provided showing the existing landscape and the proposed trellis enclosure.



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Group discussion occurred. Due to two abandoned towers on the property, concerns included maintenance and fire safety. The trellis design showed the walls would be just under eight feet tall, and concern was mentioned about people being able to climb inside and occupy it. Some liked the trellis design, and some asked about other options.

**Motion by Anderson to approve the DISH Wireless project, with a condition to remove the abandoned towers/associated equipment and obtain a fire safety fuel modification zone approval. Second by Haider.**

**VOTE: Aye: 3 No: 4 Abstain: 0 Absent: 0 Vacant: 0**

**Aye: Anderson, Haider, Norris**

**No: Apsley, Botta, Rowley, Van Leeuwen**

## H. INFORMATION ONLY ITEMS

1. New BCSG liaison with SD County – Dawn Noble replaced Kenneth Melton.
2. The Havens Country Club Meeting with SD County on April 24 - Haider stated that the meeting went well between The Havens Country Club and Traffic Engineering at the Department of Public Works. Pasumarthi, Traffic Engineering Manager, along with two associates, Ernie and Mike, attended. Haider mentioned that she contacted David Pallinger, Bonsall Oaks applicant, regarding installing two traffic lights on Gopher Canyon Rd. at the Bonsall Oaks development and Vista Valley Dr. She is requesting that the BCSG write a letter.
3. Bonsall Community Park – To be discussed at next meeting.
4. Road Improvement List in Bonsall and Fallbrook - To be discussed at next meeting.
5. Follow up regarding Special Meeting on Feb. 22 with Supervisor Jim Desmond  
To be discussed at next meeting.
6. Next BCSG Meeting: June 4 at 7pm

## I. ADJOURNED at 8:32pm

Respectfully submitted,  
Dawn Apsley  
Secretary

### Disclaimer Language

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