

BONSALL COMMUNITY SPONSOR GROUP

Dedicated to enhancing and preserving a rural lifestyle



**COUNTY OF SAN DIEGO
BONSALL COMMUNITY SPONSOR GROUP
REGULAR MEETING MINUTES
Tuesday, June 4, 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

B. PLEDGE OF ALLIGIANCE

C. APPROVAL MEETING MINUTES:

Motion by Anderson to approve the Meeting Minutes dated May 7, 2024, with the addition of the word "potential" regarding the bond plan in section E3. Second by Botta.

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 community member mentioned there has been dumping on Old River Road and thanked those who have been helping clean it up.

Another community member has requested weight limit signs and speed limit signs in the area, on Camino Del Rey and Old River Road, especially near Bonsall Elementary School.

E. REPORTS

1. BONSALL SCHOOL BOARD

Anderson stated this week is the last week of school, and due to graduation promotions, traffic will be impacted. Superintendent Clevenger reported:

- a. The Bonsall Farm event at Bonsall Elementary School on May 16 was successful.
- b. The enrollment at Bonsall High School is just under 400 students, and one challenge is the limited number of electives available. Therefore, a new program was created, and the Bonsall High School Early College Program allows students to attend classes at Palomar College while they are still in high school at no cost.
- c. A poster-sized map of the Bonsall Unified School District was presented. The Bonsall Unified School District (BUSD) area covers 88 square miles, including parts of Vista, Oceanside, Pala Indian Reservation, and other unincorporated areas in the County of San Diego.



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There are 42 school districts in San Diego County. One is neutral, 39 are declining in enrollment, and two are growing. BUSD is one of the two that is growing.

Currently, there are three developments of 250+ residences that are being developed or built in the BUSD area: Provence at the Havens on Gopher Canyon Road, Citro on Horse Ranch Creek Road, and Ocean Breeze on W. Lilac Road. The majority of Bonsall students come from the east side of the I-15 freeway.

A school is needed in the BUSD on the east side of the I-15 freeway. The cost of construction has increased, and new homes need to generate money for schools. When developers build new residences, a school fee is paid to obtain a building permit, but the fees received from new developments are not enough to build a new school.

In 2016 and 2018, there were two failed bond measures for a school on Gird Road, and it is very likely that the BUSD will look at placing a bond measure on the November 2024 ballot. It would generate \$59,000,000 to build a school on the east side of the I-15. This means the taxpayers and residents would pay \$40/year for each \$100,000 of the assessed value of their home. If you have a home assessed at \$1,000,000, then it would be \$400/year.

Norris asked about the size of the new school. Clevenger replied that the property is 11 acres, and it is not large enough for a middle or high school.

A guest from the community stated he is on a fixed income, and even with a lower assessed value, the fee would be more than he could afford. He suggested an age exemption for those who are older.

Rowley asked about facilities for elementary school students when they get older and begin attending middle and high school. Clevenger replied the new school will help.

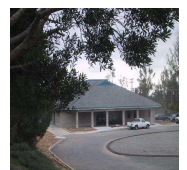
Haider stated we are at a critical point in our area regarding schools and infrastructure.

Norris asked about the collaboration with Palomar College. Clevenger stated that since the college campus is located outside of the BUSD, the college campus cannot be used.

Botta asked about who votes for the bond. Clevenger answered that the bond measure would be for those who reside in the BUSD boundaries.

Apsley asked about students who live outside the BUSD area but attend a school in Bonsall. Clevenger stated those who live outside the BUSD area do not vote or pay taxes for this bond. However, the Average Daily Attendance (ADA) enrollment received from the Government is about \$10,000 to \$12,000 per student per year.

Apsley asked if those who attend school in Bonsall from outside the BUSD could pay a special fee. Clevenger replied there is not a legal ability to do so because it comes through the tax assessors.



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BUSD owns about 50 acres of land off Gird Road as well as the former fire station next to Bonsall Elementary School on Old River Road.

Apsley asked about commercial business taxes. Clevenger mentioned that commercial developer fees of \$4.79 sq. ft. are less than residential developers.

Rowley asked about the state matching funds for school facilities. Clevenger stated that in 2016 there was a 50% matching of bond funds for schools, and it may be available again.

Anderson asked how schools are built. Clevenger replied that unless there are mega donors, it is all about bonds. A bond is the only way to build a school.

2. I-15 CORRIDOR DESIGN REVIEW BOARD

Rowley stated that three projects were discussed in May: a house in Fallbrook, Mountain Meadow Commercial Center in Escondido and Ranch Archangels in Escondido.

Norris asked about graffiti in the area between the Old Hwy 395 and the I-15, off Boulder Knolls Rd. and Champagne Blvd. Rowley said he would look into it.

Haider mentioned there are increased vendors along the roads and asked if they have permits.

3. ASSOCIATION OF PLANNING GROUPS (APG)

Haider attended the APG meeting that was held in June. The APG consists of 18 unincorporated Community Planning Groups that can vote and three Community Sponsor Groups (Jacumba, Twin Oaks Valley, Bonsall) that cannot vote.

Most of the community/sponsor groups are having the same problems that are occurring in Bonsall. They are concerned that San Diego County are not supporting the groups by sending out a liaison to some of their meetings, that SANDAG takes a long time to provide a response regarding a report/request, and that the unincorporated groups are not receiving any funds from SANDAG. Infrastructure and road improvements is a large concern.

F. ACTION ITEMS: (Voting Items)

1. Bonsall Community Park (BCP)

There was a request to forward information to San Diego County regarding new opportunities about the alternatives that were previously discussed for Bonsall Community Park.

Discussion occurred regarding how Bonsall is an equestrian community, that BCP will become a county park rather than a community park, that the Rio Prado Park has more land than BCP, and the anticipation of more horses moving to Southern California due to the closing of Golden Gate Fields in Northern California. Traffic, safety, and BCP amenities were also discussed.



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Motion by Anderson for BCSG to send a letter to San Diego County regarding Bonsall Community Park with the following information:

- **Include an equestrian area with an arena and parking similar to Walnut Grove Park in San Marcos**
- **Omit the bike skills park and the skate park**
- **Shift the tennis/pickleball and basketball courts to the bike skills park and skate park areas**
- **Utilize the dog park areas for the equestrian area**

Second by Haider.

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

2. The Havens Country Club regarding Bonsall Oaks

There is a request to write a letter regarding placing a traffic light on Gopher Canyon Rd. at Bonsall Oaks and Vista Valley Country Club.

Haider stated that three people from San Diego County said that Bonsall needs a traffic light on Gopher Canyon Road.

Motion by Haider for BCSG to write and send a letter to San Diego County regarding the need for a traffic light on Gopher Canyon Road. Second by Anderson.

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

Van Leeuwen abstained due to conflict of interest.

3. Verizon Wireless – Gopher Canyon Creek (L-Sub6/Relo)
PDS2023-MUP-08-031W1, ZAP98-017M2, APN# 170-191-15
Continued from April 2, 2024

The requested 45-foot faux water tower that was discussed on April 2 should not exceed 35 feet in height. However, due to nine feet of required separation between the Verizon Wireless and AT&T equipment, the faux tower needs to be around 42 feet in height. Available options or conditions to be discussed.

Background: A Discretionary Permit Application and Supplemental Application for the Zoning Division was received by San Diego County Planning and Development

Services (SDS PDS) on February 6, 2024, for a Minor/Administration Deviation to an existing Verizon Wireless unmanned communications facility located at 29505 Hoxie Ranch Road in Vista, CA 92084. The requested project recommendation was to modify the existing wireless facility and replace and/or remove the applicant's equipment. It included increasing the height of the faux water tower to 45 feet.

Other Record ID #'s: PDS2016-ZAP-00-012W3, PDS2022-ER-00-08-003D

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There was concern about exceeding a maximum height of 35 feet, but documentation was not received by SD County regarding a request for another vote.

**Motion by Norris to table this issue until paperwork is provided by SD County.
Second by Rowley.**

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

4. Banc of California, APN: 126-230-63-00

There is a request to replace Pacific Western Bank with Banc of California signage. The project is located at 5256 S. Mission Rd. #110 in Bonsall, CA 92003.

Chris Kelley, AKC Permit Inc., attended to provide details and answer questions. He said the property manager approved the signs, and the gold color is a matte material.

Motion by Anderson to approve signage for Banc of California. Second by Botta.

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

5. Objective Design Standards (ODS) Checklist

Continued from May 7, 2024

Background: On January 9, 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 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 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) has requested feedback.

Questions were submitted via email to Luis Duran, PDS, and detailed answers were provided. However, the members thought the answers were confusing and would prefer a representative attend a meeting to answer questions and provide additional input.

**Motion by Norris to continue until the next meeting when a PDS representative can attend.
Second by Rowley.**

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



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G. INFORMATION ONLY ITEMS

1. High Speed Internet - San Diego County has been awarded a \$9 million grant for high-speed internet projects in our unincorporated communities.
2. Road Improvement List in Bonsall and Fallbrook - Haider has not been able to obtain information and will follow up.
3. Next BCSG Meeting - Due to Independence Day week, the next meeting will be postponed until Wednesday, July 10 at 7pm.

H. ADJOURNED at 9:16pm

Respectfully submitted,

Dawn Apsley
Secretary

Disclaimer Language

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