

# BONSALL COMMUNITY SPONSOR GROUP

*Dedicated to enhancing and preserving a rural lifestyle*



**COUNTY OF SAN DIEGO  
BONSALL COMMUNITY SPONSOR GROUP  
SPECIAL MEETING MINUTES  
Wednesday, July 10, 2024 at 7:00PM  
In Person at The Bonsall Community Center**

A. CALL TO ORDER / ROLL CALL

Members Present - Larissa Anderson, Dawn Apsley, Jared Rowley, Meghan Van Leeuwen

Members Absent - Steve Norris, Jennifer Haider, Ray Botta

B. PLEDGE OF ALLIGIANCE

C. APPROVAL OF MEETING MINUTES:

**Motion by Rowley to approve the Special Meeting Minutes dated July 10, 2024. Second by Van Leeuwen.**

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

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

A member of the community stated that dumping has been occurring on Old River Rd., and the Department of Public Works for Bonsall/Fallbrook, located at 2370 Pala Rd., has been helpful regarding clean up. Their number is 760-758-0171.

To help prevent dumping, another member of the community suggested that "No Parking from sunset to sundown" signs could be placed on Old River Road.

A third community member stated concern about the north gate of the Bonsall Oaks development on Gopher Canyon Rd. being used for anything other than emergency access. It should be for emergency access only.

E. REPORTS

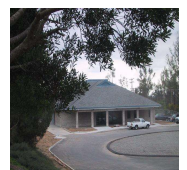
1. BONSALL SCHOOL BOARD

Superintendent Joseph Clevenger stated:

- Summer programs have ended, but the Bonsall Learning Farm produce is still growing. Community members are invited to contact the BUSD to see the farm and take home some produce.
- The Bonsall Unified School District Board of Trustees has called for an election. They would like to place a bond on the November ballot.
- Superintendent Clevenger will be transitioning to a different role at the County Office of Education in December.

2. I-15 CORRIDOR DESIGN REVIEW BOARD

Rowley stated that the agenda items were postponed until the next meeting.



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## F. ACTION ITEMS: (Voting Items)

### 1. Bonsall Community Park (BCP)

Continued from June 4, 2024 - A letter was sent to Supervisor Desmond regarding adding an equestrian area at BCP. Discussion is needed regarding any responses from SD County and community follow-up.

Rowley sent a BCSG letter to Supervisor Desmond's office that stated an equestrian area with an arena and parking should be included by utilizing the dog park areas, omitting the bike skills and skate parks, and shifting the tennis and basketball courts to the bike skills park and skate park areas. Rowley summarized the County's response: It's too late, and the park design is final. Public outreach occurred in 2019, and it's going out for bid. Due to inflation, some changes may need to be made, and the BCSG referrals would be taken into account.

Anderson asked about the significant change of acquiring more land for Rio Prado Park. Rowley said the County response was that the additional land was not with the intent to enlarge the park, but for access from Hwy 76. Apsley mentioned that 49 acres is a large amount for an access point.

Mark Kieser and Faye Polkletar, Department of Parks and Recreation, were in attendance, and Kieser stated that they received the letter about BCP from the BCSG, but have not seen a response from Supervisor Desmond's office.

Anderson mentioned that there is significant community concern about traffic going through our little community to access BCP, and the community outreach regarding BCP was not done holistically. This is an equestrian community, and the letter that the BCSG sent to the County was to incorporate an equestrian area, not change the entire design of the park. Anderson also noticed that equestrian staging is occurring in the parking lot across the street at Bonsall Community Church.

Kieser mentioned that the Parks and Recreation Department are looking for other equestrian staging areas within the San Luis Rey Master Plan. Bids for BCP will be going out in late July or in August.

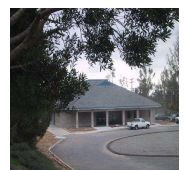
Anderson asked when groundbreaking may take place, and Kieser said mid to late September.

The BCSG would like to be involved in BCP decisions if the park bids exceed the original budgeted amount.

### 2. The Havens Country Club regarding Bonsall Oaks

Continued from June 4, 2024 - A letter was drafted to the Department of Public Works regarding placing one or two traffic lights on Gopher Canyon Rd. at the Bonsall Oaks entrance and/or The Havens Country Club (formerly Vista Valley Country Club) entrance.

With Van Leeuwen needing to abstain from a vote, there was not a quorum of four members to vote, so the subject was tabled until the next meeting.



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A guest wanted to confirm the northern entrance/exit usage regarding Bonsall Oaks. Apsley pulled the minutes from March 7, 2023, F., Action Items, #4 Bonsall Oaks, and the minutes from April 4, 2023, F. Action Items, #3 Bonsall Oaks to clarify. A request for clarification was also made regarding three gates on the recent plans.

### 3. Objective Design Standards (ODS)

Review of the revised Bonsall design standards so they are objective.

Continued from July 10, 2024

Luis Duran, from Planning and Development Services (PDS), mentioned that this project is about design standards that Bonsall already has and how they relate to state laws SB35, SB43, SB6, and AB11. The laws say you can streamline certain housing developments in certain areas and make them ministerial. These state laws are already in effect in California, and the guidelines should be objective and more clear so the permitting time can be shortened. PDS has provided a draft of an “objective” version of Bonsall’s Design Checklist and has requested feedback. The “objective” version won’t replace the current design guidelines that are on the website, but will be used if anyone applies to use one of the state laws SB35, SB43, SB6, and AB11, if eligible.

A corresponding map, delineating potentially eligible areas for streamlined housing development, was also provided to the BCSG. The pink areas are for streamlining a new single-family home with an attached ADU. The blue areas are for streamlining multi-family developments. On the map shown, this area in blue near Bonsall Elementary School has already been developed with single-family homes. The blue area on the map also has a special building designator “K” that allows single family to multi-family developments.

Anderson asked about changing the designator. Mike Madrid, SD County Long Range Planning, stated that the property owners chose to develop single-family homes when they could have built multi-family homes. Property owners can apply to change their designation if they want to do something different, and if there is a zoning change request, it will go through the BCSG. The BCSG can work with the County when the General Plan is updated.

The “objective” guidelines are for the blue areas. Madrid added that a single-family house with an ADU being built at the same time technically qualifies as a multi-family home. These are represented by the pink areas.

Anderson, Vice-Chair of the BCSG, stated that since there are only four BCSG members present, the “objective” guidelines will be continued at the next meeting when the other three members can attend.

## G. INFORMATION ONLY ITEMS

1. Banc of California – The Chair’s signature on the form “Request for a Recommendation of the Applicable Review Board for Minor Deviation” was requested.



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2. Road Improvement List in Bonsall and Fallbrook – Haider was unable to attend the meeting to provide updated information.
3. BCSG Members – Three members are up for renewal in January 2025. The BCSG should inform the Board of Supervisors they will be renewing their seats for another four years. Apsley stated that she will not be renewing.
4. Major Market bought Daniel’s Market and installed a new sign.
5. Next BCSG Meeting - Tuesday, August 6 at 7pm.

H. ADJOURNED at 8:41pm

Respectfully submitted,

Dawn Apsley  
Secretary

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