

BONSALL COMMUNITY SPONSOR GROUP

Dedicated to enhancing and preserving a rural lifestyle



**COUNTY OF SAN DIEGO
BONSALL COMMUNITY SPONSOR GROUP
SPECIAL MEETING MINUTES
Tuesday, November 12, 2024 at 7:00PM
In Person at The Bonsall Community Center**

A. CALL TO ORDER / ROLL CALL

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

B. PLEDGE OF ALLIGIANCE

C. APPROVAL OF MEETING MINUTES

Motion by Haider to approve the Regular Meeting Minutes dated October 1, 2024. Second by Botta.

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

A vote on the Special Meeting Minutes dated September 11, 2024, will occur at the next meeting.

D. PUBLIC COMMUNICATION

A community member who lives on W. Lilac Rd. stated that debris keeps appearing on our roads. If debris is three to six feet from the side of the road, please contact Public Works at 760-758-0171 to inform them of the location.

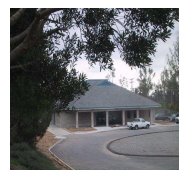
Another community member, who lives on Old River Road, requested that “No Parking from Sunset to Sunrise” signs be posted for approximately a quarter mile along Old River Road and “Emergency Parking Only” signs be posted for 1.75 miles along Old River Road.

The same community member stated that some people are off-loading dirt bikes and riding in the riverbed east of the bridge on Camino Del Rey south of Hwy 76.

A guest who lives on Gopher Canyon Road complained about sidewalk vendors who operate without a permit and/or sell alcohol without a permit, and how empty bottles are found along the road. It was also stated that some people are parking on the other side of Gopher Canyon Road and running across the road in-between vehicles traveling at 50+mph to reach the vendors.

Apsley stated that there are rules for sidewalk vendors, including obtaining a Sidewalk Vending Permit. More information can be found online by searching for “Guide to Sidewalk Vending”.

A guest who lives on Anna Marie Lane was concerned about several dips on W. Lilac Road that are getting worse and stated they should be filled to prevent collapse. There is one east of Anna Marie Lane and several more west of Anna Marie Lane.



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E. REPORTS

1. Bonsall School Board Report

Apsley stated that Measure V, a bond measure on the November ballot for the Bonsall Unified School District (BUSD), did not pass. A community member suggested that the BUSD look into obtaining grants.

A guest mentioned that Proposition 2, a state bond for Public School and Community College Facilities, passed. Another guest stated Eric Ortega won the seat on the BUSD school board Trustee Area E.

2. I-15 Corridor Design Review Board – None.

F. ACTION ITEMS: (Voting Items)

1. Bonsall Community Park (BCP) – Update, Equestrian Community News

Bidding was extended until November 21, and the Master Plan and Frequently Asked Questions (FAQs) were updated on the Parks and Recreation website (sdparks.org).

Stephanie Baxter, the Vice Chair of the Fallbrook Community Planning Group, stated the group is in support of anything the equestrian community needs and wants to continue recreating in the San Luis Rey River Park. A letter was sent to the Board of Supervisors and the Department of Parks and Recreation in strong support of an equestrian staging area, specifically at BCP.

2. Bonsall Oaks / The Havens – Some Items continued from Oct. 1, 2024

David Pallinger and John Boarman were present to provide more details and answer questions:

- a. Road Changes - Rue Margaux was realigned to make grading more efficient and reduce environmental impacts. It connects Gopher Canyon Rd. to Dentro De Lomas. Dentro De Lomas is a gated road, but it will be available as an emergency evacuation route.
- b. Phases and Timelines – They are finishing Phase 1A, which includes the houses and winery you can see from Gopher Canyon Rd. Phases 1B, 2A, and 2B are the balance of the existing final map, and work will begin in 2025. Phase 3 will be the Morris Ranch lots that will be transferred from the area near Little Gopher Canyon Rd. and the strawberry fields to the Bonsall Oaks area.
- c. Improvement Plans for Phase 1B-Rue Margaux, PDS2022-LDMJIP-50097
They are anticipating permits from SD County for the road and grading improvements for the next 105 homes. A turn-around was included by the north gate so vehicles can turn around.
- d. Golf Cart Underpass - They are finishing the process, and it will be going to the Planning Commission on January 24, 2025.



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- e. Bridge to connect to DeLaTour - The bridge is the connection from Gopher Canyon Rd. to Dentro De Lomas, and permits were issued. Time extensions are occurring until it's built.
- f. Possible sale of Alsace parcel to Lennar - They are bringing in a new planner for phase 1B, the next 60 homes, which are larger lots and larger homes. Phases 2A and 2B are estate homes on four acre lots. It will be a joint venture with Lennar.
- g. Fire Evacuation Map - Chris Topping from the Vista Fire Department stated that there is no specific evacuation route for The Havens on the south side of Gopher Canyon Rd. There is only one ingress/egress onto Gopher Canyon Rd. from the main entrance/exit. The exit to the south on Vista Valley Drive is a fire department access road for law enforcement personnel. It is not an emergency evacuation road.

A guest mentioned there was a meeting years ago at the Vista Valley Country Club where homeowners were led as they drove their cars through the evacuation route south on Vista Valley Drive so they would know where to go during an emergency. Topping replied he would obtain clarification.

Another guest mentioned it took one hour and 40 minutes to drive the usual 20-minute route from Bonsall to Vista during the Lilac Fire evacuations.

Botta recommended downloading the Jenasys Protect app for notification regarding emergency instructions based on what is occurring in real time.

- h. Traffic Light – A traffic light is not warranted on Gopher Canyon Rd. during Phases 1 and 2, but it is warranted at Rue Margaux as part of the Phase 3 development.

Haider is concerned about the timing, and Pallinger stated there is no time frame.

To make Gopher Canyon Road more safe, Pallinger stated that they are committed to making improvements at Little Gopher Canyon, and contributing to E. Vista Way, Disney Lane, and Margale Lane.

Rowley asked if the traffic light can be moved to an earlier phase, and Pallinger replied they are trying to figure it out due to the increased cost.

A guest was concerned about traffic backing up at the traffic light on Gopher Canyon Rd., and another guest expressed concern about the dangers of turning left from Vista Valley Drive onto Gopher Canyon Rd.

Pallinger stated that 165 units in Phases 1 and 2 will be built before the traffic signal is installed.

A guest stated that a traffic light is needed before the 165 homes are built.



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Haider read a statement from the residents in The Havens Country Club (Vista Valley Country Club) that reminded everyone of documentation regarding the dangers on the two-lane Gopher Canyon Road. The five-mile corridor is already over-burdened, and the anticipated influx of more residents will increase safety issues along the five-mile windy road. They requested resident and emergency responder access improvements, and along with a timeline, asked that the traffic light installation be expedited without any conditions tied to the various phases of development. Adequate road safety measures and the prioritization of infrastructure improvements alongside new developments was also requested.

3. Objective Design Standards – Continued from Oct. 1, 2024

Review of the final draft of the Bonsall Design Standards so they are “objective”.

Apsley stated that changes other than what was emailed to San Diego County by the BCSG were made to the ODS draft dated August 28, 2024, and more time is needed to compare the new draft to the previous one.

Motion by Apsley to defer until the next meeting to allow more time to review the draft and for all members to provide input. Second by Botta.

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

4. Marquart Ranch Subdivision - Improvement Agreement Extension Request

TM 5410; Map 16279

Record ID: PDS2009-2120-5410 (TM-5410 Final Map No 16279)

Other Record Numbers: PDS2017-TM-5410TE

The Marquart Ranch Subdivision project is a residential subdivision located at the 8700 block of W. Lilac Road in Escondido, CA. It is east of the I-15 freeway and north of W. Lilac Road. The applicant is requesting a two-year extension on the improvement agreements. The project includes nine single-family residential lots on 44.2 acres. If approved, the extension would allow the applicants to have two additional years to complete the improvements. This action would not change any condition or the design of the project. The final map was approved by the Board of Supervisors in 2007.

The owner stated that the land is currently used for farming and wants to keep the approved project available as an option.

Motion by Botta to approve the time extension. Second by Haider.

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

5. Park Land Dedication Ordinance (PLDO) Priority List

A list of 25 eligible items was read: Adventure play areas, amphitheater, bike parks, children’s play area, community garden, community gathering or event space, disc or frisbee golf, dog parks or leash free areas, equestrian facilities, exercise areas or fitness stations,



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gymnasiums/recreation centers, improved overlooks, open lawn areas, picnic area, plazas, skate park, splash pad/wading pool, sport court and fields, swimming pool, trails (outside of open space and right of way).

Motion by Botta to defer making a PLDO priority list to allow the community to provide input at the next meeting. Second by Apsley.

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

6. Application Review to Fill a Seat on the BCSG in 2025
Vote deferred until next meeting when applicant is available.

G. INFORMATION ONLY ITEMS

1. Rumble Strips near 3220 and 3230 Gopher Canyon Rd.
Apsley stated that rumble strips were installed by the County based on safety reasons. A guest complained about the noise and requested that the rumble strips be paved over. Another guest stated that the rumble strips were paved over in front of the new Bonsall Oaks development. Apsley said she would contact the County for more information.
2. Next BCSG Meeting: Tuesday, December 3, 2024, at 7pm.

H. ADJOURN at 8:42pm.

Respectfully submitted,

Dawn Apsley
Secretary

Disclaimer Language

Public Disclosure - We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Privacy Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.

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