

BONSALL COMMUNITY SPONSOR GROUP

Dedicated to enhancing and preserving a rural lifestyle



COUNTY OF SAN DIEGO

BONSALL COMMUNITY SPONSOR GROUP

Regular Meeting Minutes

Tuesday, December 7, 2021

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

Norris stated that rather than having separate meetings, the Bonsall Design Review Board meeting and the Bonsall Community Sponsor Group meeting will now be combined. All items of discussion for both meetings will now be on the Bonsall Community Sponsor Group agenda.

B. PLEDGE OF ALLEGIANCE

No pledge

C. APPROVAL OF THE BONSALL DESIGN REVIEW BOARD MINUTES FOR THE MEETING OF SEPTEMBER 7, 2021.

Motion by Anderson. Second by Norris.

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

APPROVAL OF THE BONSALL COMMUNITY SPONSOR GROUP MINUTES FOR THE MEETING OF SEPTEMBER 7, 2021.

Motion by Hatano. Second by Anderson.

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

D. PUBLIC COMMUNICATION

A woman who is a Public Health Educator focusing on youth tobacco, alcohol, and marijuana prevention mentioned that the San Diego County Board of Supervisors (BOS) expanded mental health crisis teams, and there is a need for more mental health resources. She is concerned that the BOS wants to expand access to marijuana in the unincorporated areas, and it is a dangerous path.

A woman who is a Public Health Practitioner mentioned that drug prevention is a first step to reducing marijuana use. She believes the SD County BOS seems to intentionally be neglecting the voices of the unincorporated communities and the design decisions of the local planning groups. Middle- and lower-income communities are being affected the most by the increased taxes, especially the Vehicle Mileage Tax. She hopes the BOS will remember who they represent and serve.



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A woman stated that there were nine speakers at the County of San Diego BOS meeting this morning who mentioned a concern regarding the unincorporated areas being neglected by the BOS. She also mentioned that drug items were seized from an extraction lab in east county: 390 pounds of unprocessed marijuana, 150 pounds of contaminated marijuana plant waste, 139 pounds of concentrated marijuana oil, laboratory equipment, and multiple 55-gallon drums of hexane and unused butane. She is concerned about more manufacturing facilities in the back country.

E. REPORT FROM BONSALL SCHOOL BOARD MEMBER: Larissa Anderson

There is a parcel of land next to Horse Creek Ranch on the NE corner of the 76 and the I-15 that the Bonsall Unified School District is seeking to acquire.

F. INFORMATION ONLY ITEMS:

County Presentation, Implementation of SB-743-VMT (Vehicle Miles Traveled)

Damon Davis, a PDS Transportation Specialist for the County of San Diego, provided a PowerPoint presentation regarding a summary of the implementation of Vehicle Miles Traveled (VMT) in San Diego County.

The State of California passed Senate Bill (SB) 743 in 2013, and it changed the way that transportation is analyzed by the California Environmental Quality Act (CEQA). It said that projects for CEQA cannot analyze traffic congestion. Instead, it's about location and how far a project will make people drive, and VMT mitigation is about what will make you drive less.

The County of San Diego Board of Supervisors (BOS) adopted an unincorporated average trip length, but the State of California recommended using the regional average trip length. Therefore, the BOS rescinded the Transportation Study Guide and returned to the regional average map when determining VMT efficient areas.

Due to the housing crisis, the BOS wants to be strategic regarding development in the unincorporated areas of San Diego County. On May 19, 2021, they presented a wish list of 13 items to research regarding a VMT mitigation program: Infill, Density, Transit, By-Right, Mitigation Program, Monitoring, Best Practices, Regional Geography, In-Process Projects, Local Mobility Analysis, Climate Action Plan, and two Affordable Housing items.

The BOS Hearing regarding the Mitigation Program research will be in January 2022.



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G. ACTION ITEMS (Voting Items)

1. Discussion to Reconvene In-Person Meetings

Anderson, Apsley, Norris, and McGiboney prefer in-person meetings. Hatano prefers online meetings.

Motion by Norris for the BCSG to begin meeting in person beginning in January 2022.

Anderson seconded.

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

2. PDS2021-MUP-84-103W4 – All Seasons RV Park – Monopole (T Mobile)

Continued from Bonsall Design Review Board meetings on August 3, 2021.

Crown Castle USA Inc. filed a Discretionary Permit Application and a Supplemental Application for a Major Use Permit and Modification with the County of San Diego on July 23, 2021, to modify an existing cell site monopole to a faux utility pole located at All Seasons RV Park, 30012 Old Highway 395 in Escondido, CA. It would include replacing two antennas and two RRU's, adding an arm, and increasing the pole height to 22'6". The pole and visible equipment would be painted brown. Two proposed photosims included the modified faux utility pole with and without faux shrub screening.

Record IDs: PDS2021-MUP-84-103W4, PDS2021-ER-84-02-072D

Related Case ID: PDS2016-MUP-83-103W3M1

APN: 127-522-01

A Project Facility Availability Form was provided for fire.

A Notice to Property Owners was received by SDC PDS on July 23, 2021.

Plot Plans Provided: T-1, T-2, C-1.1, C-1.2, C-2.1, C-2.2, C-3, C-4, C-5, G-1, PD-1.

Jill Cleveland, the Project Contact Person, presented photosims of the existing 20' monopole and photosims of the modified 22'6" monopole with and without faux shrub screening. All group members stated that they preferred the faux shrub screening.

Motion by Norris to approve the proposed modifications with the condition to include faux shrubbery screening as presented. McGiboney seconded.

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



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3. **PDS2021-ZAP-99-021W1 – AT&T N0345-15 at Lilac**

Continued from Bonsall Design Review Board meeting on August 3 & September 7, 2021.

AP Wireless Infrastructure Partners LLC filed a Discretionary Permit Application and a Supplemental Application for a Minor Use Permit with the County of San Diego on July 8, 2021. They would like to remove and replace six antennas and associated radio units on an existing monopole cell tower, install additional radios, replace exiting batteries, add fiber/DC trunks on an existing utility frame, and add one new cabinet. The existing monopole is located at 31972 Palos Verdes Drive in Escondido, CA (near the 395 on-ramp going north and parallel to I-15 and Rocking Horse Road).

Record ID: PDS2021-ZAP-99-021W1, PDS2021-ER-99-02-036A

APN: 127-061-01-00

A Notice to Property Owners was received by SDC PDS on July 8, 2021.

Plans provided:

T1, T2, A1, A2, A3, A4, A5, A5.1, A6, E1, E1.1, E2, E3

No one from AP Wireless Infrastructure Partners LLC or AT&T attended this meeting.

The BDRB members stated that faux shrubbery screening for this project is preferred.

Motion by Apsley to defer the project until more details are obtained by the applicant, including faux shrub screening. Second by McGiboney.

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

4. **PDS2021-STP-21-024 Site Plan, Norouzi Residence**

Homayoun Norouzi filed a Discretionary Permit Application, a Zoning Division Supplemental Application for a Site Plan, and an application for an Environmental Initial Study with the County of San Diego on September 14, 2021. They would like to build/install a single-family residence, pool, pool house, detached garage, ground mounted solar array and a septic system. The location will be on Aerie Heights Road in Bonsall, CA.



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Record ID: PDS2021-STP-21-024 and PDS2021-ER-21-02-006

Grading Permits: PDS2021-RESPRI-000294 and DEH2021-LOWTS-013577

APN: 127-141-43-00

Plans provided to SDC PDS on 9/17/21: A0.0, BMP Plan, Front & Rear Elevation, Right & Left Elevation, Garage Floor Plan with Front/Rear/Left/Right Elevations.

Apsley noticed a large quantity of doors and suggested it may be used for events. McGiboney agreed and stated that it does not look like a house. Norris also agreed and suggested it may be used as independent suites. Anderson mentioned that it could be used for assisted living. Hatano agreed. Norris stated that we do not know for sure without a copy of a plan.

Motion by Apsley to defer the project until more details are obtained. Second by McGiboney.

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

5. Proposed Yield Sign – Lawrence Welk Ct.

The County of San Diego Department of Public Works would like to place a yield sign on Lawrence Welk Ct, driving east toward Lawrence Welk Drive.

Motion by McGiboney to approve the yield sign. Second by Anderson.

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

H. ADJOURN – 8:00pm

Respectfully submitted,
Dawn Apsley, Secretary

Disclaimer Language

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