

BONSALL COMMUNITY SPONSOR GROUP

Dedicated to enhancing and preserving a rural lifestyle



COUNTY OF SAN DIEGO

BONSALL COMMUNITY SPONSOR GROUP

Regular Meeting Minutes

Tuesday, February 1, 2022

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

B. PLEDGE OF ALLEGIANCE

No pledge

C. APPROVAL OF THE BONSALL COMMUNITY SPONSOR GROUP MINUTES FOR THE MEETING OF DECEMBER 7, 2021. Motion by Anderson. Second by Hatano.

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

D. PUBLIC COMMUNICATION

A woman who is a Public Advocate for health mentioned concern regarding the marijuana ordinance and long-term marijuana use. She also mentioned obtaining information regarding local internet providers and clean energy for rural communities.

A woman, whose son died from marijuana, provided information about driving under the influence of marijuana and the side effects of marijuana use and car crashes. She also expressed concern regarding consumption lounges.

A woman who is a Parent Advocate expressed concern about help that's needed regarding those with mental health issues when marijuana and oxycontin are used.

E. REPORT FROM BONSALL SCHOOL BOARD MEMBER: Larissa Anderson

The Bonsall Unified School District is still actively pursuing a parcel of land near the NE quadrant of the 76 and the I-15.

A group of Engineers are working with the district on the short-term and long-term traffic flow regarding Bonsall Elementary School. The Superintendent has requested attending a BCSG meeting in the future to share the traffic flow plans.



BONSALL COMMUNITY SPONSOR GROUP

Dedicated to enhancing and preserving a rural lifestyle



COUNTY OF SAN DIEGO

BONSALL COMMUNITY SPONSOR GROUP

Tuesday, February 1, 2022

Page 2/5

F. ACTION ITEMS (Voting Items)

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

Continued from December 7, 2021.

AP Wireless Infrastructure Partners LLC would like to update the existing monopole 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

Justin Causey, from MD7 for AT&T, presented a slideshow. He stated the monopole/tower was originally approved in 1999 and approved again for continued use in 2014. They are checking to make sure their sites are up to code and are proposing minimal changes for this particular tower: Removing and replacing two remote radio units on the ground level, installing two additional radio units on the ground level, and replacing 12 of the 20 batteries. There are two towers at this location. The one at the higher elevation is the AT&T tower, and it will be used for better coverage along the I-15 corridor. It is 50 feet tall, green in color, and real trees are used for screening.

Norris asked about the proposed landscaping as most projects like this do not keep up with landscaping maintenance. Causey stated they are planning on using real trees for screening.

Apsley asked about faux screening, and Norris requested a more aesthetically pleasing look. Causey replied they have not used faux screening 50 feet high, and Norris stated it doesn't need to be that high. When viewing the photo of the tower and landscaping, Norris mentioned the dead tree to the west of the tower defeats the purpose of using real trees as screening. He asked Causey to show the picture to AT&T stating that the BCSG is not happy. McGiboney agreed that more coverage is needed and stated that the area looks bad due to no maintenance. Hatano also agreed. Causey stated he would take the proposal back to AT&T.

Norris asked about the tower's lifespan in its proposed condition. Causey stated it's usually a 25-to-30-year lease and a 10 year entitlement.



BONSALL COMMUNITY SPONSOR GROUP

Dedicated to enhancing and preserving a rural lifestyle



COUNTY OF SAN DIEGO

BONSALL COMMUNITY SPONSOR GROUP

Tuesday, February 1, 2022

Page 3/5

Causey asked if faux is preferred. Norris stated that AT&T is representing the community, and if they are screening a project, then the landscaping should be maintained. Regarding this project, the issue is about maintenance. If AT&T uses faux screening, they would not have to deal with landscaping maintenance.

Motion by Apsley to continue the project until the next meeting so AT&T can return with faux screening information and real tree/bush landscaping maintenance on the property. Second by Anderson.

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

2. PDS2021-STP-21-024 Site Plan, Norouzi Residence

Continued from December 7, 2021.

Homayoun Norouzi would like to build a 4-bedroom, single-family residence with a detached garage, and install a pool, pool house, ground mounted solar array and a septic system. The location will be on Aerie Heights Road in Bonsall, California.

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

Norris asked why this project was directed to the BSCG for review. Charles Heincy, the project contact person with CCH Design Group, stated that it was required due to a lot split and a height limitation of 22 feet.

Heincy informed the group that there are multiple doors on this house due to the family's size, and Mr. Norouzi confirmed that it's for his family.

McGiboney asked if the project was going to be an Air Bed and Breakfast. Heincy replied no.

Norris asked about any concerns from neighbors. Heincy stated the only concern was the grading for the pad. It is not an L-grade permit. It is a minor grading permit for the size of the house.



BONSALL COMMUNITY SPONSOR GROUP

Dedicated to enhancing and preserving a rural lifestyle



COUNTY OF SAN DIEGO BONSALL COMMUNITY SPONSOR GROUP

Tuesday, February 1, 2022

Page 4/5

Jim, a neighbor, stated concern about endangered species on a land preserve and the dirt hill created from the grading.

Heincy stated that the Engineer delineated the boundaries of the open space before the grading occurred. There were no problems with permits being issued and there were no notifications from the County to stop work.

The neighbor stated he is also concerned about multiple structures on the mountain, the septic system, and run off.

Mr. Norouzi stated he purchased nine acres of land, and he was only allowed to develop one acre.

Apsley mentioned that due to past Bonsall resident complaints about late night events and noisy venues, the group wanted to confirm that the house was going to be used as a house. Heincy confirmed it is a house.

McGiboney expressed concern about the wall of dirt and a big rainfall. Heincy replied that the slopes will be planted to pass inspection, and rainwater will be collected into a basin.

Hatano would like to make sure there are no restrictions regarding the preserve.

Norris stated a concern about permit representations. Heincy will provide photos and obtain documentation from the County for grading, septic, and open space.

Motion by Hatano to defer the project until the next meeting pending receipt of additional information from the Project Contact Manager and San Diego County.

Second by Apsley.

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



BONSALL COMMUNITY SPONSOR GROUP

Dedicated to enhancing and preserving a rural lifestyle



COUNTY OF SAN DIEGO BONSALL COMMUNITY SPONSOR GROUP

Tuesday, February 1, 2022

Page 5/5

3. BCSG Meetings in Person or Online

Discussion occurred regarding having meetings in person or online. Apsley contacted the County and was informed that each group may decide within 30 days before a meeting.

Motion by Norris that in-person or online meetings will be determined on a monthly basis. Anderson seconded.

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

G. ADJOURN at 8:10pm

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.

Access and Correction of Personal Information - You can review any personal information collected about you. You may recommend changes to your personal information you believe is in error by submitting a written request that credibly shows the error. If you believe that your personal information is being used for a purpose other than what was intended when submitted, you may contact us. In all cases, we will take reasonable steps to verify your identity before granting access or making corrections.



<http://www.bcsbg.org>

