

BONSALL COMMUNITY SPONSOR GROUP

Dedicated to enhancing and preserving a rural lifestyle



COUNTY OF SAN DIEGO BONSALL DESIGN REVIEW BOARD

Regular Meeting Minutes

Tuesday, August 3, 2021

6:00 PM Pacific Time

Zoom Meeting Online - Bonsall, California

A. CALL TO ORDER

Present: Steve Norris, Larissa Anderson, Richard Hatano, Dawn Apsley

Absent: Gary McGiboney

B. PLEDGE OF ALLEGIANCE

No pledge

C. APPROVAL OF THE MINUTES FOR MAY 4, 2021

Motion by Anderson to approve minutes from May 4, 2021, with one correction.

Second by Apsley. **VOTE:** Aye: 4 No: 0 Abstain: 0 Absent: 1

(No minutes were approved for June or July as no BDRB meetings occurred.)

D. PUBLIC COMMUNICATION

None

E. REPORT FROM BONSALL SCHOOL BOARD CHAIR

Anderson stated that schools open on August 18 in person and full time. Regardless of vaccination status, face coverings are required inside, but they are optional outside. There are no social distancing requirements, and an independent study program is available for all students. The new Superintendent is Mr. Clevenger.

F. ACTION ITEMS (Voting Items)

1. PDS2021-REZ-21-002 – ARCO ABDALI LLC REZ – Old River Road

No one from Abdali LLC or ARCO attended this meeting.

Abdali LLC filed a Discretionary Permit Application with the County of San Diego on July 6, 2021, to place an ARCO AM/PM on the NE corner of the 76 and Old River Road in Bonsall, CA. The project name is Bonsall ARCO 76 and includes a 12-pump gas station, a 3,021 square foot convenience store, an outdoor trash enclosure, 16 parking spaces with associated grading, retaining walls, and landscaping on 1.22 acres of land.

Record ID: PDS2021-MPA-21-002

APN: 126-260-21-00

Other Associated Case Number: 2141513-D-07159



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Current zoning is A70 (agricultural crop production) and the proposed rezoning would be C36 (commercial).

A Supplemental Application for an Administrative Permit was submitted on July 6, 2021, for “for retaining walls located within the front setback” due to the steep slope along the property frontage on Old River Road. A grade differential from the development pad to Old River Road creates a hardship if there are no retaining walls.

A Project Facility Availability Form for water was provided, and septic is planned rather than sewer.

One plot plan was provided for the rural area.

A Notice to Property Owners was received by SDC PDS on July 6, 2021.

It appears that this site may not be the best site for this project. Norris stated he has questions about the aesthetics/design, setbacks, lighting, site distance from the entrance/exit to the station based on Old River Road’s speed limit, impacts of septic, the lack of topography, etc. Other concerns include the station’s single entrance/exit, proximity to the Bonsall bridge, elevation, long vehicles traveling westbound on the 76 turning onto Old River Road and traffic impact on the 76. More details are needed, including photo sims from multiple points of view. Apsley drove by the site and saw a large permit application notice posted. Based on the plot plans, it appears that the applicant has done a lot of work on this project already. The BDRB would like to give the applicant the opportunity to provide more information.

Motion by Apsley to defer until more information can be obtained from the applicant. Second by Anderson.

VOTE: Aye: 4 No: 0 Abstain: 0 Absent: 1

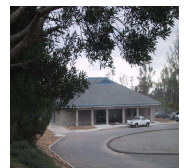
2. **PDS2021-STP-96-039W1M3 – 7-ELEVEN**

No one from Tesoro or 7-ELEVEN attended this meeting.

2Go Tesoro Company filed a Discretionary Permit Application with the County of San Diego on July 9, 2021, to rebrand the ARCO AM/PM gas station with 7-ELEVEN #43109 at 5555 Mission Road in Bonsall, CA (NE corner of 76 and Olive Hill Road).



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Record ID: PDS2021-STP-96-039W1M3

APN #126-230-59-00

A Supplemental Application for a Site Plan to rebrand the signs was submitted on July 9, 2021.

Nothing was mentioned about the quantity of gas pumps, but one of the plans appears to contain different existing and proposed numbers. Less pumps would not be adequate. Norris is not aware of anything submitted to change the quantity of pumps.

The BDRB voted on May 4, 2021, to approve supporting the minor deviation to replace the signs on the wall, the monument, the canopies, and the gasoline pumps. Down lighting was included. Motion by Apsley to approve the signage without conditions. Second by Hatano.

VOTE: Aye: 4 No: 0 Abstain: 0 Absent: 1

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

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

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). The project name is AT&T NS0345 I-15 at Lilac.

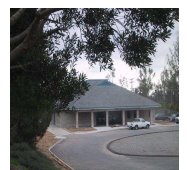
Record ID: PDS2021-ZAP-99-021W1, PDS2021-ER-99-02-036A

APN: 127-061-01-00

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



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Plans provided:

T1	Title Sheet	A6	Site Details
T2	General Notes	E1	Electrical Plan and Grounding Plan
A1	Site Plan Cumulative Change Table & LOA	E1.1	DC Power Upgrade Details and Notes
A2	Enlarged Site Plan	E2	Electrical AC/DC One-Line Diagram
A3	Equipment Plan	E3	Grounding Details
A4	Antenna Plan and Schedule		
A5	Site Elevations		
A5.1	Site Elevations		

Apsley took pictures of the site from Palos Verdes Rd., which showed a picture of two poles on the site. Both appear to be different heights and are painted different colors. It was not stated which pole is the AT&T monopole.

The BDRB members stated that photo sims and a site plan regarding the area surrounding the cell tower are needed. For reference only, landscape details from the original plan and if it's being maintained would be helpful.

Motion by Apsley to defer until a site plan showing the surround area and photo sims are provided, and for reference only, an original site/landscape plan. Second by Anderson.

VOTE: Aye: 4 No: 0 Abstain: 0 Absent: 1

4. PDS2021-TPM-021289 – Tobler Lot Split

No one representing the Tobler Lot Split attended this meeting.

Ryan Tobler filed a Discretionary Permit Application and a Supplemental Application for a Tentative Parcel Map Lot Split with the County of San Diego on July 7, 2021. He would like to split the current lot located at 31415/31417 Club Vista Lane in Bonsall, CA, into two parcels and build a multi-story residential duplex on the lower side on Golf Club Drive.

Record ID: PDS2021-TPM-21289

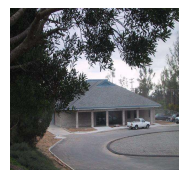
APN: 126-270-18

Two Tentative Parcel Maps were provided with a vicinity map and a proposed site plan.

Three Project Facility Availability Forms were provided for water, sewer and fire.



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Apsley took pictures of the site from Golf Club Dr. They showed a steep hillside below the current duplex at 31415/31417 Club Vista Lane as well as a duplex on Golf Club Dr. similar to the project located two properties away.

Norris stated a concern about the slope stability for the neighbors.

Motion by Norris to approve with conditions that an Engineer to provide slope stability analysis showing that the proposed construction as depicted on the tentative parcel map will not cause a destabilized slope, and the factor of safety will be in accordance with San Diego County requirements. Second by Anderson.

VOTE: Aye: 4 No: 0 Abstain: 0 Absent: 1

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

No one representing TriStar Investors LLC or All Seasons RV Park attended this meeting.

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, and the pole and visible equipment would be painted brown.

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.

Apsley took pictures of the site from the 395, which shows a single existing 20' monopole. When viewed from driving on the 395, the modified 22'6" faux utility pole would blend into the landscape when painted brown.



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Motion by Apsley to approve the modification of the existing monopole to a faux utility pole.
Second by Hatano.

VOTE: Aye: 4 No: 0 Abstain: 0 Absent: 1

G. GROUP BUSINESS

None

H. ADJOURN – 6:55pm

Respectfully submitted,
Dawn Apsley
Secretary

Disclaimer Language

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