

BONSALL COMMUNITY SPONSOR GROUP

Dedicated to enhancing and preserving a rural lifestyle



COUNTY OF SAN DIEGO **BONSALL DESIGN REVIEW BOARD**

Regular Meeting Minutes
Tuesday, September 7, 2021
7:10 PM Pacific Time
Zoom Meeting Online - Bonsall, California

A. CALL TO ORDER

Present: Steve Norris, Larissa Anderson, Gary McGiboney, Dawn Apsley
Absent: Richard Hatano (joined late during action item E4)

B. PLEDGE OF ALLEGIANCE

No pledge.

C. APPROVAL OF THE MINUTES FOR THE MEETING OF AUGUST 3, 2021

Motion by Anderson to approve minutes from August 3, 2021. Second by McGiboney.

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

D. PUBLIC COMMUNICATION

Skipped due to time constraints.

E. ACTION ITEMS: (Voting Items)

1. PDS2021-REZ-21-002 BONSALL ARCO 76

Continued from meeting on August 3, 2021.

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.

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.

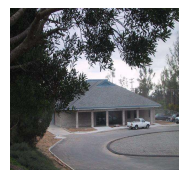
Record ID: PDS2021-MPA-21-002

APN: 126-260-21-00

Other Associated Case Number: 2141513-D-07159

Motion by Norris to deny the Bonsall Arco 76 project at this non-suitable location due to traffic concerns and ingress/egress constraints over the steep slope.

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



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2. PDS2021-ZAP-99-021W1 AT&T N0345 I-15 at Lilac

Continued from meeting on August 3, 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). 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

It appears there will not be a significant impact regarding this project.

Motion by Norris to approve the project. Second by McGiboney.

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

3. PDS2021-ZAP-21-001 Bonsall Oaks Bed & Breakfast and Winery

Continued from meeting on August 3, 2021.

Bonsall Oaks, LLC filed a Discretionary Permit Application and a Supplemental Application for a Minor Use Permit with the County of San Diego on July 21, 2021. They would like to build a two-story bed and breakfast and call it Bonsall Oaks Bed & Breakfast and Winery. It would be located on the north side of Gopher Canyon Road and to the west of Vista Valley Drive in Vista, CA.

Record IDs: PDS2021-ZAP-21-001, PDS2021-AD-21-019

APNs: 127-570-02, 127-570-03, 127-570-04, 127-570-05, 127-570-06, 127-570-07, 127-571-03, 127-571-04

Norris asked if this would be used as a wedding venue.

David Pallinger from Bonsall Oaks stated that they want to keep the events and catering at the existing country club to eliminate staffing at two locations. This project is a bed and breakfast, tasting room, and boutique winery.

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Norris asked about adding a condition to limit the overall gathering size.

Pallinger mentioned that under the boutique winery, events are allowed in the ordinance for a certain number of times each year. He believes it is six times, but there are currently no plans for events.

McGiboney believes this project will be a nice addition for the area.

Motion by Norris to approve the project. Second by Anderson.

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

4. PDS2021-MUP-21-001 Friends of Willow Tree (Willow Tree Enrichment Center)

Continued from meeting on August 3, 2021.

The project involves the development and construction of the Willow Tree Enrichment Center. It includes transitional Kindergarten/Kindergarten through Eighth Grade, with a maximum of 216 students. It is comprised of nine buildings totaling 41,328 gross square feet on 6.41 acres. The zoning is Rural Residential (RR) with a General Plan of Semi-Rural Residential (SR-4). The location of the project would be 6893 W. Lilac Rd. in Bonsall, CA.

Record ID: PDS2021-MUP-21-001

APNs: 127-541-05, 127-350-02

Comments from the County "Project Issue Checklist"

2-1 Signage - Bethany Chaffin, Director of Willow Tree, referred to a diagram on a PowerPoint presentation that included details regarding the signage. Apsley mentioned that the Willow Tree diagram refers to the sign as item #10 which appears to be located inside the public right-of-way on the north side of the dotted line labeled #23. Bob Kelley, Project Manager of Willow Tree, stated that the signage would be placed in the correct location.

2-15 Fencing – Kelley stated that a detailed section from the landscape architect that was provided in a previous meeting showed that all fencing would be five feet.

8-1 Photo Sims – Apsley asked if there were any updated photo sims regarding the changes. Kelley responded that photo sims were not updated as it was an unnecessary expense. Chaffin mentioned that Exhibit "B" Willow Tree Onsite Traffic Pattern shows a plot plan with the play court area changes (sheet L-2.0).



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Norris asked about the road grade to finished surface area from the street to the play court area, and Kelley stated it was approximately minus 3 to 5 feet when he talked to the Civil Engineer.

11-4 Landscaping – No changes from what was presented on the 20-page PowerPoint slideshow presentation at the August 3 meeting.

Group Member Hatano joined the meeting at 7:38pm.

Norris motioned to support the proposed Willow Tree signage and fencing with the understanding that all fencing is five feet or less in height, and signage is outside the public right-of-way. Landscaping to approve as presented. Second by Apsley.

VOTE: Aye: 4 No: 0 Abstain: 1 Absent: 0 Anderson abstained.

F. GROUP BUSINESS

None

G. ADJOURN – 7:39pm

Respectfully submitted,
Dawn Apsley
Secretary

Disclaimer Language

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