

BONSALL COMMUNITY SPONSOR GROUP

Dedicated to enhancing and preserving a rural lifestyle



COUNTY OF SAN DIEGO BONSALL COMMUNITY SPONSOR GROUP

Regular Meeting Minutes

Tuesday, March 2, 2021

7:00 PM Pacific Time

Zoom Meeting Online - Bonsall, California

A. CALL TO ORDER

Present: Steve Norris, Larissa Anderson, Gary McGiboney, Dawn Apsley

Absent: Jeff Faulk, Richard Hatano

B. PLEDGE OF ALLEGIANCE

No pledge

C. APPROVAL OF THE MINUTES

Motion by Anderson to approve minutes from February 2, 2021. Second by McGiboney.

VOTE: Aye: 4 No: 0 Abstain: 0 Absent: 2

D. PUBLIC COMMUNICATION

None

E. REPORT FROM BONSALL SCHOOL BOARD MEMBER

None

F. ACTION ITEMS (Voting Items)

1. PDS2021-AD-21-002 Administrative Permit – Brushing & Clearing

A Discretionary Permit Application was filed on October 19, 2020, for an agricultural clearing permit for 4.3 acres of the 8.3 acres of land located at 31318 Old Highway 395 in Escondido, CA. Six documents were provided, including a site plan, and a Design Review Board Project Recommendation was requested.

Kyle Officer, owner of San Diego Landscape Supply, stated that they are in agricultural operations and are trying to expand their nursery. Three acres have already been cleared and graded, and they want to clear some brush on the hill south of where the nursery is currently located to provide more room for plants in pots. The area is located between the 395 and I-15 freeway.

Motion by Apsley to approve clearing of brush. Second by Norris.

VOTE: Aye: 4 No: 0 Abstain: 0 Absent: 2



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2. PDS2021-MUP-21-001 Friends of Willow Tree

Representatives for Willow Tree were in attendance to provide additional information requested regarding the Discretionary Permit Application filed in January 2021 for the Willow Tree Enrichment Center to be located at 6893 W. Lilac Rd. in Bonsall, CA.

The project involves the development and construction of the Willow Tree Enrichment Center, and 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).

Bethany Chaffin, Lead Administrator for Willow Tree, provided more information about Willow Tree using a 40-page slideshow. Willow Tree wants to partner with Rawhide Ranch, and they located property next door within walking distance. They are not a public or private school, but an enrichment center that partners with charter schools. Their K-8th grade students will not all attend classes at the same time. Instead, they attend a variety of classes on different days. They have flexible hours so they can stagger their hours to decrease the impact of Sullivan Middle School and Bonsall Elementary School. Their proposal is 7:00AM to 5:00PM for staff/faculty and 9:00AM to 3:00PM for students Monday through Thursdays. There is no school for students on Fridays.

Daniel Beal, Willow Tree Project Contact Person, stated that they are dedicating an additional right-of-way and are planning to widen W. Lilac Rd. in front of their location by adding at least 12 feet of pavement to help with traffic flow. This is in addition to a multi-purpose trail for walkers, joggers, bicyclists, and horses. The parking lot entrance is off W. Lilac Rd. and the parking lot is long in order to help to remove cars off the main road when students are dropped off. Based on their current student enrollment, they anticipate 2/3 of the cars coming from the west and 1/3 from the east. Students will be coming from Bonsall and adjacent areas. There are two parking lot exits – the main north entrance and the west exit.

Norris stated a concern about traffic flow. Greg Dahms, Willow Tree Board President, mentioned that those leaving the parking lot to go west can leave via the west exit so they do not drive in front of the school. This will allow those arriving from the east to turn into the main entrance more easily. Those leaving to go east can exit via the main entrance.



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Apsley asked about more details regarding the 12-foot pavement “in and around” the facility. Daniel Beal mentioned that the current paved section is a total of 26’ at the frontage of their facility. This includes additional right-of-way dedicated to the county, a bicycle lane and a trail. Apsley asked if that means there is no turn lane. They confirmed no turn lane is planned.

McGiboney asked if turn lanes can be put in. The Willow Tree representatives stated that to add another turn lane would require widening the road and a minimum of 36 feet of pavement would be needed for three lanes. However, a bicycle lane and a trail is planned, which means no turn lanes. They anticipate the number of cars dropping off students will be less due to multiple kids in the same family, and they think the traffic impact will be minimal due to varying the class times.

Sewer will be with Rainbow Water and use a pump/lift station in the northwest corner.

Grading includes a volume cut of 339 cubic yards and 251 cubic yards of fill. Norris stated that the numbers seem low.

Maximum depth of fill on site will be 4 feet. No import of soil will occur.

They have two fundraising events each year, and one event for the enrolled families. They will be held in the center courtyard area and do not anticipate any noise issues. Events extend until 6:30PM and 9:00PM.

Norris requested more information about the number of maximum students of 216 and the large classroom sizes. Jennifer Siegal said they can have up to 1,000 students, but they want 6-feet of space around the students. Additionally, they only have bathrooms to accommodate their 216 students. They are not a charter school, so they can determine their own capacity of students, and they have chosen to cap their classes at 24 students per grade (24 x 9 = 216). Employees total 16 (nine teachers plus seven others).

Lighting was discussed at the Bonsall Design Review Board.

The stream through the property will not be changed. County requirements are being followed for stormwater quality and runoff. Drainage will include biofiltration features and join the stream in the southwest corner.



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Norris asked about a timeline. Sean Oberbauer responded with one year for traffic or engineering reviews. Fire, Rainbow Water, and Traffic reviews have already been submitted.

Norris asked about coordinating with schools. Response was yes regarding school hours.

Anderson requested Willow Tree and school history. Chaffin stated it was chartered in 2016 by Bonsall School District. After two years in Fallbrook, they were required to move within the Bonsall School District due to changes in Sacramento, and they found the site on W. Lilac Road. The charter then dissolved, and they became their own entity, Willow Tree. They contacted the school district two years ago and walked the site. They are their own entity with no public funds and want to be good neighbors with the public schools.

Anderson wanted to make sure they are following school protocols. Chaffin stated that they work with eight charter schools for accountability and submit their curriculum, tuition fees, classes they offer, etc. for approval and any changes needed. Anderson requested they contact the Mr. Jones, the School Superintendent.

Norris asked about the road to the west. Willow Tree representatives said it's an easement to the site and to the property on their south side. The plan includes widening the to approximately 22 feet.

Apsley asked about the 35-foot administration building and what it consists of since they only have 216 students attending the school. Willow Tree representatives stated that it is two stories divided into thirds: a library, circulation, and a multi-purpose area.

A motion was made by Anderson to defer any judgment until Bonsall Unified School District provides their input on the project. Norris added an addendum to the motion that includes the receipt of additional outside studies regarding the project which could result in changes so BCSG can consider the entire project once all the studies are done. Second by McGiboney.

VOTE: Aye: 4 No: 0 Abstain: 0 Absent: 2



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Requested from Willow Tree:

- More traffic details, especially regarding the west bound lane; trails, bicycle lanes, etc.
- Cooperation coordination with Sullivan Middle School and Bonsall Elementary School
- Overall number of students and maximum occupancy

Sean Oberbauer to obtain maximum occupancy numbers.

Daniel Beal will reach out to School Superintendent Jones.

G. INFORMATION ONLY ITEMS

1. **Need for sidewalks/crosswalks in the area of Bonsall Elementary with new houses being built in area creating more foot traffic to and from the school.**

Neighbors have been asking about access trails and sidewalks. BCSG has submitted a request to San Diego County (Public Works, Parks, etc.) regarding access to Bonsall Elementary School and Bonsall Community Park from the surrounding neighborhoods, specifically related to the trail and sidewalks. The County is working on the request.

2. **Access to Bonsall Community Park / SLR River Park**

Neighbors have been asking about access trails and sidewalks. BCSG has submitted a request to San Diego County (Public Works, Parks, etc.) regarding access to Bonsall Elementary School and Bonsall Community Park from the surrounding neighborhoods, specifically related to the trail and sidewalks. The County is working on the request.

H. ADJOURN – 8:22pm

Respectfully submitted,
Dawn Apsley

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