

BONSALL COMMUNITY SPONSOR GROUP

Dedicated to enhancing and preserving a rural lifestyle



COUNTY OF SAN DIEGO BONSALL COMMUNITY SPONSOR GROUP

Regular Meeting Minutes

Tuesday, May 4, 2021

7:00 PM Pacific Time

Zoom Meeting Online - Bonsall, California

A. CALL TO ORDER

Present: Steve Norris, Richard Hatano, Gary McGiboney, Larissa Anderson, Dawn Apsley
Absent: None

B. PLEDGE OF ALLEGIANCE

No pledge

C. APPROVAL OF THE MINUTES FOR MARCH 2, 2021

Motion by Anderson. Second by McGiboney.

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

Member, Jeff Faulk, resigned from the Bonsall Community Sponsor Group.

D. PUBLIC COMMUNICATION

A community member attended the Board of Supervisors Meeting the morning of May 4 and mentioned that the cannabis issue was a high concern. Norris stated he will reach out to the County to request that someone attend a BCSG meeting in the future to update the community.

E. REPORT FROM BONSALL SCHOOL BOARD MEMBER

Anderson stated that the District Office has been contacted regarding the traffic problems now that the schools are open again.

There is a School Superintendent search occurring as Mr. Jones will be moving on, and a community survey is looking for public input.

F. ACTION ITEMS (Voting Items)

1. FRIENDS OF WILLOW TREE – New Campus

Representatives for Willow Tree were in attendance to provide additional information requested by the Bonsall Community Sponsor Group 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.



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Bob Kelley, New Project Manager for Friends of Willow Tree
Bethany Chaffin, Director of Willow Tree
Paul Peck, EPIC Engineering

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).

Over 25 guests were in attendance virtually. Six of them spoke regarding their concerns about the Willow Tree Enrichment Center building their campus on W. Lilac Rd. near Sullivan Middle School.

One woman who has worked at Sullivan Middle School for 15 years expressed concerned about traffic. Traffic duty is currently dangerous due to people driving past the cars in line. Over the years, the school has been evacuated multiple times. Schools should not be on W. Lilac Rd. They should be located away for the safety.

One woman who works at Sullivan Middle School and is a mother of two who attend both Bonsall schools. Expressed concern about the traffic. W. Lilac Rd. needs to be widened. Another location for Willow Tree Enrichment Center is not the best location for another school.

A woman stated that besides student evacuations, others will be evacuating as well. If the monastery needs to evacuate, they will also use Wrightwood Rd. that leads to W. Lilac Rd. There are also animals in the area that need trailers for evacuation, and the small roads are small.

A man who has been a teacher at Sullivan Middle School for nine years was working on the day they had to evacuate during the during the Lilac Fires. He saw the flames and is thankful they got out but thinks it's a bad idea to add another school that needs to evacuate more students onto W. Lilac Rd.



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A woman who is a teacher at Sullivan Middle School was on site during the Lilac Fires in 2017 and about 1,000 students had to be evacuated. While waiting in the gym for the parents or buses to pick up the children over the next two hours, the kids were sobbing and asking her if they were going to die. Buses were packed with kids, but going nowhere, and she was wondering if they would make it out alive. They made it out, but the trees on W. Lilac Rd. were burning and she had to drive over some burning vegetation to get out. If Willow Tree would have been down the street during this evacuation, students would probably have been lost. There are currently three schools with over 2,000 kids within three miles, and the small roads cannot accommodate everyone in the schools and homes. Another school should not be considered on W. Lilac Rd.

A woman who has lived off W. Lilac Rd. during the Lilac fires stated that three of five houses burned on her street including half of her property. She has lived in Bonsall for 35 years and has seen the community grow. Traffic is bad, high school kids drive too fast when they are late, and some students walk to school, and is concerned about more cars on this road. She is suggesting that Willow Tree find another location that's not on the curvy, country W. Lilac Rd.

Norris stated that the recurring themes of the public are regarding traffic and safety during evacuations.

Bethany Chaffin, Director of Willow Tree, stated that she lived in Bonsall during the fires and understood their fear. She said that Willow Tree chose the site so they could be in close proximity with Rawhide Ranch, so it's within walking distance to their animals. The maximum student capacity is set at 216 students and would not all be on campus at the same time, which will minimize traffic. They contacted the schools so Willow Tree can adjust their times.

Bob Kelley, New Project Manager for Friends of Willow Tree, stated that they had a Traffic Impact Analysis done.

Norris stated that he reviewed both the Fire and Traffic Plans. Adding more cars to a bad situation makes it worse. How is that going to be mitigated to prevent a bigger problem? The Fire Plan states that improvements include adding a pocket to the road frontage and safe refuge areas. Are safe refuge areas on the Willow Tree property? He would like additional information regarding their safe refuge areas.



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Norris asked about the traffic concerns, and one of the guests expressed concern regarding the intersection at W. Lilac Rd. and Camino Del Rey. Bill Darnell, their Traffic Engineer, was not present to answer those questions, but Bob Kelley stated they could show a plan that includes a turn lane in front of the project that would help with traffic.

Norris mentioned an issue regarding the Traffic Impact Analysis regarding intersections 1, 2, 3, and 4 (see page 25 in the Local Mobility Analysis report prepared for Willow Tree Enrichment Center dated January 5, 2021). The specific question is related to intersection 4, located at West Lilac Road at Old Highway 395. When adding staff in the AM, the Level of Service (LOS) is a D. Why does LOS improve from a D to a C when adding students?

Norris also stated it is a challenge regarding the hours when students arrive and depart, and it is one of the larger issues related to this project.

A community member mentioned a concern regarding the current building projects occurring in the area now and if they are being taking into consideration.

Norris stated that there is concern with existing building conditions and is requesting that the County attend a BCSG meeting to provide updates and more information about projects in this area.

A community member asked to see the Willow Tree plans. Chaffin reviewed the presentation they showed the BCSG in the March meeting.

Multiple questions were asked by the community virtually via Zoom chat. A few included:

- How many cars can line up in the willow Tree parking lot?
- Theater occupancy?
- Evacuation plan?
- Accuracy of grading during COVID?

McGiboney stated that the facility is larger than needed and making a left-hand turn out of the facility onto W. Lilac Rd. would be difficult.

Norris stated that the VMT is attempting to use a credit for the existing facility (see page 28 in the Local Mobility Analysis report prepared for Willow Tree Enrichment Center dated January 5, 2021). This will be a point that needs to be addressed by the Engineer.



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Anderson stated that there have been a lot of complaints about traffic due to only having one lane in each direction. When traffic backs up, there's no where to go. Some have driven on the lawns. Complaints come in daily due to lack of access to the school. The CHP is called almost daily.

Hatano stated he was evacuated during the Lilac Fires in 2017. He expressed concern about safety when the schools grow due to housing and population growth.

A man who is a member of the community stated that he drives W. Lilac Rd. twice a day and was concerned about the number of cars that drive on this road every day.

Apsley mentioned that the Traffic Impact Study has some other areas of concern:

- 1) A study of the intersection at Camino Del Rey and W. Lilac Rd. should be included, and
- 2) Camino Del Cielo is not a through street from Camino Del Rey to W. Lilac Rd. and part of the road is blocked off by private owners (see pages 16-17 in the Local Mobility Analysis report prepared for Willow Tree Enrichment Center dated January 5, 2021).

BCSG Concerns:

- Traffic
- Evacuations/Emergencies Traffic
- Size of Buildings
- Number of Students/Maximum Occupancy

No Vote occurred. Norris informed the Willow Tree representatives that a recommendation regarding this project needs to be tabled until additional information can be obtained.

G. INFORMATION ONLY ITEMS

1. BDRB/BCSG Openings

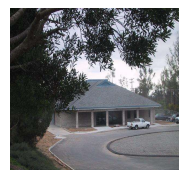
A member has resigned from the BDRB/BCSG. There are currently two openings available.

H. ADJOURN – 8:14pm

Respectfully submitted,
Dawn Apsley



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