

BONSALL COMMUNITY SPONSOR GROUP

Dedicated to enhancing and preserving a rural lifestyle



COUNTY OF SAN DIEGO

BONSALL COMMUNITY SPONSOR GROUP

Regular Meeting Minutes

Tuesday, August 3, 2021

7:00 PM Pacific Time

Zoom Meeting Online - Bonsall, California

A. CALL TO ORDER

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

Absent: Gary McGiboney

B. PLEDGE OF ALLEGIANCE

No pledge

C. APPROVAL OF THE MINUTES FOR THE MEETING OF MAY 4, 2021

Motion by Hatano. Second by Anderson.

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

APPROVAL OF THE MINUTES FOR THE MEETING OF JULY 6, 2021

Motion by Anderson. Second by Norris.

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

D. PUBLIC COMMUNICATION

A woman stated that a new event, a pop-up event venue, has been occurring on Saturday nights at 6879 W. Lilac Road. The party venue contains a cement foundation, tents, hundreds of chairs, three dirt parking lots and parking attendants. There has been a lot of noise, drinking, traffic, fireworks and gunshots. She is also concerned about traffic and safety. She also mentioned that there are now six memorials along W. Lilac Road. Two weeks earlier, a vehicle hit an electrical box.

Anderson mentioned noticing recent accidents where guard rails have been dented.

Another woman is concerned about the proposed marijuana ordinance and mentioned an article about Schizophrenia being linked to marijuana use. She is also concerned about consumption lounges and drunk driving.

A man mentioned he saw a car over the side of the W. Lilac Rd. early in the morning this past week and is concerned with increased traffic issues.

A woman asked if there is documentation regarding traffic issues and accidents and if they could be related to the party venue the first woman mentioned.



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Norris stated that there is a need to evaluate increased traffic activity at night.

Apsley stated a guard rail was hit on W. Lilac Road, and a person who lived nearby took pictures of the vehicle and the damage and sent them to the Sheriff. Apsley encouraged anyone to take pictures of damage and submit them to the Sheriff if they see anything.

E. REPORT FROM BONSALL SCHOOL BOARD CHAIR

Anderson stated that the BUSD hired Joseph Clevenger as the new Superintendent.

Schools open on August 18 in person and full time. They will be following the CDC guidelines: Regardless of vaccination status, no social distancing is required. Face coverings are required inside, but they are optional outside. An independent study option is available for all students.

F. ACTION ITEMS (Voting Items)

1. PDS2021-TPM-21289 – 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.

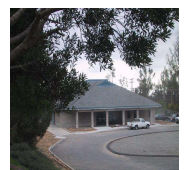
Three Project Facility Availability Forms were provided for water, sewer and fire.

Apsley took pictures of the site from Golf Club Dr., which showed a steep hillside below the current duplex at 31415/31417 Club Vista Lane and another similar duplex located two properties away.

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



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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 factor of safety will be in accordance with San Diego County requirements. Second by Hatano.

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

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

No one from the Bonsall Oaks Bed & Breakfast and Winery attended this meeting.

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

Twelve Tentative Parcel Maps were provided: Plot Plan, Lots Exhibit, Preliminary Grading Plan, Drainage Area Map, First Floor Plan, Second Floor Plan, Roof Plan, First Floor Plan – Garage & Storage Building, Overall Front Elevation, Main Residence – Front/Left/Right/Rear Elevations, Garage – Front/Left/Right/Rear Elevations, Barrel Room – Front/Left/Right/Rear Elevations

Two Project Facility Availability Forms were provided for water and fire.

A Notice to Property Owners was received by San Diego County and a public notice was sent out on July 21.

Norris stated the application package is not sufficiently detailed and would like more information from San Diego County and the applicant.

The BCSG would like to hear from BCSG member, McGiboney, who was not able to attend this meeting.



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Apsley stated concerns about traffic turning into the facility. She also noticed that all five of the bed and breakfast rooms are upstairs, and though there is one ADA compliant guest bathroom downstairs, there are no rooms with ADA compliant bathrooms.

Hatano also stated concerns about traffic on Gopher Canyon Road.

Motion by Norris to defer vote on this item pending information and presentation from the applicant to the BCSG, including photo sims of the proposed facility, other studies including traffic, and a site plan regarding the adjoining properties. Second by Apsley.

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

3. FRIENDS OF WILLOW TREE

Representatives for Friends of Willow Tree were in attendance to provide additional information requested by the Bonsall Community Sponsor Group regarding the Discretionary Permit Application and Supplemental Application for a Major Use Permit filed with the County of San Diego on January 19, 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

Bruce Keeton, Friends of Willow Tree Board President

Bethany Chaffin, Director of Willow Tree

Bob Kelley, Project Manager

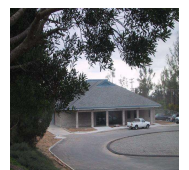
Bill Darnell, Traffic Consultant

Sean Oberbauer, San Diego County Planning & Development Services Planner

Norris reminded the community guests in attendance that the BCSG looks at projects from a land use prospective and the potential impacts of the facility in Bonsall, specifically on W. Lilac Rd. for this project.



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Bethany Chaffin presented a 20-page PowerPoint slideshow overview regarding Friends of Willow Tree for the guests in attendance (at one point there were at least 71 attendees on this virtual meeting).

The Willow Tree property includes two parcels. Only six of the 14 acres will be developed with buildings and parking on the front parcel closest to W. Lilac Rd.

Willow Tree is willing to add a middle turn lane in front of the property on W. Lilac Road. Bill Darnell stated that the middle lane would allow a left-hand turn into the facility, and a 10-foot trail would be included outside the curb line.

Chaffin continued the presentation stating that the main entrance into the parking lot will accommodate approximately 40 vehicles in a que.

A shelter in place location and staging areas will be created to keep the students safe. Sean Oberbauer stated that the fire protection works with the Sheriffs regarding evacuation.

Willow Tree reviewed the needs that SD County requested from the BCSG:

Signage Location – It is outside the public right-of-way.

Operations & Traffic – The Traffic Analysis Report was revised June 25, 2021.

Fencing – All fencing is five feet.

Photo Sims – They believe photos accurately depict the project and surrounding area.

Traffic on W. Lilac Rd. – Will add a pocket/middle turn lane in front of main entrance/exit.

Landscaping – More trees were added.

Chaffin read a letter from Scott Koop, the Executive Director at Rawhide Ranch, dated July 20, 2021, supporting the Willow Tree Enrichment Center.

Guest Comments

A woman on West Lilac Rd. requested more information about the middle lane and the length of time it would take regarding road construction. Bob Kelley responded and stated that the extra lane will be created using Willow Tree property, the road improvements will be paid by Willow Tree, and the road construction will be concurrent with the property development.

The former Project Manager at Willow Tree stated that he lives in Fallbrook and fully supports the project. <http://www.bcs.org>



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A man who lives on Wrightwood Road stated that the project doesn't belong at this location and read item D on page 11 in the Bonsall Community Plan, stating that the project doesn't fit the criteria of agricultural and equestrian. The road work will probably take two months. The project should be placed in a commercial area.

A woman who lives on Wrightwood Road, asked when the Bonsall Community Plan was last reviewed. If Willow Tree is an Enrichment Center, then it is considered a business and it should not be in a rural area. Most sideroads are dead ends and West Lilac Road is the main road to and from those homes, and another business will affect the traffic.

The first woman asked another question. Did Willow Tree Enrichment Center follow the Bonsall Community Plan? Norris replied that the answer is multi-faceted. Willow Tree has the appropriate permits, so it can be built on this property. However, the project can be evaluated by the community regarding the impacts and if it's a good fit for the area. BCSG has received comments for and against the project. The main concerns were about traffic, fire and traffic, and the size of the facility. The applicant did a good job with the design of the facility, but there are concerns about overcoming some of the hurdles and impacts regarding traffic and fire, especially after the Lilac Fires.

The same woman asked about the percentage of Bonsall students who are enrolled as the number would affect the traffic. Chaffin responded that the current enrollment for this year is about 100 students, and 60% are coming from Fallbrook and Bonsall. One of the reasons they chose this location was to be near the Elementary and Middle schools so parents can drop off all their kids in the same area.

Anderson asked for clarification regarding the number of kids from Bonsall, not from Fallbrook. She also asked about the other areas that students come from. Chaffin replied that 40% come from other areas...Vista, the west side of Oceanside, Pauma Valley, with the furthest students coming from Murrieta.

Apsley mentioned that the Traffic Mobility Report showed seven families in Bonsall have a total of 14 children at Willow Tree. Chaffin stated she would need to confirm this year's enrollment numbers from Bonsall.

A woman who lives on W. Lilac Road between the elementary and middle schools has three kids who attend the public schools. She understands about traffic and timing. Her son was struggling in a public school, and he has been attending Willow Tree for two years. Because of Willow Tree, she didn't have to quit her job.

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A woman mentioned that she is a teacher at Willow Tree and stated that this is the kind of neighbor you want. They are consultative in their approach. Once the school relocates to Bonsall, she believes that more students from Bonsall will attend. Willow Tree will help improve property values.

The first man who asked a question earlier mentioned that the seemingly small 8x11" public notice is on display, and he only noticed it because he was walking down West Lilac Road. Kelley stated that the public notice was displayed according to the requirements, including the Notice to Property Owners mailing.

A woman who lives on Alvarado Street in Fallbrook has a special needs daughter with Downs Syndrome, and Bonsall and Fallbrook public schools wanted to put her daughter in a special school. Her daughter is thriving at Willow Tree, and if Willow Tree was not available, she would need to homeschool.

Keeton mentioned that they are going through a detailed set of procedures regarding the zoning and the County will address those concerns.

A woman who lives on W. Lilac Road stated that she supports alternative schools. However, she doesn't believe this is the appropriate location for this project as the traffic impact would be too great.

After all verbal comments were complete, Anderson read concerns from the community via the Zoom chat. About 25 people used the chat feature and made over 90 comments during the Willow Tree presentation and discussion.

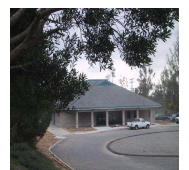
Chaffin requested that Sean Oberbauer inform everyone about Willow Tree working with the Bonsall Community Plan.

Oberbauer clarified that the property is defined as a school based on the zoning ordinance. Because Willow Tree has over 50 enrolled students, a Major Use Permit is required, and the application is in process. The Bonsall Community Plan is tied to the County General Plan, and some areas are very specific regarding criteria.

Anderson stated that she is the President of the Bonsall Unified School District (BUSD) Board of Trustees, and she believes that as a Charter School, Willow Tree was not supported by the BUSD. If Willow Tree is a school, then it needs to work with the BUSD.



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Oberbauer clarified that if Willow Tree is not a Charter School and it's a Private School, nothing needs to be coordinated through the school district.

Anderson stated that it is confusing regarding what to call this project. It appears to be working as a Charter school, but if it's not a Charter school, it seems to be circumventing the process by calling itself an Enrichment Center. She also has concerns about the fire, safety, and traffic concerns to protect the students. The Middle School and High School have 1,000 students on a shared campus of 17 acres, and it's insufficient.

Oberbauer asked Chaffin to confirm that they are not a Charter school.

Chaffin stated Willow Tree is not a Charter school. Willow Tree follows an enrichment center model and works as a non-profit vendor with Charter schools. Students enrolled in a Charter school as independent study can use their funds with the Willow Tree program. Those who home school can choose to send their kids to Willow Tree by filing their own private school affidavit. Willow Tree is not a charter school, but they work with Charter schools. Chaffin stated they are not a private school.

A man mentioned he is the former President of the Friends of Willow Tree Board and a former public school board member of the Fallbrook Union Elementary School. As a member of the school board, the board only deals with public schools, not the private schools. He also believes Bonsall enrollment will increase if the project is located in Bonsall.

Norris would like to focus on the facility.

Apsley mentioned on page 24 of the revised Traffic Mobility Analysis, figure 4-3, the entire parking lot is being used as a que and there is a different building configuration than what was presented tonight. Kelley stated the most current plan was shown during the presentation by Willow Tree tonight.

Apsley stated she was glad a middle turn lane was added and asked if the west exit will be used. Willow Tree representatives stated the west exit will be used for emergency purposes and the main entrance on the north will also be used as the main exit.

Hatano is concerned about the impacts of projects in the area. San Diego County is getting congested, and Bonsall should remain residential rural. He is not opposed to a school, and though it's an ideal location for Willow Tree, the

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location is not his preference. His concern is looking out for residents. There is already a school on W. Lilac Road and there will be an impact of traffic.

Anderson displayed a picture from the Lilac Fires at Sullivan Middle School in 2017. It showed buses, kids, adults, and dark smoke billowing up from behind the school.

Norris stated several concerns specific to the school. His biggest concerns are regarding Bonsall Elementary School ingress and egress. The traffic is atrocious, and the backup on Camino Del Rey impacts the free flow of traffic. The Willow Tree project has many good elements to it, but from a design/community perspective, there are traffic hurdles. If the back of the lot was used, more cars could be moved off W. Lilac Road. There's also a concern with how to deal with kids during a fire, and the traffic study dealt with more of the east traffic and not as much with the traffic coming from Fallbrook from the west. Norris stated he can support a facility on this site, but not in the way it's currently configured and its size.

Kelley stated they resubmitted the MUP. Their impact regarding traffic will be minimal as students will be staggered based on days and times.

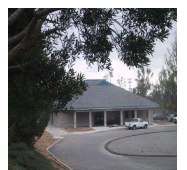
Norris asked why the western entrance/exit is not going to be being used as stated in the past. Darnell stated that the 200-foot long turn pocket, plus taper, in front of the main entrance/exit will hold about 12 to 13 cars. The west exit would not allow a left turn into a middle lane on W. Lilac Road as that area is located in front of the neighbor's property.

Norris asked about the county widening W. Lilac Road. Darnell is not aware of any capital improvement plans regarding this.

Oberbauer mentioned that the operating times were a concern regarding the Ocean Breeze project. Norris stated that the operational plan is very important. Chaffin said the start time is 8:45am and two pick up times are at 1:15pm and 3:15pm. They are working with the Bonsall schools regarding the times. Norris asked if the start and stop times can be specific relative to the operation of the facility. Oberbauer said it could be, and it could also be tied to an on-going condition that could be created depending on schools, especially since the public is concerned about all the schools having the same start and end times.

Norris informed Willow Tree that BCSG needs a very specific vision of the operation of the school looks like: When do cars arrive and depart?

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Anderson would like additional clarification regarding the BUSD stance regarding the school entity and its boundaries in the BUSD.

Hatano would appreciate specific start and end times.

Apsley requested shelter-in-place details.

Norris asked for more information regarding the traffic impact on the intersection of W. Lilac Rd. and Camino Del Rey.

The County of San Diego requested a formal recommendation regarding the project. Norris stated a vote will not take place so Willow Tree can provide BCSG with more details and information regarding their concerns. **NO VOTE OCCURRED.**

Chaffin requested the BCSG to tour the property. Norris replied that Apsley will arrange a time to meet with Chaffin and report back to BCSG.

Apsley asked about future meetings being virtual or in person. Oberbauer replied there's nothing stated, and each group can decide.

A request was made for a copy of the chat log messages. Anderson will save them and send the list to Apsley. Apsley will send it out to those who request it.

G. INFORMATION ONLY ITEMS

None

H. ADJOURN – 9:10pm

Respectfully submitted,
Dawn Apsley, Secretary

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