

BONSALL COMMUNITY SPONSOR GROUP

Dedicated to enhancing and preserving a rural lifestyle



COUNTY OF SAN DIEGO

BONSALL COMMUNITY SPONSOR GROUP

Regular Meeting Minutes

Tuesday, September 7, 2021

7:40 PM Pacific Time

Zoom Meeting Online - Bonsall, California

A. CALL TO ORDER

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

B. PLEDGE OF ALLEGIANCE

No pledge

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

Motion by Norris. Second by Anderson.

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

D. PUBLIC COMMUNICATION

A woman reported that the Planning Commission met on August 6, where the commissioners were to vote on the five marijuana dispensaries. The Commissioner voted to grant all changes presented by staff except for expansions of up to 10,000 square feet under an Administrative Building Permit. This permit would take local control away from planning group areas. It does not require any oversight and is basically a rubber stamp of approval by the county. This will go before the Supervisors on October 6.

E. ACTION ITEMS (Voting Items)

1. PDS2021-AD-21-002 San Diego Landscape Supply Growing Grounds

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.

At the Bonsall Design Review Board Meeting on March 2, 2021, 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 Norris to approve project as submitted at this location. Second by Anderson.

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



BONSALL COMMUNITY SPONSOR GROUP

Dedicated to enhancing and preserving a rural lifestyle



COUNTY OF SAN DIEGO

BONSALL COMMUNITY SPONSOR GROUP

Tuesday, September 7, 2021

Page 2/6

2. 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

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

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

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

Continued from meeting on August 3, 2021.

Friends of Willow Tree submitted a 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

Present at this meeting:

Bruce Keeton, Friends of Willow Tree Board President

Bethany Chaffin, Director of Willow Tree

Bob Kelley, Project Manager



<http://www.bcsbg.org>



BONSALL COMMUNITY SPONSOR GROUP

Dedicated to enhancing and preserving a rural lifestyle



COUNTY OF SAN DIEGO

BONSALL COMMUNITY SPONSOR GROUP

Tuesday, September 7, 2021

Page 3/6

Chaffin and Kelley presented a PowerPoint slideshow addressing the BCSG's concerns.

Kelley mentioned the concern of a condition of enrollment for 216 students. Once the project is approved, a maximum of 216 students will be in the granting paragraph.

Regarding Camino Del Rey, Kelley presented a PowerPoint slide show presentation regarding traffic, and said there will be no impact to traffic on W. Lilac Rd.

Chaffin showed a graph regarding current enrollment. The start and stop times will be worked around the other schools. Based on the two schools near their current location in Fallbrook, arrival times would be 8:45am for up to 59 students and 1:15pm for up to 27 students. Departure times would be 1:15pm for 37 students and 3:15pm for 53 students. Kelley added that all 216 students would not be at school at the same time.

Kelley confirmed they will be installing a turn lane (middle lane) in front of the property. If it's extended beyond their property, it would be extended by other developers.

Chaffin stated they are a non-profit Enrichment Center, and they are not a school entity. There are five other Enrichment Centers in San Diego County. Enrichment Centers have been around for a while, and she can e-mail a list upon request.

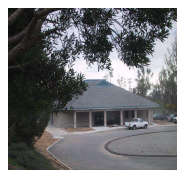
Sean Oberbauer, SD County PDS, mentioned that the project property is zoned the same as the other schools. It is called a school because it has 50 or more students. The property doesn't require re-zoning, but it does require the MUP process.

Oberbauer also stated that he talked with the Fire Marshall who stated that the project met all state and local requirements. They will have fuel modifications to remove fire fuel and add plants that help reduce the risk of fire. If a temporary hold on site is required, it will depend on the emergency. The evacuation plan is determined by the local authorities and is based on location, size and severity.

Chaffin stated that she and Dan Beale contacted neighbors by going door to door in 2017. If there were fences around the properties, they placed the flyers on the fence gates or in mailboxes. In addition, they placed information on Nextdoor and Facebook. They also contacted property owners if there were renters on the properties. All information included contact information if anyone had questions.



<http://www.bcs.org>



BONSALL COMMUNITY SPONSOR GROUP

Dedicated to enhancing and preserving a rural lifestyle



COUNTY OF SAN DIEGO

BONSALL COMMUNITY SPONSOR GROUP

Tuesday, September 7, 2021

Page 4/6

Guest Comments

A man had a daughter at Sullivan Middle School, and there were four start and stop times on W. Lilac Rd., and now there is more traffic. How does adding another school and more start and stop time help with traffic impact?

A man lives in Bonsall near the proposed project site and stated that there will not be less traffic. Even if you space out the school times, there will still be more traffic. He's stuck in the traffic in the morning and afternoon.

Willow Tree stated that they will not be able to decrease the traffic, but they will help mitigate the traffic with a turn lane. The stacking of cars on site would include about 40 to 50 cars plus about 12 in the middle turn lane.

The 2nd man above also mentioned he's concerned about more noise and fires. He is not against schools or teaching. The project is just in the wrong place.

A woman has lived on W. Lilac Rd. near Sullivan Middle School for 36 years, and she taught in Bonsall for 34 years. The traffic on W. Lilac Rd. is getting worse with additional venues, and this school is the tipping point. Last week she was stuck in traffic and did not move for about 20 minutes. During that time, she saw other cars driving on the wrong side of the road. With more start and stop times, W. Lilac Rd. will become more congested. What about emergency vehicles needing to get through? This enrichment center should be closer to where the students are located, and it should not be on a 2-lane country road.

A man and his wife live between Sullivan Middle School and Bonsall Elementary School. Over the past 30 years, they have witnessed the traffic and fires. During the fires, he witnessed a police car getting hit and being pushed off the side of the road. He is against adding more traffic.

A man stated that he has lived in Bonsall for the past 18 years. Their house burned to the ground during the Lilac Fires because emergency vehicles couldn't get to them. The monastery is using W. Lilac Rd. and it has increased traffic. Vehicles from more venues is increasing traffic. This commercial project should not be in this area.

A woman has been an educator for 25 years was in Cuyamaca for 6th grade camp during the Lilac fires, and they were evacuated rather than sheltering in place. She also mentioned that W. Lilac Rd. has 20 dead-end streets, and it's their only way in and out of the area.

<http://www.bcsbg.org>



BONSALL COMMUNITY SPONSOR GROUP

Dedicated to enhancing and preserving a rural lifestyle



COUNTY OF SAN DIEGO

BONSALL COMMUNITY SPONSOR GROUP

Tuesday, September 7, 2021

Page 5/6

A woman stated she supports charter schools and understands growth. She lives off Via Vera, and the traffic is getting intolerable. While driving, she was almost hit by a car one day, and the next day her husband was driving, and he was hit by a car. They now joke about getting hit because of the increased traffic. She also asked if Willow Tree sells their property in the future, who will purchase it and how will that affect the community? Saturday evening there was a party across the street, and the noise was so loud they couldn't talk to each other in the back yard. She and her husband treasure the quiet location, and we have to start taking care of this area.

Bill Darnell, Traffic Consultant, has worked on many projects in the Bonsall area. There are over 1,500 students for the three Bonsall schools (elementary, middle and high schools), and schools cause the largest headache regarding traffic. However, Willow Tree is helping reduce the traffic impact with a turn lane. It should not be an impact on property development rights.

A man stated that the main in and out points for W. Lilac Rd. are the 395 and Camino Del Rey. The roads cannot support the traffic. He supports schools but prefers a location with better access.

A woman lives three miles away from Sullivan Middle School. For two elections, the voters denied building a high school in another location, which would have decreased the traffic on W. Lilac Rd. When the 400 homes are built on Vessels Ranch (Ocean Breeze), there will be 400 more cars on the roads. When the Lilac Fire occurred, horses died, and she saw buses with kids on W. Lilac Rd. with fire licking the buses as they drove down the road. She doesn't understand why we are putting more people in harm's way.

A woman who is a teacher at Sullivan Middle School has kids in the Bonsall Elementary School. She supports education, but the traffic will be impacted.

Sponsor Group Comments

Hatano wishes it could be a win/win. Willow Tree is to be commended at trying to fit in regarding their design, but the location is not the best. We need something that has a lower impact to the community.

McGiboney is concerned about the traffic.

Apsley stated that she toured the project property with Chaffin and Keeton, and they will be building on less than half the land. It's a beautiful piece of property for a project like this.

<http://www.bcsbg.org>



BONSALL COMMUNITY SPONSOR GROUP

Dedicated to enhancing and preserving a rural lifestyle



COUNTY OF SAN DIEGO

BONSALL COMMUNITY SPONSOR GROUP

Tuesday, September 7, 2021

Page 6/6

Apsley said that growth is inevitable. The population will continue to increase, and more residences will be built in the county. As a result, more schools will be needed. It's not fair that Willow Tree cannot build a school because of increased traffic. If Willow Tree is not built, the students will need to attend school somewhere else and those cars will still be on the road. Will W. Lilac Rd. ever be widened? Would it help the road be a safer road? Yes. Traffic would decrease on W. Lilac Rd., but with the increased building in the county and population growth, traffic will continue to increase. The Lilac Fire was a big concern and upset everyone. The roads were congested because people had to pick up their kids, parents and pets before evacuating. Apsley mentioned that if she had children in a school during a fire, she would not want them to shelter in place.

Anderson stated she is concerned for the student's safety. She mentioned that the previous President of the BCSG stated that she didn't understand why schools were built on W. Lilac Rd. Anderson will not risk the lives of the students, and she will not support additional students. She wants to remove students from W. Lilac Rd.

Norris supports the school 105%, and everything that Willow Tree presented was great. However, the traffic is a huge concern. Residents are feeling the impact on W. Lilac Rd., and they are stuck in traffic daily as well as being exposed to unsafe conditions during certain events. The benefits of the school are undeniably great, but the residents are experiencing more close calls on the roads. The traffic impact is just too much.

Motion by Norris to not support the project at this location due to traffic. Second by Anderson. VOTE: Aye: 5 No: 0 Abstain: 0 Absent: 0

F. INFORMATION ONLY ITEMS

None

G. ADJOURN – 8:42pm

Respectfully submitted,
Dawn Apsley, Secretary

Disclaimer Language

Public Disclosure - We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Privacy Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.

Access and Correction of Personal Information - You can review any personal information collected about you. You may recommend changes to your personal information you believe is in error by submitting a written request that credibly shows the error. If you believe that your personal information is being used for a purpose other than what was intended when submitted, you may contact us. In all cases, we will take reasonable steps to verify your identity before granting access or making corrections.



<http://www.bcs.org>

