

BONSALL COMMUNITY SPONSOR GROUP

Dedicated to enhancing and preserving a rural lifestyle



COUNTY OF SAN DIEGO BONSALL DESIGN REVIEW BOARD

Regular Meeting Minutes

Tuesday, March 2, 2021

6:30 PM Pacific Time

Zoom Meeting Online - Bonsall, California

A. CALL TO ORDER – 6:30pm

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

Absent: Jeff Faulk, Gary McGiboney

B. PLEDGE OF ALLEGIANCE

No pledge

C. APPROVAL OF THE MINUTES

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

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

D. PUBLIC COMMUNICATION

None

E. REPORT FROM BONSALL SCHOOL BOARD MEMBER

Anderson stated that we are still in COVID conditions and the schools are looking to reopen schools.

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 Hatano to approve clearing of brush at this location. Second by Apsley.

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.

Bethany Chaffin and Dan Beal, the Willow Tree project contact person, provided a 40-page slideshow about more details regarding BDRB questions. Jennifer Siegal, Architect, presented information about the Willow Tree plan and how they wanted to integrate it into the Bonsall rural lifestyle. The nine structures support exterior courtyards and include one multi-purpose 35-foot building and eight classroom buildings not to exceed 13-feet in height. A multi-purpose slanted shed roof, wood siding, and cool tones were mentioned, and Norris informed them that the wood siding may not pass fire inspection.

Chaffin mentioned that one 5' wide by 4' tall, 2-color sign on W. Lilac Rd. is planned with the Willow Tree design, but the upward lighting may need to be changed to downward lighting. Three Willow Tree events have taken place annually for families that extend past school hours: two events extend until 6:30PM and one until 9:00PM.

Mark Tessier, landscape architect, stated that there are three types of downward light fixtures ranging from 3-foot to 17-foot in height. Parking lot lights will be 17 feet tall.

Norris had some questions regarding the landscape plan. Mark Tessier stated that the center of the campus is planned to have a shady area for a classroom environment. Shade trees are native and/or edible, including sycamore and pepper trees. Several gardens are also planned. One tree is provided for every five parking spaces, which will provide more shade as they grow.

Storm water management is integrated into the overall design of the project and a pump will be required. It will be connected to the sewer system with Rainbow Water. Two water meters are planned: a one-inch and two-inch.

A buffer of about 20-feet along W. Lilac Rd. is planned, and a dirt play field is located in the bottom right area of the campus (southeast corner).



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Hatano mentioned that public schools tend to grow. The Willow Tree representatives stated that as a private charter school, families prefer a small classroom environment.

Apsley mentioned that the kids play area in the northeast corner appears to be close to W. Lilac Rd. and there is a safety concern. The Willow Tree representatives mentioned that it is located more than 20 feet from the road, and the sport court is a secondary use for that area as it is required by the county as an evacuation area.

More information about Willow Tree can be obtained at www.friendsofwillowtree.org.

Motions were made by McGiboney and Apsley without a second. Therefore, this project is to be continued until the next BDRB meeting to provide more time to review the Willow Tree documents and submit additional questions.

Note regarding BDRB members: Gary McGiboney arrived at 7:00pm and Richard Hatano departed.

G. GROUP BUSINESS

None

H. ADJOURN – 7:18pm

Respectfully submitted,
Dawn Apsley

Disclaimer Language

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