

Bonsall Community Sponsor Group Meeting

Tuesday March 4th, 2025

Summary:

Call to Order and Establishment of Quorum

- Interim Chair Larissa Anderson led the meeting following the resignation of Ray Bonnet
- Members present: Steve Norris, Megan Van Leeuwen, Jared Rowley, Larissa Anderson, Jennifer Haider
- Michael Collier was absent due to a family emergency
- A vacancy notice was posted for seat number two

Board Member Reports

I-15 Corridor Design Review Board

- Met on January 29th
- Several projects were reviewed:
 - Passerelle Project (delayed due to lack of blueprints)
 - Single family residence on Pala Mesa Drive (approved unanimously)
 - Ranch Angels project adding bedrooms (approved unanimously)
 - Sherwood Forest single family dwelling (approved unanimously)
- Next meeting moved to March 12th
- Discussion about addressing eyesores along I-15 corridor, particularly a graffiti-covered building

School Board Report

- Bonsall Unified School District is regrouping after bond failure in 2024
- Working on plans for school configurations and funding
- Need to address classroom availability with approximately 1,200 new homes planned
- A facilities planning group of 42 people has been formed

Action Items

Bonsall Community Park

- Presented by Jen Spencer, Senior Park Project Manager
- Construction contract awarded at end of previous year
- Groundbreaking ceremony held on February 18th
- Contractor will begin mobilizing next week
- Phase one includes:
 - Utilities (water, sewer, electrical)
 - Multi-use fields
 - Playground
 - Host sites
 - Restroom
 - Park office
 - Intersection improvements
- Completion expected by summer 2026
- Only half the park will be fenced during construction
- Park will be open sunrise to sunset
- Restrooms will be locked at night
- Special events like concerts possible in future
- Discussion about equestrian staging area located 1,000 feet from the park

Dark Sky Initiative

- Presented by Melissa from FLC
- Light pollution grows by 10% per year
- Approximately 80% of world's population has never seen the Milky Way
- Working to have Bonsall designated as a Dark Sky community
- Currently in Zone B, trying to move to Zone C
- Benefits include:
 - Preservation of night sky
 - Tourism opportunities
 - Educational outreach
 - Health and environmental benefits
- Requesting letter of support from the board
- Decision to consider this at next month's meeting

Affirmative: Steve Norris, Megan Van Leeuwen, Jared Rowley, Larissa Anderson, Jennifer Haider

Oppose: 0

Ocean Breeze Ranch

- Presented by Greg Mastin, contract planner, and Pete Feverell, consultant
- Project originally approved in December 2019
- Current application includes:
 - Time extension on tentative map

- Modification to Major Use Permit
- Modification to site plan
- Project includes:
 - 396 units on 1,400 acres
 - 840 acres of biological preservation
 - 150 acres of land development
 - New loop road connecting to West Lilac
 - Two primary neighborhoods
 - Increase in earthwork from 1.9 million to 2.5 million cubic yards
 - Addition of recreational complex with swimming pool
 - Increase from 6 to 17 floor plans
- Traffic improvements include:
 - Widening at Lilac and Camino del Rey
 - Traffic signal at Lilac and Highway 395
 - Left turn lane between entrances
 - Driveway next to Sullivan Middle School
 - Left-turn lanes at elementary school
- School district representative Caroline Brown noted:
 - Expecting 170-200 new students
 - Bonsall Elementary at or near capacity
 - Developer acknowledges funding challenges
- Board concerns included:
 - Traffic impact, especially at key intersections
 - Coordination with park development
 - School capacity and funding
 - Fire safety with houses only 10 feet apart
- Motion passed to defer vote until special meeting before March 21st Planning Commission meeting

Affirmative: Steve Norris, Megan Van Leeuwen, Jared Rowley, Larissa Anderson, Jennifer Haider

Oppose: 0

Traffic Engineering Division Stop Signs Request

- Request for stop signs at Blackwell Drive and Hutchison Street
- Motion approved to support placement of stop signs
- Additional motion to request county traffic representative to discuss more efficient process for future stop sign placement

Affirmative: Steve Norris, Megan Van Leeuwen, Jared Rowley, Larissa Anderson, Jennifer Haider

Oppose: 0

Cannabis Program

- Presentation on county's cannabis program with five alternatives
- Alternative 4 described as most environmentally superior
- Concerns about:
 - Grows in A70 and A72 zones near residential areas
 - Consumption lounges
 - Temporary cannabis events
 - Odor control
 - Code compliance
- Motion approved to add this to special meeting agenda

Affirmative: Steve Norris, Megan Van Leeuwen, Jared Rowley, Larissa Anderson, Jennifer Haider

Oppose: 0

Board Member Roles

- Jennifer Haider approved as interim assistant chair

Affirmative: Steve Norris, Megan Van Leeuwen, Jared Rowley, Larissa Anderson, Jennifer Haider

Oppose: 0

- Discussion about process for filling vacant seat number two
- Multiple applicants to be considered collectively

Next Meeting

- Regular meeting scheduled for Tuesday, April 1st
- Special meeting to be scheduled before March 21st to discuss Ocean Breeze development and cannabis program

Conclusion

The meeting addressed several significant community development issues including park construction, a major housing development, dark sky designation, cannabis regulations, and traffic safety. The board deferred decisions on major items to allow for more information gathering and community input.

Full Meeting:

Welcome to the meeting of the Bonsall Community Sponsor Group. We'll start with a call to order, with a roll call from the end of Mr. Norris. Hi. Mr. Norris. Yes. Well, I was going to say, now that I'm officially interim chair, we're going to have a name and a here, and then so that way we can introduce ourselves. Sure. Steve Norris here. Oh, hi. Megan. Megan Van Leeuwen here. Jared Rowley here. Larissa Anderson here, Jennifer Heider here. And we do have a quorum, although we are missing one of our newest appointed members, Michael Collier. He has a family emergency. He will be hopefully joining us officially next month.

And we have a vacancy notice posted for seat number two. That was a resignation of Ray Bonnet, who was our formerly voted upon chair for our group. And as vice chair, I am now the interim chair. So I will be leaving the meeting. And thank you all for your patience, as that's a new post for me officially. So if we can all stand and engage in the pledge of allegiance, please.

If I can get a motion to approve the current agenda. Motion to approve the current agenda. Second. All in favor? Aye.

Motion carries. That brings us to the approval of the minutes. There were minutes circulated for the regular meeting of December 3rd, as well as the special meeting of September 11th. Does anyone have any questions or amendments to those meetings? Meeting minutes. Thank you, Megan, for filling in on those. I appreciate that. In which case is there a motion to? We'll start with the regular meeting of December 3rd. Motion to approve. Anyone? Motion to approve. I second that. All in favor? Aye.

The motion carries unanimously, bringing us to the minutes of the special meeting of September 11th. Is there a motion to approve? Motion to approve. The meeting's minutes for September 11th. The second for motion? Second. All in favor? Aye. Aye. Motion carries. Thank you, Megan, for that.

And that brings us to our Bonsam Community Sponsored Board Member Reports. First, we have, there was an association of finding groups meeting since the last meeting, right? Was that it? No, I did not. It was the same. Okay. So there's no update on the finding groups at this point, for sure. Yeah. Okay. On that problem? Yeah, but I wasn't there, so I can send you the paperwork that I have on it. Okay. Thank you.

bringing us to the I-15 corridor design review board. Okay, so the I-15 design review board met January 29th and the action items were the pass rail project was delayed because they didn't have blueprints and then The project on 4040 Pala Mesa Drive in Fallbrook passed unanimously Is a single family residence and they complied with all of the needed regulations the Ranch Angels project at 27 253 Mountain Meadow Road in Escondido also passed unanimously

They were seeking to add some bedrooms to the current project that they had already had approved. The Sherwood Forest project, the 877-4 Sherwood Forest Court was also approved unanimously. It's a single family dwelling with an attached garage. And then the next meeting was moved to March 12th.

Thank you. And the very first item that you had mentioned, what was the name of that project? The Passerelle Project. It's a 50-day, let's see here. It consists of a conversion of a portion of a campus park-specific plan designated for 157,000 square feet of office professional uses to 138 multifamily residential development.

The project is located in the northeast quadrant of the SR-76 and I-15 interchange adjacent to the Horse Ranch Creek Road in Fallbrook Community Planning Area. That's the campus park? Correct, yeah. How many homes is that? They're looking to do 138 multifamily residential development. Okay. Do you know if that's in the Valentine's Unified School District? I believe it is. I do not know that. I think it is. Thank you. Anybody have any questions for Jared? I do have a quick question.

With regard to things that wouldn't be on your agenda that are obvious eyesores along the 15 corridor, any talk or understanding of how we address those? I brought some up before and they said that they were going to put them on the agenda and haven't been yet and so I can follow up and talk about that. There's the one that we had discussed with the

towers right off of the 15. Yeah, the one in particular I'm thinking about is what I will call graffiti house. Yeah, there's the graffiti house just off of the old highway, right? Right. So it is immediately south of your Springs winery. Okay. So it's getting real bad. It's continuing to get worse. Okay. It's a different color of graffiti. Okay. Every other day.

So that building has reached the point where I think it qualifies as a dangerous building under the dangerous building code. And the county needs to take some action on that. OK. I'll email the chair about that one tonight. And I'll call it the graffiti building. OK. Thank you, Sharon. Anything else? That's it on my end. Appreciate you making that meeting. When was that meeting?

That one was on January 29th. That brings us to the school board member report. I sit on the school board and I'm happy to share information as it relates to facilities for the Bonzo Unified School District. In light of the failure of the bond attempt in 2024, we are now looking to regroup and work with the community to determine where to move forward with a potential

ideas for configurations of our school sites and how to fund them given the lack of funding for the facilities that our school currently needs. In light of the about 1,200 new homes, including we have Campus Park on the horizon as well to add to that, there's some significant need to make sure that we're addressing the availability of classrooms to educate the students of our community.

And if anybody's interested, there is a facilities planning group that's been put together by the superintendent. There's community members in addition to members of the school sites, as well as student family that are part of this group. I think there's about 42 people on there.

And that's, there's three different study sessions for that group. And then the school board is going to reconvene to put together some options to review to figure out how to move forward. So, just wanted to bring that to everyone's attention. And that brings us to, where are we on our agenda? Our action items. So, Bonsoir Community Park. Do we have,

If it's not working, we can just put that spare on there. Yeah, the one on the end there. Hello. There you go. My name is Jen Spencer. I'm a senior park project manager with the Department of Parks and Recreation. And my co-worker, Faye, is here. She's the park project manager for the Vonsville Community Park Project. We have been really busy since the end of the year. We are hoping to talk to you guys in February of open this year.

I guess you had to cancel your meeting last minute. But yeah, we were able to award a construction contract at the end of the year. It was a Christmas present. And then we had our groundbreaking ceremony on February 18, just a couple weeks ago. We had our DPR director there. Dustin Howard was there. We also had the Bonsoir Unified School District superintendent, Dr. Galley, was there and spoke.

Really great events. We had a lot of activities and a great showing. And Jim Desmond was there too? Yes, he was, yes. Yeah. Stayed a long time. He did, he did, yeah. And then we are anticipating that the contractor is going to be able to get on site next week, start mobilizing, putting up some construction fences. I have some flyers here for you.

Right now we're only able to award a construction contract for the base bid or base one of the project and that is graphically depicted in our fires so I can pass them out or if you guys want me to leave them at the back of the room I can. We've also updated our websites and our frequently asked questions on the website.

But we also wanted to just be here and answer any questions you might have about the park. Thank you. A couple questions. When they fence it, are they going to fence the whole park or just the half that they're going to be working on? Just the half they're going to be working on. And then overall schedule? We are anticipating being complete next summer, so summer of 2026. A year and some months-ish.

Summerish. Any expected disruptions of note? They're going to be working along the right-of-way, right? Yes. Okay, and did they start that first or is that on the front side, back side, where does that end up? It's probably going to be more in the middle and I know they want to coordinate with the school district too and hopefully can maybe coordinate some of those intersection improvements and stuff while the school is out in the summer, ideally. Okay, makes sense.

I'm wondering, so the budget was about half of what the bid came in at. Did they have to cut anything or how's it working with the the plan moving forward?

What do you mean the budget has passed? They had set aside \$24 million for it and the bid came in at, I believe, \$46 million. It's only phase one, which is maybe you could tell them what phase one looks like. Yeah. And how much that was. So we just awarded the

base bid. So we're putting in all the, like a huge chunk is all the utilities. So water, sewer, electrical, and AT&T.

And then we're doing the multi-use fields, a very large, awesome playground, lots of open space, the loop road. We're putting in the two host sites that will be live on hosts within the park. We are also doing, help me out, thank you. Restroom. Restroom, park office.

Parking. Parking. Both intersection improvements. Ranger station, lots of we're replacing all the trees that we have to take down. lots of native, low-use, water-use landscaping. Do you know what kind of trees they're replacing it with? Are they going to be the ones that are growing out similar to the ones growing out there already? Or what types of trees? So our landscape architect has chosen native trees and or low-water-use trees that will provide a variety of shade and different amenities based on the needs of the area that they're in.

And just to confirm, the tree removal only occurs on the one half, right? Yes. And nothing for the staging areas or anything like that on this phase? Not on the stage, no. OK. And then when you said that there's going to be fencing for half of it, is the other half going? Right now there's a lot of people from the community that are using it to walk and whatnot. Will that still be accessible to community members during construction?

We attempt to make sure that path stays open as long as it is safe for the construction workers and people. But we've talked to the contractor and he knows how important that is as well. And so he's made it a priority to keep that path open and make sure that people can still enjoy their walking. So, awesome. And still going to allow the dogs to go on the leash and off? Yes, on the leash.

And this is the time also for public comment if anybody has any public comment as relates to the parks. Did you want to address the? No, not all the parking phases, but a majority that are around the loop road. And Donna, you said you had public comment as well regarding to parks?

If you can come to the podium and address the dais, that would be great. Thank you so much.

We've been working with Jim Desmond, County Supervisor for District 5 along with the San Diego County Park and Rec and finding a location for the station area that was near the Bonzo Community Park and near the center of the San Luis Rey Trail. We have Jim Desmond's support that was clear in the ground making ceremony and his speech to the public and to the DPR. Let's make this happen.

So, we support the West Lilac location for the staging area. It is about 1,000 feet from the community park on land. It's currently owned by the Department of Park and React. It's also about a half a mile from the west corner of the Ocean Breeze Ranch. We think this is a good location close to the Bonneville Community Park. It will have access to trails without a need for

Crossing water, there is a five-mile loop and a sandy trail. Several new miles of trails will be added there in the near future. It is currently located between the Stanley and the Bay River Park. It has a flat area above the surface grade and shade trees. We would like to ask the financial sponsor group for their continued support for the equestrians and support of the West Lilac.

equestrian staging area by sending one email to the addresses that I had in paper that I left for everyone on the desks. If we could get that support, we'd greatly appreciate it. Donna, can you introduce yourself to the audience, please? What was that? Can you introduce yourself to you? Oh, my name is Donna Heine. And your organization?

I run the San Diego equestrian community and I'm also very active in a lot of equestrian groups throughout all of San Diego. So Donna Line has presented, she left papers for the individual members on the Boston Community Sponsored here asking for support as it relates to having a staging area in the about 1,000 feet away from the Boston Community Park. And so the request came in after the agenda was formally posted. So she requested if we could have this agenda formally for our April meeting, which I've already indicated that we would do as a group.

And so next meeting, we'll vote upon whether we want to create a letter on behalf of the entire group in support of the staging proposal that Donna has presented. Perfect. Donna, on that 1,000 foot, give or take, relative to the entrance to what is, we're calling the park now, off of Lilac, how much further up? The longitude, latitude,

Any other questions? I do have one more. Yeah, go ahead. I'm going to sit back down soon. With regard to, is the new park going to be on the well that's currently on the property? No. We're looking at your rainbow. You are. What are you doing with the well? Are they just going to abandon it?

Leave it in place, yeah. Leave it in place but not useable. Yes, yeah. Is there any existing water that goes out to that lilac corner of the property that maybe in the future could run and provide a source of water for that staging area? Potentially. If that would be possible it would be great.

Especially if it's already there. I've got one more question. On the multi-use fields, how many are they planning on making in phase one? Is it all of them? Yes. And it was three fields total, or how many was it four? Well, so it's a large open grass area, turf area. And it can be configured a number of different ways. So a lot of times when you're

a mom who does sports, you know, you go to the park and they'll configure it like different ways throughout the Saturday when the YSO was, you know, doing the play fields and then it could also be used for lacrosse or play football. Okay, so it's just a big field and then they'll put up the nets or whatever it is according to what the event is. Yeah. Okay. Up to CIF regulation.

Yes, fantastic. And then I have a question as it relates to, in the past, the Boston Community Park and the Rio Prado Park, I've been presented separately with different planning groups, but technically they're both along the same riverbed and serve the same community. Is there any updates on the Rio Prado Park that you can share at even just high level in terms of where that's at in the planning process?

some sort of action moving forward from the county on that. Absolutely. And you are correct. They're both active recreation nodes within the San Luis Rey River Master Plan. We did start them at the same time and kind of spearheaded at the same time. We currently have run out of funding on Rio Grande, so we're waiting for a little bit more funding. And then once we receive that, we want to go back out to the public because it has been so long since we did the public.

And then we've also, are you starting over then from a planning process or? I don't know if it's a starting over, but kind of re-shifting. So if you have any idea, I can't just say that that's online for public outreach. I do not. So I've got a question on that funding. I would assume a lot of the potential funding from a county perspective comes from a lot of the new homes that have been built over there.

We do get funding from PLDO fees. Yes. Right. Yeah. And so when you say you ran out of funding, you ran out of funding that came from those projects, or there's not available supplemental funding that would push it over the finish line? I mean, is there nothing in the kitty? There's nothing in the kitty right now. And our requests got kind of pushed out in our county apps.

So where did those monies get directed that came out of all of the houses that got built? Is it internal to those communities? Some of them are. So a lot of times, and I'm sure when Ocean Greece is presenting a lot, they have options to build parkland for themselves and then dedicate it to us. Or they can pay and move fees.

and add it to the fee basically. Bonzell does have PLDO fees and has money in that pot. We always ask every year for your PLDO priority list on the items that you would like prioritized for your area in terms of park and recreation needs. I'm not sure if we have received that list yet. So are those funds

on those two park sites considered interchangeable? Yes. I know that Rio Prado is slightly also in the Fallbrook community planning district as well. It kind of straddles both a little bit. So where is that line exactly? I do not know off the top of my head. Just because from my perspective it is south of the 76 and

east of, or west of the 395. So I would think it has a bonds little sip coat, but maybe I'm mistaken. And I can look into that and get that. I've got the map right here. I would say it's interesting because the line kind of runs the river. It doesn't run 76, it runs the river. So maybe the entrance would be in Fallbrough.

and then the park would be in Bonzo. But to that point, when you want our list, is redirection over to Rio Prado an option for the list? Absolutely. You guys have the option of putting whatever you think is the highest priority for your community, priorities, to list those.

And that's the best indication to us in terms of what you guys want to see, your money spent on your PLDO. So it would be interesting for us to kind of get a new and updated vision now that this base bid is out, the base bid strategy is underway, kind of regrouping as to where everything's at, where the momentum's going to be, where the strategies are going to be. Because that would help make that decision. I'm almost sure our forum went in.

Okay, and maybe it did. I can check. Can we ask it all if you're sitting in the audience? Mark confirmed he received it. Okay, Mark, oh, Mark is there, okay. And then just to the point of, as we're talking about where the park officially lies within the plane, as we move forward then, would Potentially Bonzell be the primary sponsor group as it relates to helping facilitate

that development process. I mean, we always reach out to the greater community, and lines aren't always, you know, a direct indication. We just want to hear from the community who will use it, so. I'm just remembering when, and I know it was a huge outreach, but there were a lot of meetings that were being held at, like, St. Potter Junior High back in, whenever it was, 2018 or 19. And I'm just thinking about just

just the proximity and logistics that and especially you know if we're now kind of reimagining the overarching amenities between the two different park plots I just would like to maybe revisit somebody from the county who of the sponsor groups It's my opinion, I think that maybe it should be under more of a policy purview than Fallbrook, not that only for 2 or 4%. I just want to make sure that we're utilizing the properties in order to best meet the needs of the community. Absolutely. Thank you. Is there any other public comments? And do you have a sense as to where Fallbrook is funneling their funds? Are they funneling into that part too? They could. I know right now they're spending a lot of

that are building up funds to finish off the village view park. That is almost complete. That should be done in the summer. And I think to Larissa's point, though, is if we could at a minimum have equal communications with both groups and if both groups are going to, as groups, vote on redirecting funds toward a project where we both may be looking to do it, it would be important to have those

kind of joint communications. Absolutely. Other additional comments from the audience? Hi, my name is Luisa. I'm here to speak about dark skies. I'm not really familiar with the project, but it looks beautiful. I was just wondering, it's hard for me to tell from the picture, like, are you guys going to have lighting on here?

So we do have lighting included, but it's for security purposes only. The park will only be open from sunrise to sunset, and it's closed afterwards. There's vehicle gates that come down. And the security lights that you guys are installing. So we are actively pursuing certification for dark sky. I think it'd be smart to keep in mind that when you're installing it in the right kind of lights, so they don't have to be retrofitted.

I just wanted to let you know that it runs along the river and on the south side of 76, and there is quite a portion that is involved. So, you know, I think we need to work together on this. We need to change the entrance, because it was going through Rachel and Saraciot, the whole park, the home park, and it was changed now, which is very important.

So, yeah, we need to work together. Great. More on the area. Thanks so much. Thank you. And I see one more hand. Could you define PLBO for me? Oh, Park Land Dedication Ordinance. Sorry. It has a new home. Yes. I may have missed it with passing out.

Compliments to you all on having two individual, either families or people, there 24-7. So if somebody's in Singapore, there'll be another person there. So those are going to be built, too, in phase one. Yes. And thank you for doing that, because that's going to help so much. Somebody goes over and starts partying at 2 a.m. in the morning. They go on out and say, look, you got to leave. Otherwise, we're going to have to call the sheriffs in and all that. So good planning on that. Thank you.

And the ground-breaking ceremony was beautiful. It was. And the seekers did a nice job, and looking forward to joining the school district. Thank you. That was a lot of space. She did a great job of organizing that event. And I think this is the first official park in Bonsam. It is. It is, yeah. I'm excited. One more hand. This is Kathy. Hi, I'm Kathy. Will the restrooms be locked at night? Yes. Good question. Absolutely. Good question. The poor moments. That's good. Yeah. All right.

I think then there are, if there's no other questions, we will then move to the dark side, Ms. Louise. I'm sorry, one more. You said it's going to be closed at night, but would it be possible to have special events like maybe concert in the park or something like that in the future?

That is a possibility. We can work with our operations crew. I do know they do movies in the park and other parks that are usually open sunrise to sunset. But we can definitely open that conversation and see if it's a possibility. Thank you so much for being here today. Appreciate the update. I'm sorry we weren't able to accommodate you earlier. We didn't have a quorum because we need to be received from the provider.

So yeah, no worries. Thank you. Anytime you want to welcome. All right, now we have Dr. Scott. Hi, everyone. My name is Melissa, and I'm here with the FLC. And I apologize. I'm not able to connect my computer to the projector. I have this lovely presentation set up for you guys. But let me see if I could just flip this around. That could happen in the future.

Yeah, and then I'll just try to flip this around. I think you guys all have a copy of this. I even emailed the group, so yeah. I'll just set it up here. I know it's not easy to see, but... So this is a map of pollution. It goes from 1970 to 2025.

I don't know if you guys know, but it's estimated that about 80% of the world's population has never seen the Milky Way. And also, light pollution is estimated to be growing at a rate of 10% per year. And I think that at this rate, it's really not hard to imagine a world with no natural darkness left. This is our mission. So the echo scene, we were inspired by Dark Sky International.

And we are actively pursuing certification for ballroom to become an international dark side community. And our mission, our purpose to you guys is to protect, restore natural nightscapes by reducing light pollution, safeguarding maternal ecosystems, promoting biodiversity and enhancing health and wellbeing through advocacy, education, and community involvement.

So what is the definition of a dark-sky community? What? Oh, yes. You can take it out, too. So it's wireless. So what is the definition of a dark-sky community? What Dark-Sky

International is looking for is for a community to show exceptional dedication to the preservation of the night sky.

Light pollution is the inappropriate, misdirected, excessive use of outdoor, artificial light at night. There's different types of light pollution. Like Claire, I think you guys are familiar when you're driving at night, bright LED lights are very blinding. Sky glow, if you look towards the macula.

or a stop to Escondido, you can see the sky glow, light trespassing, from the experience with your neighbors having their blood lights on at night, and clutter is excessive, grouping of bright lights, and I'll have some examples of that shortly. So it's estimated that only about 1% of nighttime lighting serves a useful purpose.

I'm going to go over some of the five principles of responsible outdoor lighting, but I think that it would be very helpful if we could get support from the policy community to implement as well. So why should you care? All living creatures are affected by light pollution. We all have this thing called the circadian rhythm where we have to go through

of our natural process from night to dark and being awake to go into sleep, so light pollution interferes with animals. For example, wildlife is affected. Nighttime pollinators like bats and moths are affected by light pollution. They are distracted, disoriented. Also, it affects bird migration. We're coming up on bird migration this spring, so it's important to keep our outdoor lights

turned off or shielded so it doesn't disorient birds. Let's see. Human health. I think there's never been a time in human history where we've been exposed to so much light pollution. And I think we really still don't know the effects of light pollution has on humans that there are some studies out there that suggest that light pollution

as the cause of cancer, you know, especially like in cities where we're just surrounded by light all the time. Energy, I think that we can all agree that energy pointed up into the sky is wasted energy and also waste money.

And Heritage, the reason why I'm doing this is because I want to make sure that my children can walk outside at night and be able to see the stars. You don't have to go up to handsome or you don't have to go to Julia. Should be able to do it here. And safety. Too much lighting can create shadows.

which can make it hard for people to see you. Also, too much lighting can impact your vision and make it hard for you to see somebody that could be standing on a sidewalk. So that's dangerous. In San Diego County, we have an ordinance titled, Why Pollution?

which regulates lighting in all unincorporated areas in San Diego County. It was enacted in 1985. It was created to protect the Mount Laguna Observatory and the Palomar Mountain Observatory. And it was also created to enact dark side communities, which I think is really important. So the ordinance spells out the restrictions in three different zones. Zone A is a 15 mile radius

across the observatories. We are just five miles outside that zone. So B is all unincorporated communities. We are on zone B and we're trying to get moved to zone C, which was created in 2020 by Julian. They work closely with the county. They get all the sites for us. So we have the policies in place. We're just trying to get our

We're super licensed toolkits to move from Soap B to Soap C. So on the county's website, there's information that goes into details of what the changes mean to go from Soap B and Soap C. I can share this information for whoever's interested in knowing more about it. I try my best to kind of summarize it.

Becoming a Dark Star community doesn't mean the end of night time and play time or game time. When we move from Stone Beach to Stone Sea, we basically just have like timing restrictions. We have to turn off the lights half an hour after the business closes or half an hour after the end of game time. There's also like the amount of lighting that's allowed per acre and also the elements. There's some things.

that basically we currently under current policies we're supposed to have our lives shielded and aiming down. That's currently our policy and that's basically what we really need to make sure that we're enforcing. This map is a life pollution map that highlights how bad the life pollution is obviously in the city but how much it's growing.

On this outer yellow, on the east county of San Diego, I think it's really important. I'm advocating for our community, because I live here, but in realistically, everybody from Humboldt, Potrero, Valley Center, Spring Valley, Ramona, they all need to be moved to Stone Sea, because otherwise, we're just going to keep growing, population's going to keep growing, and if there's no policies, the observatories are going to lose.

There are dark skies. So the five principles of responsible outdoor lighting basically start with natural darkness. Do you even need the light at all? Make sure the lights are aiming down, the task at hand, not your neighbor's window.

Make sure that you have the right color lighting, and make sure that the lights on timers or sensors is ideal. And the color when you're at Darksack Community, we're aiming for lighting this 2700 Kelvin.

which is more towards like the amber, natural, like fire colors. When LED came out, people are thinking, I could light up this whole thing for super cheap and have all this light, but it's really not about that. So ideally, we want to try to keep riding towards 2,700 Kelvin, and that's just a new way of, it used to be Watts, now it's Kelvin. So some of the benefits of becoming a dark sky,

Community is obviously preservation of the night sky, tourism, and economic development. I have some pictures here of a community in Utah where they have this cool little clear glow for you to go come out and enjoy the night sky. And I could totally see this. I thought I could lose. People want to be able to see the stars. And I feel like we're so fortunate to have Cam Pendleton as our neighbor because

Their legs are always very dark. Also, education and outreach. We've teamed up with the Folger Unified Elementary School District, and we are working on an after-school program, a dark stack program. And health and safety, obviously, environmental conservation. But I moved out here about 10 years.

from Orange County and I feel that a lot of people like me like to live out here because you enjoy nature and I feel that that comes dark skies also. And I feel that if people are

moving to move out of the city and buy places like Albrecht, it could potentially increase your home values as well. And I think that is all. So anybody have any questions?

Your flyers are great. Keep those going. They're not cheap to do, either. Yeah, those are just dark sky international. They make those available. Yeah, I'm not going to take credit. Before we go to the audience, any questions from the Dios or Luisa? Is there a specific ask for our group? I'm here to request a letter of support from the board. We have received letters from the fall for planning group, from the rainbow planning group.

a couple other major organizations in Fallbrook. And we're hoping that... How's that letter going to get rowdy? The letter, we're using it for Dark Sky International for part of our application. And I could send examples of kind of what we're looking for, but they are looking for unique letters. But just to kind of give you an idea of what it is. But we are trying to get support.

from the county, so that's our next step. We have a STAR party coming up on April 27th at William Fraser Elementary. It's our first STAR party, and we're hoping to get a proclamation for Dark Sky Week for that week. Is the goal for the letter to, for the group to encourage moving from a B zone to a C zone, is that what you're looking for in the letter? Yeah, that could be included as well, just like,

why dark skies are important in our community. Okay. I live in a neighborhood security. I live here on Old River Road. We used to have riders' streetlights. Now we have streetlights that you can't even tell the color of a car when it goes by. And we've had quite a few burden rates within the neighborhood, and some of them have had two in my house.

And nobody can tell the color of the car that got away because of these silly street lights that distort the color. Oh, so the lights are too low, you're saying? Yes, they distort color. They're kind of an animal color. We used to have nice white street lights. You could see there was a blue car down at the bottom of the street, rather than see, now it looks like we're playing a brown car, or an orange car.

Yeah, I'm not sure about that situation that you're asking for, but in regards to like your own property, like... I'm not sure about the city street. The county street lights are

actually on the streets. And with the dull lights, you can't see who could be somebody who might be an undesirable person to do the personal attack.

Yeah, that sounds, I'm not really familiar with what particular area you're speaking about, but that's like... Right here on the River Road, you see the little church here, and you pass the school all the way down, and Old River Road then runs out of the West Vista Way. So... What I might suggest on that point... Do you have any prototypical communities, communities where they use a type of street light that shines predominantly down, but still has sufficient light, so...

Are there examples out there? I'm sure there are, right? The county would be responsible for all the street lighting. Right, right, right. And I guess the question would be, is that if we're going to try to get the county to adopt details, light details, light standards that will comply with the objective of a dark sky, what do those standards look like?

And I guess that's the question. And I think that's what we have to ask the county as part of that letter, is what is the county going to do regarding trying to resolve the issue of a dark sky objective, but at the same time requiring a plan to achieve certain looming level in a parking lot, and so on and so forth. And are there specific types of lights that will do both?

Yeah, because Julian and Borrego Springs, they already, the CGNE has been placed over lightings to be dark sky compliant. So they know what kind of lighting needs to be installed and the situation that you're mentioning, sir, I think definitely needs to be looked at because it doesn't sound like it's a safe place. I think there's a thing as having too little light and too much light.

So, it looks like that situation you're speaking about needs to be looked at. Well, you got better light and now it's as loud as you like. So, as it relates to the dark sky request for the group, what I'd like to request, thank you so much for presenting this. I think it's an important topic for us to consider. If you could get to us maybe some of those sample letters so that we can circulate them amongst the group and then bring it back to the agenda for next month to determine whether...

A letter is warranted and have a procedure. Is that possible? I have one last question. If someone in a zone B is not compliant, are there any forms of recourse that are taken against them in a zone B? And are they different if someone's not compliant in a zone C? No, any complaint is handled by code enforcement. May it be noise, light, anything goes through.

And are there fines that are like laws that have written out regarding live people are shining light into your home and people are being too loud There's lots of place for all of that and they enforce it. We're not the dark sky police Yeah, people if they have an issue we we advocate that people handle it with talking to their neighbors, you know and trying to make

Most of the time, we find that they don't really know that the light's trespassing, so usually handle it that way. But there's no shift in punishment or anything like that from the zone B to the zone C. No, it's just the same code enforcement handles it the same whether it's zone B or zone C. Thank you. Anybody have any other questions? Thank you for coming and sharing. That brings us to Ocean Breeze Ranch.

Welcome. I'm Greg Mastin. I'm the contract planner on behalf of the San Diego County. With me, I have a colleague, David Davis, in the audience for the agency faculty. I'll be handling all the processing questions you may have of the project itself. And then we have the applicant team here who will go through the actual project itself and describe all the details related to the project itself now.

As most of you know, I'm new to this area here, but December 13, 2019, the Ocean Breeze Project was approved by the County Commission, and subsequently from 19 until 2022, the applicant submitted a series of applications, and one is for a time extension on their tentative map, a modification to the MUP, which has been related to the distant project itself, and also the modification to the site plan.

So they have a time extension, device-sensitive map, and modification to the site map. So those are the processes we're going through currently the last year or so with the project. We're going through and having some technical studies related to that being updated because in 2019, now we're at 2025, some of the technical studies have been updated along those lines for various, whether it's noise or biology or whatever like that. So we have time extensions.

The project is 1,400 acres, has 396 units. It's located east or west of Lylock Road, up along Dooler Road, and it ends on Dooler Road, basically on the end of the Montserrat subdivision over there. We are generally proposed to go to the planning mission on March 21st, coming up in two or three weeks, and we're out here today just to decide and get some support from the planning group.

the sponsor group, actually, for this project as well. So, we went to, we talked to Fallbrook, we talked to the I-15 quarter group, and they said there's no further review necessary for this particular project, so we're coming to the Monsel. Hopefully get some support tonight for the project. Again, we might send them out. A modification to the month, and a modification to site plan.

Most of you, if you live in the area within 1,500 feet of the project, you should have received a notice. Recently, it was from January to February, and I was ready to do the mitigating night deck because of the crotch bumblebee, which was found on site. It's a newly listed species. So, something friendly. The applicant, we arrested an applicant to go out to public review of that. She created a mitigating night deck. The outcome of that mitigating night deck was two conditions.

And basically, the president, what they're doing is they're going to be increasing some impacts on the development footprint. And so they have roughly about 803 two acres are set aside for by-electroveres with conservation. And we're going to have the impacts and stuff being done on-site. So we'll be able to use the on-site 803 two acres to mitigate not only for the nut catcher, but also the crotch problem. So that they have a light habitat and the

and his office space biological. So if you remember most of it, if you remember the time of session, most importantly though, is that it went out for public interview in 32 days, it ended up February 3rd. So if you do have any other comments or questions on that, if you're not contacting directly, but we will receive one comment letter related to the mitigating deck for a contract bubble. So with that, I'm going to turn it over to the applicant team.

And they make a presentation about the project itself. Who wants this? Good to be. My name is Pete Feverell. I'm a consultant. I work for the project developer, Drew

Montcalmes. I have a map for each of the sponsor group members to explain or show you the overall site plan. There's some exhibits that are on the wall. So I think what

to do tonight is to update the sponsor group with regards to what has changed on the project and why the project is going back to the Planning Commission for review. The project was approved in 2019. We spent a fair amount of time meeting with the sponsor group and the outcome of that was a vote of support by the sponsor group and ultimately subsequently the unanimous approval of the Planning Commission for the project.

What was approved was a project of 396 homes. The original property was 1,400 acres. The equestrian ranch has been parked down as approximately 400 acres. And what remains is about 840 acres of biological preservation and about 150 acres of land development. What will be constructed is a new loop road which connects to West Lilac.

in two places, two primary neighborhoods of homes and the rest of the land that is not a question will be dedicated and preserved as biological wealthy space. The project conforms to the county's general plan. The general plan will allow for 402 homes and because I said what was proposed was 296.

This was approved in 2019, and people have asked, well, then why are you here again now? What is different? What has changed on the project is primarily a function of grading, grading design and geotechnical work. This area out here is in an alluvial plane, and when grading deals with soil that's in an alluvial plane,

There is the potential for settlement and for problems to arise with homes if the soils are not treated well. A lot of this is subject to the interpretation of geotechnical engineers, and you can get two engineers looking at a problem, and they might come to different conclusions. This is what happened with this project back in 2019. The earthwork

that was going to be excavated from this neighborhood was going to be placed here. And the estimation was that it would take about 1.9 million cubic yards of work. This project is self-contained from a perspective of rating. There is no importing dirt and there is no exporting dirt. When this project gets constructed, people will not see hundreds of trucks on the road carrying dirt to some other location.

The additional geotechnical investigation that happened after the approval concluded, you know, we actually need more dirt here to mitigate the geotechnical concern. And we spent a lot of time with the county reviewing, can that be processed in substantial performance? And the conclusion was, this is a little larger than a revision due to substantial performance. And so we have submitted an application for a revised tentative map and a revised reduced permit.

So the things that are different about the project today and what they were in 2019 are an increase of earthwork, the addition of a recreational complex, the addition of some retaining walls to deal with different road curvature and floor plans. So as part of the process, when the project was first approved,

There were six floor plans, two elevations, two elevations each that would give you 12 variations. That was the project that was being processed by the landowner without having a home builder involved. Subsequently, over several attempts to sell the project, a viable home builder is now an escrow and intends to purchase the project. That's Trumark Homes. And Trumark is determined that with this number of homes,

you could actually target multiple different buyers and that justifies more floor plans. So TrueMark is proposing 15 floor plans, two elevations each, that's 35, excuse me, 17 floor plans, that's 34 different variations. So the combination of change in earth work has led to a moment where, well, let's add a red complex that has a swimming pool for homeowners and let's change the floor plans.

There is a considerable amount of project history, but I don't know if it makes sense to review all of that. And so I'm happy to give an overview of the projects for those that don't understand or aren't familiar with it, if you'd like, or I can just... A little bit of history would probably be helpful for them. Okay. So I think the best drawing to use is this one here. This is the same one that it provided to the members of the sponsor group.

As I said, this is 1,400 acres. This is the former vessels branch. The vessels have sold property to a new owner who intends to keep the equestrian facility, which is this area here. And the rest of the property is going to be either developed as homes through clustering into a two-neighborhood of homes here and a few estate homes here. And the rest of the property will be preserved as biological open space.

The biology, the preserve, becomes dedicated and granted to a permanent habitat manager, and they are provided with an endowment that gives them money to manage that into perpetuity. So it's kept as open space forever. The project includes two public parks, a brook by acre and an acre and a tenth each. So there's about two and a quarter acres of public parks.

There are also five private parks, and so the total acreage of parks is in the range of 15 acres throughout the project. The project also has trails. The sponsor group wanted very urgently to not have sidewalks and curbs constructed in this zone. And so the front of Delaunge-Lyle Road will have DG walkways.

There will be DG walkways surrounding portions of the public streets. There will be DG walkways and trails that come through all these neighborhoods. There is a trail that is intended to connect the neighborhood to the school to Solomon. That trail is gonna cut across the biological open space and then run along the property's edge. And we also worked with the county parks and rec to

to sell a piece of land along the north edge so that Parks and Rec could connect its future park to the northeast of Ocean Breeze with land that's on down to the west. So County Parks and Rec now has the land necessary to have a trail all the way along the north edge.

of the project. The project is going to have public streets, no gates in this portion of the project, but it does include a portion that is gated, so that's from here to here. East of the project is the Rancho Montserrat senior community.

When we were obtaining our approvals in 2019, we reached an agreement with Rancho Montserrat, under which the project agreed that residents will not come through Rancho Montserrat on a day-to-day basis, but that the gates will be configured in such a fashion that if there was ever an emergency and a fire evacuation was necessary.

Either residents from this community could evacuate using this road or residents of Rancho Montserrat could move west and evacuate. As in response to a fire like there

was in 2017, there was nowhere to go west. This would provide an exit route heading west.

A project like this and all new residential development projects are required to deal with their own water. Now any water path that pre-exists We don't change the path of water, but the obligation fundamentally is that we have to treat our water and make sure that it's properly filtered and cleared so that when it leaves the property, it's clean. I'm not going to say that it's drinking water clean, but it's certainly as clean as anything came on or normally cleaner.

And also, just as a point of order, if we could maybe have the presentation finished, and then we'll open it up for questions and answers. Otherwise, we'll not be able to get through our agenda this evening. Yeah. So the only thing that's probably important to talk about is traffic improvements. How is traffic analyzed, and what is the project required to perform? So a project like this and all large residential projects are required to analyze traffic. That's done through traffic studies.

through a series of studies that were done in 2016 and 2019, the project was concluded to have impacts of 15 nearby intersections were analyzed and the project was concluded to impact two. One of them is where West Lyle meets Commune Del Rey and the other is where West Lyle meets Highway 395. And the requirements that were imposed at the time were to perform traffic improvements at

Lilac and Camino del Rey. So what will happen is that using the existing right away, the roadway will be widened in an additional lane provided so the vehicles coming down Lilac will have a way to turn right without backing up too many cars. Separately up at Lilac in 395, the requirement that was imposed on the project is to put in a traffic signal. As we've worked with the county,

what was supposed to become a simple traffic signal looks now like it will become a complete reconstruction of that intersection to a much higher standard than exists today. Those are the two off-site requirements of what has to be done. In addition to that, all projects have to improve their frontage. So we have an obligation to build a permanent one half wide road up to the county standard along all of our frontage anywhere that occurs.

Obviously all the roads within the community have to be built to current new public road standards. And through discussions with the school district and members of the community, we agreed also to add additional work along the lilac frontage.

There will be a dedicated left turn lane between our two entrances. This gives homeowners who are in this area the ability to get onto the road safely as opposed to having to always look for a moment to dart in front of the car. We will be constructing a driveway next to Sullivan Middle School that gives parents the ability to get off West Lilac and queue up in a way that gets them off the road and allows cars to continue flowing.

And the other facility that we will be building is out in front of the elementary school on Pull River Road. We will be constructing a pair of left-turn lanes that will allow parents to turn into the school's parking lot to pick up or drop off children. So the three voluntary improvements are the additional work on NILAC, the parking lot, the color of the parking lot, the driveway at Sullivan, and the left-turn lane improvements that are also elementary.

I think that's about it for the overview. OK. Before we go to the audience, real quickly, since you just talked about traffic, I was at the meeting at the planning group in December of 2019. Wasn't there discussion for roundabout or significant contribution towards that development? Yes, there was. And so what was asked and what was agreed?

by the sponsor group and by the developer was that we would contribute a \$1 million contribution towards growth work and improvements in the general vicinity. The agreement that was reached was that we wanted to make sure that we would not be volunteering a million dollars and then go to another hearing and be asked again for another contribution.

Our agreement with the sponsor group was, provided nobody challenges the project, provided we aren't asked to do other things, we will be making that \$1,100 contribution. As it turned out, it was a legal challenge and we have to dedicate some of those funds to defending it's that challenge. Despite that, we are still performing the three voluntary improvements. I do think it's important to point out, the project never offered to and was not asked to construct a roundabout.

and if there's a perception in the community that that's what was offered that's mistaken. It was not an agreement to construct a roundabout. It was an agreement to dedicate some additional resources above and beyond what was required to help traffic in the general community. Was the agreement, I wasn't here for that, and so was the agreement, it sounded like you just said, if...

The sponsor group didn't challenge it the 1 million dollars would be Set aside for it, but then you're saying there was a legal challenge was that from the sponsor group or who did that? So but the deal the the arrangement that you had with the sponsor group was if they didn't challenge it you would set aside a million dollars

that we will be able to make that contribution. OK. Are we going to go general questions? I got a bunch of them. OK. All right. So going back through the process, we had the original conditions of approval. As I recall, December 2019, maybe December 13? 13.

Do you have a draft copy of the conditions of approval that you need to satisfy as part of going back through the process? Can we get our hands on those? We'd like to know the most important thing to the community is what is the texture of the development look like and those conditions of approval will spell out all of the various elements that the project will be satisfying as part of the development. So that kind of goes along this roundabout and all of this other stuff that we're talking about.

So that's question number one, what are the conditions for approval? And because they haven't been issued yet, okay, and I assume you guys are still going up, answering back and forth with the county with regard to them? That's correct. Okay, which is typical? I like county. Okay, so, and then kind of question number two, coordination with Parks and Rec. Has there been any coordination with this project out here? We are not a part of that project and we are not involved with it.

have not been interfacing with that. Yes, there is considerable interaction with Parks and Rec because we have two public parks within the project, which Parks and Rec is we're doing. Right, but your off-site improvements lie adjacent to that improvement. So the question is, there's... Technically, no. Our off-site improvements that we are doing are on

Old River Road, not on Communitydale River. Okay. Next to, but not in front of, not touching.

Okay, and that goes back to this issue of the million dollars. And that's where we need to have a clearer understanding. One of the objectives that we were looking at, well let me ask it a different way. What is the road section that you guys are using, including not necessarily the road which we don't care about, but the

Is there a horse trail as part of your section, or what does it look like beyond the edge of the road? The improvements that you're doing along lilac, correct. Are you using accounting standard detail, or is he going to use like a range of safety detail? Where you have a horse trail that runs along the side of the road.

The detail that will be used as to vehicle travel lanes is a county detail. The road will obviously have the correct language, bicycle width. We don't care about the asphalt part. And beyond that, as was asked by the sponsor group, it will be a DT walkway. And I forget if it's 12 feet or 15 feet. And that's still detailed. And that is detailed.

The land going into a conservancy versus fuel mod, is that conservancy going to be required to do clearing relative to the open space that they're managing?

approved and actually almost approved by U.S. Fish and Wildlife, they own the agencies. Because I'm going to tell you right now that Palisades and more specifically Malibu on the eastern flank, the open space and the manager of that open space is in some real trouble. So is there a fuel mod plan? What does that look like? Is there an eastward plan? Okay.

So let me answer that. So through the process of obtaining the biological permits which have to be obtained from the county and state and the federal agencies, it was very important, especially to the state and the federal agencies, that fuel law clearing for homes would not encroach into biology. So there are...

both fuel mod zones and separately biological preservation and they don't superimpose the top brush up there. The obligation to clear the fuel mod zones for homes will sit with

the HOA and does not encroach into the habitat manager's responsibilities. Okay, that makes sense. The trail termination in Sullivan. What is that?

And will it be detailed in a way that horse traffic from up around the school can get down through there in the remarks? Yes. Yes, horse traffic can be. So this drawing shows you where DG Pass and Trails will go. And this right here depicts the trail that will go from next to Sullivan along

the property line and then down today it's a Jeep trail. It's a little two track trail that runs along the top of the ridge. That will be open at both ends to the public. It will be, I'm not sure if this has been decided to meet today, this is an asphalt road. This will be a DG path. We've had requests from the school district to consider

whether there's something we can do to improve safety for kids that are expected to be riding bikes. And this is a substantial downhill. And so we're proposing a series of gates that would force a person to get off a bike and cross it, lift their bike over. We're anticipating, to be very honest, that this could be e-bikes. And that a 12-year-old or 13-year-old is

that we need to make sure their safety is kept in mind and it forces them to come to a complete stop and step over a low rail and then they can get on the Viking Inn. And that may require several gates along the way. And what's that going to look like relative to horses coming down? Obviously they don't want to jump going through there. So this exhibit shows you

where we would suggest to put these gates, one, two, three, four, five, so approximately every 500 feet. It would be a pair of gates, and each gate has a low rail that I would assume the horse can step over, but it is tall enough that it forces a speeding bicycle to come to a stop and get off and get more. Okay, so how low is flow?

I would say this reads about 10 inches above the ground. Is there any way to do switchbacks or anything like that as a way of keeping speed down? That's really not an option at this point because this process of obtaining the biological permits from U.S. Fish and Wildlife and Cal Fisher game is something that by itself took about two years. So it's really not available.

What we persuaded the agents, to be honest with you, they resisted a trail. And at the request of the sponsor group, we insisted on a trail. And we convinced them that it was acceptable because it's been used historically as a cheap trail through an old road. So it's already impacted us on habitat. And they sort of reluctantly and gradually agreed. OK. That makes sense. And the termination at Lilac, what does that look like?

So, anybody that's driven by knows that Rainbow has built a facility. This will go around the back of that to the side of the gate that exists today. And then it will be essentially a pedestrian-wide gate, pedestrian-wide opening. And at that location, there is a sidewalk. So it does about the right. So it will come out to the sidewalk.

What's the parking situation on both ends of the trail? If it's accessible to the public on both ends, is there any kind of parking or anything like that? We don't have any design or any provision for making additional parking available. Okay. Are you guys done? I have one more question. I have a lot.

You're staying on calendar for that? Unless somebody tells us otherwise. Okay. Is there any way we could see a copy of your traffic study when you said the other thing was over? Yes. I'd like to know how detailed it is and how he came up with it because it seems like there's going to be 402 homes, correct? Currently it's 394, so it has been slightly reduced from the 402 maximum. Okay.

And you have two public parks within the community. So that's going to bring in extra traffic. And did your traffic study address all that? It did address all that. I think it's it. That would be great. Sure. And you're doing an additional rec center. Is that just for the residents? That's correct. Okay, so the only public areas in there are the two public parks. That's correct. I think that's it.

I've got a couple more questions. One about the endowment that you're going to be using for the land. How much will that be and will that include fire management? Are there any kinds of agreements that will be put in place to make sure that Brush will be minimized all that type of thing to make sure that we won't have additional fires Okay, okay

list of species. The purpose of setting aside the preserve is to make sure that the habitat remains into perpetuity. The endowment is large enough that at an interest rate that the federal government dictates it will always have enough money every single year. At current stage, the endowment is in several million dollars. And what is the endowment for, if not?

to manage the property. It sounds like the property is just going to be wild.

From time to time, there are some things that have to be reconstructed. There's perimeter fencing. So all those things are to allow them to have enough money into perpetuity to be forever a responsible steward of the land. One other piece is also for non-native plants and grasses and stuff that encroach upon it. So that's one of the other maintenance. Because if you're only taking non-native grasses or materials or something comes in and starts...

And they'll be taking those out and removing those out. So how does that work? OK. All right. Let's see here. We talked about the roundabout. How many families are you anticipating moving into the area?

I'm not sure. Eric Nelson is here from Trimark, and maybe Eric might have a better idea. I do know that part of the reason of migrating from only six floor plants to 15 floor plants is to have multiple parallel product lines, which would be targeted at different age groups. So I would expect that some sizable proportion of the residents would be families, third, half, I don't know. I don't know if Eric, if you have a better feel for that.

60% do you have any kind of numbers on what that might look like how many children and just people in general that would be All hypothetical

larger homes and families. We don't have a specific number because it also means we're in Tucson, and these homes are for sale at the open market. It's hard for us to really know who's going to show up. I can tell you that the homes are designed for families, as well as for growing families, as well as street families, who have got even more of a traditional two-story, three-bedroom house that has lot space in areas where they can

Okay, yeah, but the rough projection is 60% based off of comps and different things like that Okay

And then, so if it is roughly the 60%, let's assume we're around 250 homes. in an average of one to two kids, that will put about 500 more kids into the school system here, which is already, you know, 600 is a big school, and we're at over 1,000, is that correct? At this site, there's nearly 1,000 students. Yeah. And so what, is there any kind of plan for helping out with that, to make sure the school is able to...

take care of all these additional students that will be coming in.

In addition to that, we were doing some opposite improvements for these school sites. And we had a meeting last week, and as home builders, we look at our business as a social enterprise. What that means to us is that we have to engage our partners, our school district, for these homes to have value for schools that continue to be a good shape and have the resources they need. So part of what we do as a company is engage with the district to do our part.

Okay, great. And so roughly based on your projections of the floor plans that you've got, about how many square feet are you guys going to be building total? Okay, great. And then, okay, perfect. And then I'm curious, what's the target price range for the homes?

OK. Yeah, that's right. A lot can change in a year.

Okay, it seems like we've got estates which I'm assuming will be on the high end and that'll be the gated community there and then the other two neighborhoods are probably going to be more middle of the road I'm assuming is that about what the goal is or Will there be low-income housing? How is it going to be?

Okay, so you're not building it, you're just selling the lot. Is there any kind of, you know, you have to have X amount of square footage per lot, anything like that for those homes? Okay. So they can just kind of do their thing up in there? Okay. Let's see here.

So we have been in conversations for probably nine months, 12 months with the water district to establish a mellow roost district which would help fund some of the water facilities. So at this point our intent and our expectation is to finalize that CFD and that would not make it possible to also have a second CFD with the school district.

You said that there are 400 acres set aside for Equestrian Ranch. Is that going to be open to the public and what does that look like? Is that just the trails here or is there more to it than that? That is a privately owned facility and it's gated and it's for their owners. Got it. Well that's all my questions for right now.

Megan, do you have any questions? I mean, I just had a couple. The equestrian one, was it a 400 acres? If they were to develop on it at a later date, would they have to come to this? Yes. I don't know if they could develop. I'm not going to say they never could. There are restrictions being placed on the facility that I think would make it.

So that is a portion of the county's trail and it goes It goes along the northern edge of our equestrian, excuse me, our state parcels, and along the southern edge of the equestrian. I'm trying to see what our landscape architect drew there. I take that back. That is the main road that goes through the equestrian facility and provides a connection to Dillon Road, and the entrance will be next to our planning area.

I'm sorry, the landscape architect chose to use a black marker. But the equestrian's on the northern boundary up on that other thinner line, right? It's better shown here, this is the equestrian facility.

It's not part of this project. Do we have any public comment of anyone who wants to come to the dais and actually speak on the project specifically? I'm sorry, by show of hands. I could have one, two, three, four, five. We'll start with this absolutely.

Pete, if you can give Don the microphone, that'd be great. Yeah, you can use that. There you go. And you have one, two, three. There's Pete then, so you can answer questions. For those of you who have been here before, you know me. I used to sit up here. I was gone. Anyway, even though I do not sit on the committee anymore, I still like to attend because I like to know what's going on.

And I do have a few questions regarding this. Hopefully an easy question. You mentioned that there are several times, and also in a lot of paperwork, it mentions that you're holding 396 residences. But you did say 394. I noticed that the two were missing.

And you can build up to 402, so that means there's another eight that could be built. Are you planning on building those eight in the future? And if so, or first of all, are you going to be holding those eight that you can build up to 402? So at this point, no, we are not intending to ask for some ability to capture those eight homes that we couldn't. And the two that were removed up of the

change of the closer homes. Actually the state area, I believe. That occurred because three home sites, three lots, here were taken away in order to make an improvement for the recreational complex. Of those three lots, one was recaptured here and one was recaptured here, so we've lost one house here. Okay, I noticed there were three of them, G80 and G80, maybe one of them is new.

Yeah. On your list. I don't know if a lot number is exactly correct, but I do believe our engineers today confirm it's 394. 394. Versus in 2019, it was 396. Right. Okay, thank you. Wonderful. And then next result in the middle school, there is a remainder area you had mentioned earlier tonight on the map. That everything to the right is going to be open space forever.

But yet, it says it's a remainder area that is located between the school and the hillside state. Is that a misprint that it should be open space? Or is that actual remainder area that can be developed if you just remain here? So this drawing shows in pretty bright green what is habitat preserving.

This is 838. It means out a hillside state parcel, the remainder parcel, and an HOA parcel. So when I'm speaking generally that this is all preserved, you're correct. That's not as to these parcels, but this is still 832 acres of biological open space, permanent preserve. Okay, are there any future plans for the remainder area? We don't have any plans.

We are purchasing the property from the existing owner and they retain that so I can't speak as to what their plans might be. You are purchasing it in process or has it already been done? The escrow has not closed. It has not. That's correct. Can we point out

Sullivan on there relative to the remainder parcel? The remainder parcel wraps around Sullivan. And are you aware of any discussions between the school?

and the potential of that remaining department. We've offered the land to the school, the school studied it, and I think they concluded it wasn't that useful to them. There's differences in topography, and I think the inefficiency in the grading was something that made it unattractive, but it is something that I think could be considered. At least from the perspective of the owner, there's no resistance to it. Regarding the hillside estate that's next to that remainder area,

Is that actually going to be, that's the last one on the list that's being built. I'm assuming the entrance is going to be off of West Lylak over by the school. They're not going to access it from another direction. No, it's off of Lylak. People have its own driveway directly off of Lylak. Excellent, thank you. Earlier tonight you were mentioning improvements on the roads and if you could just bear with me for a couple of questions.

I did get slightly confused, and I think Steve did as well. You said that there were three areas that were voluntary places that are going to be improved to specifically at both ends of West Atlanta. Now, when you said the end of West Atlanta, you said the 395 were the traffic-like improvements. But at the other end, you mentioned Camino del Rey.

But then when she was asking you questions about the school entrance, you said, no, Gold River Road. So I'm a little confused on what improvements are going to be making to the west. Sure. So let me review again. Thank you. So the traffic study studied 20 intersections, and it concluded the impacts would be created by this project at two. One of them is Lylek and Camino Del Rey.

which is one of the locations where we will be doing work that's required. And the other is at Lidlack and 395. The other location, this is the traffic signal. Separate from that, we have agreed to construct improvements in front of between our two entrances. This is voluntary. So there's a blend here of required work and voluntary work.

We must do what's required, and in addition to that, we are also doing voluntary work. In front of the elementary school, this is Camino Del Rey at the Y Triangle. In front of the

elementary school, we will be constructing left turn lanes that give parents the ability to enter into the school. This is not work that we're required to do, and it's off-site.

It's very hard to see. OK, Camino Del Rey. This is the Y intersection. The park would be on the right-hand side of this drawing, the future park. The bridge to Highway 76 is north of this property. This is the school where you're turning the van entrance. And so, excuse me, Bonsai Elementary is down here at the bottom of this. The old school houses are used to be there. OK, there's no entrance to the school.

The old entrance was blocked. Is this what worked? Am I looking at this wrong? The old entrance was blocked here and here. So today... Today, at the elementary school, vehicles can come in and out these two locations. This is where cars come in and out. And we're building improvements on the roadways to give parents a left turn lane to be able to wait in line and then turn the gate. These are all the new houses in here. The church is over here.

So I don't have an exhibit to show back here with me, but what we will be doing is for vehicles that are traveling down Lila and coming to Camila del Rey. Today they only have one lane.

as they come to that intersection. What we are going to be doing is creating a dedicated right turn lane so that for some distance of several hundred feet there will be two lanes. So now some cars that want to turn left onto Camino can wait and the cars that want to turn right have their own separate lane. So that's one of the improvements here.

So the other improvement that we're doing is that next to Sullivan Middle School, we're going to be creating a driveway. This is intended to give parents the ability to get off of Wilek and come and form a line and wait for their kids as they leave school. And then when they leave school, they'll drive out and know the exit through Sullivan's existing driveways. So this would take, I think this is 900 millimeter feet. So this will take two rows of 900 feet of cars off of Wilek at the time the school is being done.

Is there gonna be a left-hand turn lane added from Camino del Rey onto lilac No, I'm saying from Camino like if you're driving down Camino del Rey right now people are always stopping already as it is there's big long lines of people trying to turn left and everyone just tries to go around them and it's a pretty dangerous i mean of all the all all

the improvements that you're talking about that's the one i see the most is people turning left there and i'll see three four cars backed up and people trying to get around them and they'll go fast and almost hit the shoulder there

a left-hand turn lane there would be really great getting into that area from Camino Del Rey onto Lilac.

So it's not vehicles going to your neighborhood isn't a problem Yeah But people have to get to your neighborhood which would be that same group right like if I'm living in your neighborhood to get to it I have to turn left onto Yeah, I'd be interested to hear more about that

Could we hear more about it?

So they said it did trigger it for the right-hand turn but not the left-hand turn?

But I would also ditto just as someone who takes that road nearly every day turning left, especially at nighttime, especially during the rush hour.

people kind of right on you while you're trying to get an opening to turn left. I think the community would welcome it if it's something that you could do. It would send a real signal to the community that you're playing with the community and kind of with we're all observing and experiencing.

I just wanted to, first of all, make one mention. At the end of West Side Left, where it does, at the stop sign for Camino Del Rey, I believe that's what Steve Norris was trying to say. That is the corner where the park is going to be built.

And that's what he was mentioning earlier that had talked to Parks and Recreation about that area. Because it's going to affect everyone's going to be turning on West Lilac to actually, there's another entrance on West Lilac right there to get into the new park that we were talking about tonight about the rent breaking. Okay, that's a fair point.

Yeah, it did not. Let me know what he was talking about. Got it. Any other questions regarding traffic? Yeah.

The project has two entrances and exits on to West Lilac. When cars are driving in either direction on West Lilac. Are there going to be two left turn lanes for cars to get in and out from the new homes, as well as the street across the street, like Redondo? I know it's only, what, 50 or 100 feet away, but coming in with us a yellow is going to be right across the street from where the main entrance is. So there will be a continuous left turn lane.

from our Eastern Street Bay connection, continues all the way down to the Western. And then for vehicles coming in this direction, they will also have a left turn lane. So there is a center lane that anybody leaving Redondo can come out and use to go left. OK. And likewise Camino, I guess Camino Ocielo, they would just go into a westbound lane. Outstanding. Thank you. Miele, the thing was on the list of things

that you were requesting for approval. Yes. You also think about landscaping walls, and I don't think you touched on that subject yet. Yes, so, Street A, as approved in 2019. Sorry, I lost you.

As approved in 2019, it had a certain courage, and I certainly call it a vertical courage. As we have progressed with the project, and gotten into construction drawings, and gotten into detailed review with the county engineers, they have decided it actually needs to have a more gentle curve, which requires lowering the road, and lowering the road as well because it arrives to the needs of a mall. If we had no constraints, like there was no biology limitation,

we could widen the slopes out, but since this has already been committed and permitted through the state and federal agencies as open space, there's sort of a hard line, and what ends up happening is you're pinched, and you have no choice on how to make it work without putting it in the wall. So the wall will be...

Taller on one side of the street than the other, we intend to landscape it generously in front of the wall and with cascading plants above the top. And over time, that should soften the appearance of the wall. Thank you. I know I saw some other hands in the

audience. Rick, I would like to call Caroline Brown, please. Thank you. I'll be calling up people one by one. Thank you.

Hey, good evening. I'm Caroline Brown. I'm here on behalf of Superintendent Dr. Galley and also Unified School District. The district and developer of Newburgh earlier tonight that we have been working together to fully mitigate the impacts of the new students generated by the project.

The district has been in communication and collaboration with the developer and the representative of the students process and is prepared to move quickly to conclude the plan for mid-game and cost associated with fully serving the students moving into the community. The district expects 170 to 200 new TK to 12th grade students to be serviced at the existing schools.

Blonsville Elementary is at or nearing exceeding capacity. Blonsville West has some classroom availability for students of TK-6 and the middle and high school has limited space available in some of its grade levels. The developer acknowledges the district's funding challenges and needs and has indicated that it is prepared to do their part.

The developer is also committed to completing the traffic mitigation measures as we've been discussing today. The district is feeling very positive about the cueing lane that's proposed along the property at Sullivan Middle School. And we just need to verify that it's really 900 feet. I think we were talking about it was six or seven, but let's just circle back and make sure we have that dimension correct. And then the

The crippling failures of our open-to-year law measures for 2016-18 and again in 24. It's important that we work together to welcome families into our community. To reiterate, our schools are already impacted, so the conversations are welcome. And we hope to have the developer join the Bonds Unified School District CFD program, much like the Melodis program that you were talking about, which can support us more locally and help meet the students' needs and our families' needs.

I'm happy to answer any questions. Also, on the comment about Rainbow Water and their potential CFD, we are happy to absorb them into the district's CFD program to lessen the burden on the water district as well. So, I'm open to having a conversation and answering any questions on the district behalf that I can.

Also, Caroline, I just wanted to bring to attention your number as it related to the student generation. May not match, but I'm hearing from the potential buyer as it relates to 60% family purchasing into the neighborhood, so the student generation may be higher than what we already account for. We'll have to watch that. We can really talk about student generation based on what we've experienced in developments prior.

with the homestyle modification for various buyers. That may be questioned as people move in, but we'll just have to watch it. It's still going to have an impact of four to six classrooms needed across the district if not more. Other public comments by him?

Can you put a formula towards the Belarus for the growth of the community for the schools? There you go. From a point of order perspective, and just looking at the time, just wanted to, and we have a public comment, but Ms. Brown was an agenda as a speaker per se, and I just want to make sure that we're moving forward. So if you would like to get up and actually make a public comment, but if you don't mind.

I was going to say, if you have public comments, that would be great. But I'm looking at the time to move. So if you'd like to get up and make comment. But in terms of questions, that's not. Oh, I noticed that Dawn was up there about 20 minutes. She was directing questions on the applicant. There weren't questions directed towards Dawn.

But if you'd like to get up and make public comment or ask questions, I'll be out of shape more than possible.

coming and going to school simply by making half the school come 45 minutes later or one class period later and leave later. So the teachers and the students, the ones that don't want to get out of bed real early in the morning or the ones that would like to get out of school fast,

can not do what they feel like, and then it cuts that problem in half. I've watched that school and I just can't believe it, that the circus going in and out in a dangerous location early. That's one thing that the school district needs to look at, started.

the ones that want to start at seven or the ones that want to start at eight. We're talking about Ocean Breeze, if you have questions about that. Okay, well that takes care of a problem. My question to the county is, if you listen to the fire chiefs, this is not even appropriate in light of what they learned up at the fires in Pasadena. Or me, Pacific Pasadena. Sorry.

This high density clustering and leaving this all open, this can just burn down in a minute. If there's not at least 20 feet, this is what the firemen want between each house, 20 to 30 feet. Better yet, that they can get in there and one house, one is the other one in a second. I mean, it's so fast. It's really not appropriate anymore.

Do you know how many feet there is between there? Yes, there's five feet on each side of each house, so that's 10 feet. Yeah, that's wrong for a high fire community. That's where we live, high fire. That community across from the country club, I drove through there, and that's just a disaster waiting to happen. Those houses are real close.

You know, there's a lot of land. It's not a matter of what the buyers want. We are in a high fire district. Well, I want a little lot. I want wall to wall. It just doesn't work. That's not my idea. That comes right from the fire chief up there and down the booth. The problem is tight grouping. It's not right for us.

Sorry, thank you any other public comment as relates to ocean breeze I see to miss the top

So with regards to the Hillside Estate, so the owner of that parcel would essentially need to propose a grading plan in a house and follow county rules, whatever those might be. I don't confess to know whether there's a bridge line protection. If there is, then they'd have to respect that. But that parcel will need to get its own grading permit. With regards to dark skies,

The county already has rules that acknowledge the proximity of Palomar Mountain and Observatory and requires that all new projects have low illumination. I don't, again, profess to know all the rules, but we will follow the county's rules. Existing rules has to low lighting requirements. And your third question? I do not think the floor plans include ages within the houses.

There are many different floor plans and some have what you could interpret as a suite where an elderly parent could live, but I don't think it's configured as a separate living unit ADU.

Will this have public access, or is it going to be consistent? I believe the perimeter of it will be fenced. It's not intended to have members of the public walking across the biological open space. The purpose as the agencies impose a requirement is preservation. And unfortunately, human use is inconsistent with their view of preservation. There is the trail that allows people to walk through it in one location.

But I don't think people will be allowed to walk, you know, hike across the mountain. Well, there's different ways to preserve two different trains of bus on that. And sometimes those RFQs are written with public access and sometimes without. So I'm assuming this one was written with that. Yeah, this wasn't really an RFQ. This was a consultation with the US Fish and Wildlife Service and California Department of Fish and Wildlife.

And they can navigate ground poles for those dates that you are suggesting. are going to be a real problem, and a ground pole would stop a speeding e-bike, or they'd go flying over it and sail. So I think it would serve its purpose. We'll investigate it. A lot cheaper. From our perspective, there needs to be an opening at each end that will allow members of the public to enter. We've been attempting to be responsive to the school district's concerns, and the principal has solved the same.

How are we going to keep kids, let's just say, perfectly from themselves? Right. Be coming downhill, on e-bike, really fast, on DG. Well, that's why I'm saying ground holes might eliminate that problem at a much better solution. OK. Thank you for the suggestion. I just want to speak on behalf of my friends that take their kids to school here at the elementary school and the junior high. They're always complaining about how horrible pickup time and drop-up time is.

There's classrooms are over packed, 30 kids in a classroom. This is definitely going to impact the school is my understanding that your program is basically going to reward or provide funds to the school district to kind of mitigate that impact.

I think that with everything that's going on in our country right now, it's really important that we keep track of those funds and that they're actually used to improve the schools and you guys especially need to know where are those funds going to be used. But I really think that you guys need to do more about, you know, you're not required to do anything else in addition to what you're already doing, but that really needs to be addressed. You're adding additional lines, which is

I don't know if that's really going to make a big impact when there's already a big problem with traffic and you're going to be adding more to it.

Previously approved the revised project in front of the county that we will be asking them for approval on. And we want to share changes with you and we wanted to ask the sponsor group for the endorsement of the project. Is there anyone at this point that feels comfortable to move forward with a motion to endorse the project as it's currently presented with the discussion that we've had here today?

Maybe we just take one round of discussion points amongst us and then I'd feel comfortable going to so You can stay there whatever it doesn't matter The project itself there's buckets here right so there are there's the the project itself which is the neighborhoods

neighborhood streets, neighborhood homes, et cetera, et cetera. And frankly, whether the dirt gets raised two feet or one foot, in my opinion, not going to really impact the community. So that bucket, frankly, I don't see as being a big community impact bucket. The other buckets are related to all this work that we did.

as part of the footprint the project would have in the community. And those include the trail systems, which I thought the developer did a great job on. The roadway sections, which account for what we asked, at least way back when. The gray area though, the bucket I'm having a hard time with, is the traffic.

And it's because we don't have these conditions of approval. We don't really understand where that ended up. I'm looking at the corner of the park and the widening of the road. And frankly, I think they're going to run on top of each other. I don't know where that right-of-way line is, but I'm looking at what looks to be some kind of

biofiltration element that the park has for their parking lot running over along that property line smashed over similar to what we have out front here and I don't know I just see that as being a potential problem. Those are the big those are the buckets and those are the changes so on on buckets one and two the neighborhoods the roadways

don't really see much of a change, frankly. And I think the developer was responsive to what the community asked. On bucket three, you might be responsive. I simply don't know. It's due to a lack of information, not due to a lack of the developer looking to address it. And I would add a bucket. I agree with your categorizations.

maybe the addition of the school bucket on top of traffic because a lot has changed since 2019 as it relates to the number of students, the number of students potentially generated by the project and the current facilities concerns.

And I heard Melaroos slash CFDs brought up in today's meeting, and I'm not sure that's been addressed, at least to my satisfaction, as it relates to having the enough dollars to mitigate the number of students that will be coming into the community. And as far as the traffic of what I'm hearing is, our roads are already overloaded.

And now we're adding a thousand plus new homes with the Haven's development, your development, there's a couple other things going on. And they're just, the roads can't handle it. And you've got two public parks inside your neighborhood which concerns me because it's going to drive more people in there. I am worried too, I'm very worried about traffic, that's my main concern.

I'm with everyone else. I'm happy with the first two buckets, as Steve put it. I'm good on both of those right now. I feel like the traffic tests that were done are not going to be representative of our reality because they were done when we didn't have a park here, and we're going to be having a major park. This will be...

People coming from all over the place to come this will be a large soccer field as you heard earlier it's going to be a place where they're they're planning on having a lot of events and people coming from outside of our community and Unfortunately, I really wish that that had been in the other park that came off the 76, but it's not and so

Camino del Rey is going to be handling the brunt of all of that traffic of everyone coming in and So that's not reflected in the reports that we have

And so it's just a big problem already. And so to add all these homes as well as a major park that isn't going to be just our community, it's going to be communities all around us coming into it. I'm hesitant to move forward until that specific intersection is addressed a little bit more. From an applicant perspective, do you guys have any suggestions in terms of a motion?

to address what we talked about earlier. Well, I think the traffic engineers and Greg from the city or the counties here, we are required by law to get our traffic impacts. The impacts are studied by the county's traffic engineers and they determine what it is that we have to do. There are, I don't think there's been any changes in that. There's been an expansion.

in traffic mitigation from the original approval. And so some direction to ensure that the original approval and the traffic impacts are at a, we're actually doing more today than we were before. That we're following the guidelines and the requirements of the county. Beyond that, it's really hard to create a motion where we're fixing a problem that one is already in place. What I don't know is did the park do an analysis? I'm sure they did as it relates to traffic.

Those are two separate projects. I don't know if you want to try to meet your nose at that part, but I think a motion is. Perhaps a county needs to go ahead and revisit some of the rules. Well, this is the way I would see it. The way it should go is that there would be points of understanding slash conditions.

This group back in 2019 had an understanding of how those intersections were going to be, and we spent a lot of time going through it, a lot of time. I'm going to be frank, I don't have a high sense of confidence that I really, in fact, I know I don't understand what's going to happen out there. I'm not even sure it can happen. So, the way that would be addressed is through some condition of approval.

Your condition to do X, Y, Z at the intersection. But we don't know what it is, because we don't have a drawing of it. And so that creates a dilemma from our point. I understand

and have a great appreciation for how difficult this process is. And don't want to make it more difficult.

But we have, we have to have an understanding of what's going on. So we're kind of in between a rock and a hard place there. Would it be helpful if the group made a motion to approve the internal pieces of the... I have some comments on that. That's actually a great idea. So break it into buckets and approve. So about that, I noticed that...

the red around the larger lots that's where the homes can be and then there's a hundred year floodplain where they can't build and then the rest is slope so those lots are actually a lot smaller than we were led to believe the last time you came and made those if i could you know what's being

represented is the parcel size, not the pad size. So when a parcel is five acres, the pad might be one acre. That doesn't mean the parcel is not still five acres. Oh, I understand. So I don't know that we... No, but then you guys are coming because you guys are taking land from over there to the one where it's clustered, correct? Yeah, so the county...

Somebody spoke, I don't remember, one of the members of the audience spoke about why are we putting so many homes in such a compact location. The county has a clustering subdivision, and that follows that. And the purpose of that is to accomplish open space preservation, which does benefit the whole community. While you may not necessarily be able to walk through it, it's there, it leaves the hillside untouched, it leaves, but this does open. So it does benefit everybody.

But what I'm worried about is you lowering those bigger lots. Because of the 100-year floodplain, how high are those lands compared to the... I don't know the specific elevations. Let me start by asking, are you referring to the large parcels or all of the houses over here? Well, what you're coming here to our group is to take...

dirt from over there to move it over there. Is that what I mean? Let me just make sure that I explain that clearly. This neighborhood, which is called Planning Area 3, there is no moving of dirt in and out. These pads will all be created self-sustaining, independent. Really what will probably happen is each pad by itself probably balances and doesn't work. Okay, I misunderstood. I didn't explain it well enough.

This will be an area of excavation and we will create tiered benches of homes and the access dirt from here will be placed over here and that raises all of this bringing it up out of the floodplain. Okay, that's what I understood the last time you guys came. You actually cannot build in a floodplain that's not legally permitted. You have to bring property up out of the floodplain.

So as I understand, correct me if I'm wrong, we needed to generate more dirt. You deepened your cut in the air, the red, and you filled more over in the green so that you could achieve elevation. And I was searching to see whether the tenor knot has an illustration of the intersection we're talking about.

So, I feedback from the standpoint of the applicant to the suggestion that maybe we can improve pieces of it. I recommend approval of pieces of it. The box sizes are too small.

From my perspective for that, that's the fire department. Like if they approve it, then I don't have any problems with that. So that's up to the fire department.

It's all you can go for so long. So you have a timing statute with a tentative map, and then because of the utilities and making movements in the major use permit, because of those adjustments in the elevation as well as utility locations, requires us to do a modified, the way the previously approved. So what we're doing is adding on to these things, based on your condition to approval.

The tentative map has 114 pages of conditions, and the Muff has another 48 based conditions. What we did is we took the original conditions of approval that were approved by the planning commission back in 2019, and all we did is tweak those based on the revised elements. And I understand for all that stuff, very straightforward, but I'm going to tell you that crossing the finish line back in 2019,

This discussion, the million dollars, that whole agreement on how that was going to work was a source of great scrutiny and community concern. And now it's just a black box. And so on that point specifically, that's one of the buckets where there's a problem. So I like the idea.

that was thrown out. I think we could go from my perspective. I would probably vote no on it because for that very reason about what happened with the roundabout, where it's like if we approve the inside, that's the main part of it. If we approve all of that, then we have no more. But let's just talk about the reality of where this is going. Yeah. Because it's important to understand it. We don't have any housing.

It's been approved once. It's going to the Planning Commission. Chances are it's going to get approved no matter what we say. The idea being is to try to engage with the developer, to try to resolve some of the issues that are still unclear. How do we do that in a way that is good for the community and good for the developer?

That's kind of what I'm looking for. I agree. And also, having been at that planning commission meeting that it was brought to the planning commissioners in 2019, I was quietly in the audience, but I was actually brought up as on behest of the planning commissioners because they were very concerned about the impact to the schools and what the sponsor group had actually talked about as related to traffic. So it was not something I was expected to actually be up there at the podium speaking.

with the planning commissioners, but that was the conditions that were brought about at that time. I'm not sure that those are still being applied because unfortunately there was community concern that impacted that million dollar bucket, so to speak. And now, you know, that creates even more questions from my perspective, you know, at least as it relates to schools and traffic.

got reward since 2019. So I guess I would ask this question. As an applicant, this is a complicated world to navigate through. And there are a lot of agencies to get approvals from. And you work very hard to follow. And even if there's a question about, well, didn't we have an agreement to partially fund a roundabout or not?

We are still doing additional traffic lines. And I would want you to know, it's important for me to let you know, the intersection of Wylet and 395 has gone from something that might have cost \$500,000 or \$700,000 to something that is estimated will cost \$3.5 million. And we don't have a choice. It's an obligation. So we are going far beyond. I realize that doesn't solve all of the community's traffic concerns and issues.

But this applicant has gone above and beyond. And it's challenging for us to then be presented with, that's great that you've done more, but can you do even more than more? Well, so let me respond to that. So I agree with what you said with one exception. From a community's perspective,

Ground zero of the traffic frustration is that intersection out there. If there was one piece of the project that should be the tip of the pyramid in terms of understanding, that should be it. And I understand that you're saying that, trust us, it's going to be good. But I'm telling you right now, when I look at the park,

and the fact that the part and that intersection is not coordinated at this point in time, that requires us to trust without being able to verify that that will come out correctly. And I, you know, if it doesn't come out correctly, we're gonna hear it from the community, that's for sure.

to be able to tell the Department of Public Works, can we not take some of our resources that this project generates and dedicate it into another location? And I get told, no, we can't do that. And it's not going to adhere to the rules. And so our resources that the project is dedicating to the things, some of which we've been asked to do voluntarily, some of which we're required to do. Can we dedicate those resources to a different intersection? We can't.

And I understand your points about money, but my point is not even about money. I'm not questioning whether you guys are going to do the right thing. I'm not even questioning how much it's going to cost. I'm not saying you need to reinvest a million or you need to build a roundabout or do a... But you need to give us some understanding as to what that intersection is going to look like so that we can comment on it.

And just to add to the, as it relates to the tip of the iceberg, as Mr. Norris brought up, I mean, it's interesting and hopefully good that there's going to be a lot of work done at the 395 and Lilac intersection because that was one of the two points of issue. But from my perspective, having lived through the Lilac fire of 2017, and we had a very similar ignition point this year in January, the traffic

needs to go from east to west. So it's not that intersection that will be impacted in case of an emergency, especially with brush, you know, that is now preserved that cannot be

managed from a clearing perspective. So it's this intersection here that people are going to need to go through to exit the, you know.

the area. And that's everybody, you know, including now the gates are open, thankfully, as part of the plan for the Montserrat community to go through, you know, to get out as well. So, I mean, that's also another consideration point in light of, you know, the entire project when you're looking at it in totality. So, just wanted to make that point.

Well, I have confidence that we understand what we would be required to build at the intersection of Wylock and Communico, right? Your point that was a coordinator with the parks is a good one. I don't think it would be too difficult for us to coordinate what we might be thinking of doing with what we know we're required to do. You've got boxes to check, we've got boxes to check. So let's just talk about the options as I see them. One

We could do the equivalent of a conditional approval with the buckets, you know This bucket this bucket unchanged this bucket this bucket the applicant We the this group requires additional information and on these issues specifically There is not currently group support here. I don't know. I'm fed that that might be an issue option two

Delay the vote, bring us the information. Option three, I don't know. And you have a, you're going to the commission, you said on the 21st? 21st of March. So, I mean, we could have a special meeting just to- I'd be willing to do that. Previous to that, and so, do we want to have a special meeting then? I'd be fine with that. Yeah. It's an important, I mean, this is one of the most important issues I think that we'll probably vote on.

for the next 20 years. And so, it's one. You need to go crazy. What? I mean, he doesn't, the type of information that we're looking for, at least from my perspective, is pretty basic. Yeah. You're looking for clarification primarily as to Lila, and who you go with. Yes. What it is, we're obligated to do, and how it would work with the parks plan. Yes. I'm sure we could get that. And in terms of the obligation part,

Not as concerned on that just tell us what you're proposing to do Yeah, and and and juxtapose it relative to the park plan and let us see what it's going to look like

The roundabout feels like a bigger thing, like that's a big expensive thing. For me, it's that intersection, the left-hand turn and how it's going to interact with the park. Those are the most important things by far to me. And the schools. Steve, the new park has 460 parking stations. Yeah. And if I remember correctly, it was part of the park and rec's obligation to put in that left-hand turn. That's what I thought. And I don't see it on the map.

I think they're putting a left hand they're putting one into into the park, but not on to lilac
Yeah

And I think they were, but I don't have the paperwork. That was my understanding, too. They're spending \$24 million, a large piece of which is associated with roadway improvements out there to get the entrance in and everything else. It's a shame they left before you presented. Yeah. Because there are opportunities being even there. But we need to know what's going on. Yeah.

So, of the scenarios we talked about, do you have a preference? Well, I think our preference would be to meet with you again before the planning commission meeting and, you know, if that meeting was, say, in a week in the next day or two to get you the information that this explains certainly what we are required to do and try to get clarity on how that would work with their work. I think we need to, from that perspective,

We have to look at the availability of this room. I don't have that calendaring in front of me, as well as our own calendars. I know that there is a school board meeting next Thursday. I don't know what other community groups are utilizing at least this particular room. I think we need this room for that purpose. It has to be at least a week out, right, so that we can post it. Yeah. That's a special meeting. That's a 24 hour meeting. Got it. OK. So it's not 7 to 2. And is the option to zoom that still available?

I don't think so. We don't have it. So we don't have a Zoom account that allows us to do that from what I understand. On the last training thing, they did say they will pay for it. So maybe I'll look into it, and we can have it for future. But I can ask our coordinator if that's something that we want to do as a Zoom meeting. Well, I guess I would just ask if you could caucus amongst members of the sponsor group as to your availability, obviously.

Okay, so should I make motion please? Motion to defer a vote on the project to a special meeting anticipated to occur within the next Several weeks, but give for the March 21st Board of Supervisors meeting. Planning Commission. Planning Commission meeting. At this special meeting, the applicant will bring forth more detailed information with regard to proposed improvements at the corner of LILAC and Communal Direct. How those improvements will be coordinated with the adjoining Bonville Community Park

reconciliation of any potential overlapping improvements and how those will be addressed. And in addition, we'll provide greater detail with regard to Melaross fees and school consideration of the CFD with the Boston School District. Yes, that.

Got it. Who wants to second this? Don't laugh. You have a second. I'll second it. All in favor? Aye. Aye. Thank you. Thank you for your time. Thank you for your work. Yeah. Thank you, guys. All right. We're at 9.30. I'd like to be able to continue on.

And the next couple of initiatives, are we able to move forward as a group for another half hour? I don't think so. Yeah. We'll try the fast one. I'm good. All right. So the next item is the traffic engineering division's request to put stop signs at Blackwell Drive and Hutchison Street. I'd run fast. I personally don't have a problem with that. I don't know if anybody else has looked at that intersection. Yeah, I know. Any comments?

I don't know who brought it up, if it was a resident or not. It was a resident and the traffic division has indicated that they would respond with the... So I looked into some ordinances and I found out that if the community actually feels the need, they can designate Hutchinson as a threat.

Through road through highway and then you can put the traffic engineering as they see fit they can just put stop signs on all the joining streets which is what they're asking for and then it would only take it going to the traffic and Advisory Committee once versus every time they want to add stop signs so I don't know if we want to amend that to just saying we would recommend her motion to

Yeah, have it be a through road, through highway. The letter that was sent to the group just required signature. And that is wrong. I did find out that is wrong. They're just

supposed to get a motion from us, see our minutes, and then that goes to the Traffic Advisory Committee.

So before we table it to the next meeting, I know that because we've been dark for the last couple of months without having the forum, there was a time frame for it not to be kicked back out, delayed from a project perspective. So let me pull the email real quick.

Since everyone here sounds like they don't have a problem, can we just make a motion to support the placement of stop sign at whatever intersection we're talking about? I like your idea, but before we do it, I'd like to have kind of traffic in here just to describe

their vision of that and how that that more global decision might impact. Yeah. If we table it till the next meeting they did say they can come online. Oh, there's probably to the next advisory committee. And the letter that was requested for us to sign.

And we'll read it out loud for the record. But we just approved this one and then get the county in and we'll give them a more blanket approval provided it all sounds good. That works for me. So I think that's two separate motions. So if you want to continue with the first question. Yeah, it was just to support the placement of a stop sign at the subject intersection. It's two stop signs at that intersection. Two stop signs. Second. And all in favor?

Aye. Aye. And then Megan, you had an additional motion to... I honestly don't know if I can vote on that. That's right. I'll go ahead and make that motion too. Motion to request a representative from county traffic to provide a presentation slash information to this group regarding a more blanket motion.

slash designation of Hutchison so that more efficient placement of stop signs can be made in the future. Without requesting that. I mean, I can get you that information next week if they can't make it. That's just, yeah. Okay. Okay. Sounds good. They haven't had a lot of speeding and wrecks on Hutchison. So we have a motion. Is there a second? All in favor? Aye.

I'll go I for now. And then so what I'll do is I will contact the applicant as really or the division of traffic division and move forward with if there is the request from them to come in that we would support that and we can agendaize that in an upcoming meeting. Thank you for that. Now I think we've lost our presenter for cannabis.

So, I see we have public comment, but we actually had... You are presenting? Yes. Okay, great. Thank you. Thank you for being patient. This is a big topic for us as well. Since we've been dark for a few months, we have been not able to conduct this. Thank you. Of course.

So anyway, I have a suggestion. I'm going to go over it very briefly, but if you're having a special meeting for that particular thing, you might want to consider that in business health. It'll be before our critical deadline. Pardon me, if I'm looking this way, it's not that I'm trying to warn you guys.

Would you use your microphone? I can't, and I'm sorry, I'm only a compromise, so I have to wear this mask. I do apologize, so can you hear me better now? Yes. Okay, thank you. So I suggest that we may need to generalize this for your special meeting as well, because I can seriously go for \$5 right now. What I'm going to do is, as you know, it's a plan.

the board of supervisors said we have to take, whether we take it or not. So this is not about campus, this is about what is the best thing we can do for our communities that will hopefully protect us. And yet at the same time, do what the county wants us to do. There are four alternatives, excuse me, five alternatives, as you know. One of them is nothing at all, and that's not really something that a county's interested in.

Alternative number two is the program. And I will have to tell you that, in my opinion, I've been applying for almost 20 years. Sorry, I was 30 years. This program, this kind of program, will probably be the most environmentally... Let me back up. It will affect us more than any other program that we've ever seen.

at least in my 30 years. We're not so concerned about, we have an ad hoc committee meeting. We've got three, and by the way, I recommend meeting all 1,300 pages of this. It's quite interesting. I'm sorry, it's quite, what was the word? Interesting. Interesting. Interesting. You have reading. Oh, and by the way, the traffic and parking, we go

through the same thing. Everyone, so we understand that's the big thing. But back to this.

In my opinion, the grows are going to be the most common. You guys have A70 and A72 at zoning, which is probably your first of your residential areas, and that's where the grows and cultivation mostly can go.

I'm not going to go into the social equity aspect of that because it's not a language thing, although you're going to see on that as well, I believe.

have the monetary, I'm sorry, people right now, the dispensaries can have lounges where people can sample, consumption lounges. And there's all kinds of regulations that are required for the smoking room inside. But these temporary events can have smoking outside. How do you mitigate that? Is there a divide?

So we have very concerned about that. We're concerned about code compliance. They've only hired two other code compliance officers. How are they going to deal with all these? And Janina's going to jump in after. She's our ad hoc chair. I'll tell you a little bit about the information that we have received from other municipalities against late, I apologize, that we had this program. So now we're just learning. And so we believe, first of all, that the EIA, ERA,

Oh my God, thank you! I'm sorry, I'm not really like this, but like I said, it's asking my attention. It's safe for listening. Yes, exactly right. So you guys can jump in. We think, when we believe so far, and we're gonna vote on this, March 17th, at full-planning version, that the alternative floor is the best. First of all, throughout the year, it is cited as being the most environmentally superior alternative.

And it would not allow outdoor grows, only indoor grows. I've got the crime, the lighting. We're very pleased with the lighting regulations and all that. And I'm jumping around back and forth here, and I apologize. I'm trying to get, because I know you guys want to get home. So if that is the goal here, what's the certain thing about this whole program, or the grows? Have anybody ever been around? Have you smelled them during the process? Holy smokes.

They use a lot of water. They use a lot of water. So, generally against odors, the A-70 and A-72, which is interspersed with our residences, you can, there's no limit to the number of roads that they will allow. Conceivably, of course, I don't think it would happen, conceivably you could happen.

All of the A72s are growing, you know, on our campus. Code of Mindset said law enforcement, they say it wouldn't affect that well. I think it probably would. You know, what you do at EIR, you have to, Steve, you probably know more than anybody. By the way, thank you for your pledge, your pledge of... I don't know if you remember.

Anyway, off subject here. Alternative two, which is the program. Six significant environmental impacts. Eight less than significant. And three less than individual identities. But alternative four, the environmentally sensitive, or excuse me, superior. Well, less than significant. And five similar to alternative two.

It definitely is. If I were to say to you, I think you should recommend more. I'm trying to have you receive this. I would think that you could probably send it out to everybody. This is a graph. It's probably a graph. We'll probably add another 12 pages, maybe not quite that exciting. All the studies that we've gotten from them come down.

But again, this is a very, very concerning program. And you need to let down the mail not reveal about this. And I'm sorry, this is the best presentation I've ever done. But I'm going to turn it over to Janine now, which is not up in the grant. You should consult with two of us. We can probably answer your questions. And Larissa, it looks like this is.

the review period through March 31st. So this would have to be part of the special meeting. If we wanted to take action. I think that would be my recommendation. I don't think we're trying to read our thorough and we will add, let's see, we have an item, cannabis ad hoc meeting on the 12th. On the 12th and then our co-planning on the 17th, it will compile on this. But as a 12th, this is probably where we're going now.

We'll finish this and give it to you and you can read it. And this pretty much tells you the summary and the citing of everything and what needs to be distributed. I received an email. We haven't distributed it yet. Thank you for the permission to distribute it. The one thing I would recommend, if it's possible, is a

a grid of the options. And there is that. There really are. If you need a copy, that's fine, because it's hard to find out. I lost the map, so I couldn't find near the map. Go to the appendix. The appendix will give you all of those things, and it really puts everything together for you. Don't read them. Right. Just go to summary. Look at that. And we can, if you look here on this, there is a summary of the elements and stuff, and the biological and environmental concerns.

based on each one, but then you can also see the alternatives in the EIR, and we can print that out. But in terms of just a group to kind of highlight the particular points, is that putting your recommendations from your group to share with our group? I think that would be, since we're a neighboring community. Oh, absolutely. Basically, this will say why or what would be.

One thing with it I went through the whole document and the next one is it gonna have citations for all of the arguments that were made okay that's great

Well, I'll tell you, I went to trial on a dispensary slash growth facility in Oakland. I could write a book on that story. It was actually neither. It was a fight between parties that were involved in the facility. But the tortured tale of the facility and what it had gone through in terms of break-ins and fires and all of the crap that goes along with it was just amazing. And if you looked at it,

The building that it was in reminds me of the graffiti house that needs to be torn down over here. One of the things that we're told about is that in the code now they're saying that they will be subject to design guidelines, which will help. If you've been to Oakland lately and anyone that flies into Oakland and goes up north, the decline

Textural decline of Oakland, who has embraced the kind of ideas that we're talking about, is beyond imagination. I mean, it's just destroyed the place. Same things. Yeah. Santa Barbara can survive a little bit better, you know, but Oakland is in a real bad shape. They are, they are. It's bad.

I don't even have words for it. It's just a shame that they're forcing it on us in unincorporated areas. Well, clearly, like a lot of things, environmental impact reports are

intended to evaluate the environmental impact. But a lot of times, in my opinion, because I look at these a lot, they miss the forest through the trees. Absolutely.

Mean when you look at energy prices and all these other things and in terms of decisions that have been made This one and I agree with you a hundred percent more than anything else this one here. That is a that's a tidal wave Yeah

Well, only if you don't live here is it irrelevant. Okay, Kenny, your turn. Well, I only have a couple things to add. So, Santa Barbara County has had their campus programming. Let me back up. So, San Diego County is the only county in California that is doing a social equity program, which we're not looking at. We're just looking at language, but just so you kind of have an idea of what the bad, what we have. Santa Barbara County has had their campus program for five years.

and they have designated about 1,500 acres towards grows. They have quickly decided that that is a horrible number, that it's too much. They are actually going back, they are re-reviewing their entire cannabis program and they are re-writing the entire thing. So, my thing to the county is, please let's learn from that at this rate for the first time. Again, we're saying that the CIR is outdated, it needs to be brought back up to date.

and that it should have been put out before anything else was, is kind of putting the horse before the cart, or the cart before the horse, excuse me. And then we're also, on top of everything here, we are also going to be asking for a total average within the unincorporated areas, when we first sent a letter in 2019, I think. Maybe it was that.

2019, I think it was. We had said that we wanted rows kept to five acres, but we never thought about total acres, so we really missed that. So we are trying to address that now to them. Dispensaries were not super concerned. We have 25 total licenses within the unincorporated areas. Five are already taken. The consumption lounges must be within dispensaries. For me, that takes a little bit way up because it's like they're going to be together, so we can watch a little bit closer.

I also think that they're going to be so highly regulated that we'll have eyes on them, that the roads being in the inappropriate areas and just out with that, who knows, is going to be very difficult. Odor and carpentry in Santa Barbara is their biggest problem. They had over 4,000 odor complaints and now one was actually brought to completion.

because they couldn't actually come out and say, I have an odor problem. And they could not say, it came from that girl over there. So it was never fixed. Kids were not able to play out on playgrounds during recess. Why do you think they're going to decline? Not only because people don't want to sit outside during particular times of the year, but what they're finding is because rapes actually take things in through their skin. Something I'm learning.

changing their products. So the taste of wine is actually changing because of Canvas Rose. So all of these things we're looking at and I'm just hoping that all the sponsor groups and planning groups...

weigh in on this and also please remember that as a group you can comment but you can also go on the county website and you can also comment as an individual resident. That's for everyone in the audience. Everyone. So stakeholders have really come forward and they are the ones that have been speaking a lot, people who are already part of the program. Planning groups and sponsors have not weighed in yet so this is our opportunity to make sure that they hear us.

down in appropriate areas are going to take the brunt of this program. So, yes.

have really pushed and they had their way to be everywhere without any regulations. I have one question for you. On the temporary cannabis event and then I'm looking at the zone and the table with all the various items, I don't see temporary cannabis event. It says maybe held in certain commercial and industrial zones.

Does that mean that they can't hold those on agricultural land? Correct, and they can't be on residential either. But I couldn't have, say that I'm in the proper zoning, I couldn't have six per year. It's a total of four days. So one day to set up, two days for the event, and one day it's here now. And there's no limit to the number of people that can attend? And the time frame to end is 10 p.m. So if there's some vacant commercial property, they potentially could rent that out to an event?

We don't really know the details on that. And also just, I don't know if anyone else is aware of this, but I saw, this is from the Coast News group, that there's going to be

what's called the Farmer's Cup awards sesh, and that's the first of its kind cannabis festival to be held at Brangle Terrace at the Moonline Amphitheater on March 15th in Vista. Everyone's subject to this program.

Because that's an equal group, right? But I think it might give us a good idea of what they might look like. But it's supposed to happen, right? But it's in VISTA, so it's city versus county. Right, right. The only thing, I just don't know how different they will look over anything on our areas versus them.

But I think it's something that we should as a community be aware of and potentially monitor.

My point was to Steve's comment as related to commercial property, we have the Sponsville Community Park coming in. If we have a precedent just down the street at Brangle Terrace, well, what does that mean down the future for Piola Park that's right across the street? You would think that maybe across from school that would not be impacted, but that would about be a problem.

to get permits, so I will say that. I don't know what those permits will look like with the restrictions on them. I will say that it seems that they're going to be pretty heavily regulated. I think that communities rather have to say, hey, we've already had one of these. We don't need another one. I don't know. The other thing, too, is alternative four expands and steps back. Expands to sensitive areas and doctor schools and daycares, parks, churches,

all those other things. Back to your question about the 870 and 872, they can have micro businesses there. They're not open to the public, but they can have a micro business where they actually do retail-like delivery. Also, there's parts in there where some of the commercial cannabis storefronts can actually grow in a little area.

in the commercial zones, or the industrial zones. That's what the Oakland Waterbox. Yeah, it's a very, very concerning program. We're working with Rainbow, and we're working with Allison right now as well. So we all need to come together. Because there's also, as you said, there's 25 limit total of dispensaries. There's no limit per long zone. We could have 20.

You can also tap, you know, so many more things. Everything is going to depend on population, like where are people going to have to go that are going to want to have a discount screening. And then honestly, when I talk to other community members, that's the big thing that people want. They want access to the product, which I get. Again, I personally don't have a problem with that. The committee does not really have a problem with that. They understand that. It's really the agricultural piece that I think will have the biggest impact on our communities.

Thank you for the information. As it relates to their suggestion and given where we're at with time, do we want to add this to the potential special meeting with ocean breeze? I'll make the motion to add it. Is there a second? Second. All in favor? Aye.

Hi. Thank you. I'm sorry? That would be wonderful if I could grab that. Thank you so much. Thank you. Thank you so much for the way I appreciate it. I have something to add that's going to be the information only part. Could you guys refer the Fallbrook community? And you're from the Fallbrook community, right? Correct. Yeah, so I was in talks with some people.

And I think we were talking about how bad the trash is in our two cities. And the county is going to possibly put together a trash pickup day, like one of the Saturdays. And so I was thinking if I could contact you and ask if you guys had input in days of when we could do it. Because I think they wanted to know.

When we wanted to do it and so I wanted to get a community input Yeah, like like I think so Yeah, and so I think they were thinking about doing one in Bonsall or Fallbrook And then I said well, I think Fallbrook is really more dense than us So if we can drive to Fallbrook, I feel like that would be beneficial

Uh-huh. Okay. I'll send you an email tomorrow. That sounds great. Thank you. Thank you.

Only people who have been convicted with cannabis conviction are eligible to get funds from the county to start their businesses. So everybody in the group needs to reach out to the county and share your feedback. I want the backyard. I review the EIR report.

They can kind of make a good attempt to try to address the life pollution that we have from the greenhouses. Greenhouses.

You know, the outdoor lighting rules don't really apply because their lights are inside, but their lights are actually transparent. So they made a really broad statement, and I think it needs revising, and I'd like to share that with you. You can add that to your... Yes, but the wording is very loose, and... No, don't piece it again. There's one more for me. We gotta move it. I don't know. Louisa, as I say, I thank you, thank you for your comment. We have one more action item that I'd like to at least quickly address, just to make sure that we're on the same page.

as a group. The last item was board member roles. So in light of our we had a board member resign since our last meeting in December which leaves an open seat and that person was our chair. So as vice chair, the reason why I'm leading today's meeting and having coordinated everything with the county was because in the event that the chair was not available to

the role of the chair, that that is the role of the vice chair. Now, that being said, I wasn't necessarily prepared to be chair of this group, as well as I am the president of the school district. And I do think that there's a lot of talent in our community that I'd like to see come up from a leadership perspective. So what I'd like to propose is we have an open seat now because of that seat number two resignation. We need to fill that seat.

And we have until that time I'm willing to act as interim chair I hesitate to actually take on the official chair title and I also talked to our liaison at the county and We are able to as a group have a Somebody to assist And Jennifer Heider has been gracious to offer to help maybe coordinate as we're moving forward with getting some of the agenda items put together moving forward. So what I'd like to do is propose that Ms. Heider be my interim co-chair until we get that. How about we say assistant? I prefer assistant. I apply for that position.

So we have and that brings us to and that brings us to point two is one of the things

Things that came up during the December meeting, since most of us... Can we vote on Jennifer? Yeah, I was going to say, let's tackle number one first. So is there a motion for

Ms. Heider to be an interim assistant chair in order to facilitate communication with county representatives?

I'll make that motion, actually. I'll second. All in favor? All right. Thank you. I appreciate that. And that brings us to our second point, which is we do have an open seat. And having been part of the December meeting, I noticed that there was some discussion around the way that the group has, in terms of how we selected our

our candidate for seat number one. So what I would like to propose, we don't have a dominating committee right now, but what I'd like to do is propose that we look at all of our applicants collectively in order to be able to make a decision to fill that seat so that we don't have that same conversation that we had in December.

As of right now I think there's three applicants that are in the pool and so that way we can look at all the applicants and you know at one time. Is there any comment from the audience as it relates to that?

Hasn't been around much. Hadn't been in the family. His mother and, well, as I said, I don't feel comfortable speaking up his personal details, but he's been over the past nine months. Anyway, we have...

We have a applicant that is, as of last week, there are three of us that were reappointed by the supervisors as well as one appointment. Now we're moving forward with number two. I understand that you're one of our applicants for that seat, and you're still interested in that seat? I was told that whoever comes first, and this guy got there before me, and that's why.

So evidently this is not how you choose people. You have the option to choose them if they've been coming here a whole year and then you've got some friend in the neighborhood and you like them better, you can choose that person. I have a track record in this community. 44 and a half years.

And I fought some big ones and won them. I shot down and damn they were going to put up above us in Gopher Canyon. Patty Morris and I. I was the one that...

was the mouthpiece for it, and she was the money behind it, and we beat the whole city of Ocean. So I said, now I'm coming down here and here, and oh, now we're finding some other people that would like to be an applicant. Miss Lab. I was told that this guy over here, that isn't here, he applied before me, and it's like...

Whoever comes first is in there. Ms. Flanagan, what I was trying to do is address your comments from the December meeting so that moving forward, that because we have an open seat and you had made comment that your application was not considered during the December meeting in terms of a formal vote, this would be a way for all the applicants then to be looked at so that we can make an informed decision. Okay, fine. Okay.

But I carry with me a lot of wins for some nasty things over 44 and a half years. And it'd probably take another hour to talk about. But I'm not going to brag about myself. And so, speaking of another hour. I see what's happening here. This guy, maybe he's got a resume he wants to put together. Well, I'm 78 years old. I don't need a resume anymore. You want to pick people on this board that knows a lot.

Thank you. I don't know how to say it. And I'll say defeat mass. So what we'll do. So what we'll do. Can Abba's coming in? Ms. Flanagan, so what we'd like to do then is as we move forward, when we actually will be considering for the applications for seat number two, welcome your commentary as to how you would like to serve on the group. It is now 10-10. We still have information only items, but I think at this point, we're good.

And as we're going to have it, I know that we have at least one person who's been here for public comment. If you want to stand up and introduce yourself, I know it's going to be really quick. Thank you for being here. My name is Ross Pike. I work for assembly member Dr. Darshan. I'm just a part of Bonzell. So I just wanted different folks. Are there any more folks? Yeah. I work for someone. There should be an on button. Do you have it? Here it is.

Thank you. So I am our local liaison for the local governance, so I just want to make sure that I can introduce myself. I'm very familiar with Council, I live in Fallbrook, I'm on board of directors for North County Fire, and I'm on the Fallbrook Planning Group, so I know exactly the way you guys are doing. So if you have any issues, please feel free to

reach out at any time to our office. We are more than happy to assist you with any issues, or if you have an event that you would like us to be at, please reach out. I am your one person from Austin. Thank you. Thank you.

Very good, thank you. Is there anybody who feels like their voice needs to be heard before we officially adjourn? All right. So we are going to have our next regularly scheduled meeting for the Bonsall Community Sponsor Group this Tuesday, April 1st. We will be convening, communicating, not convening, not in violation of the Brown Act, but to create an opportunity for us to reconvene and discuss the ocean breeze development as well as the cannabis program and to do that before March

21st. So that requires determining availability at the community center as well as the ocean breeze applicant availability as well as the sponsored group board member availability. With that we will adjourn at 10-11. Thank you so much. We didn't leave for a couple months.