

Executive Summary

Bonsall Unified School District owns a High School Site, which is known as the Gird Road Site. It is located just North of Highway 76 and West of Gird Road. This school site was obtained from Fallbrook Union High School District through the Unification Process.

This Optimal High School Site Study considers the currently owned Gird Road Site and 11 others, evaluating each one based on uniform criteria. A number of additional sites were initially reviewed and determined unsuitable.

After study and evaluation of the identified sites, Gird Road is determined the “Most Optimal.” The principal advantages of the Gird Road Site are:

- Size/Student Capacity
- Physical Characteristics
- Utilities (including data)
- Location
- Cost (currently owned)
- Access

In addition to the established Criteria, it is important to recognize that unlike Neighborhood Elementary Schools, High Schools are Regional. It is highly likely the District will only ever have one. That High School will serve students residing throughout the District, therefore, centrality and access are most critical. Considering those two factors, note the following:

- The District geographical configuration is long and narrow from Southwest to Northeast
- The Gird Road site is located on the North side of the District at approximately mid-point
- In terms of access, the Gird Road site is just off the only major roadway traversing the District from West to East, Highway 76
- With exception of the Gird Road site, all others lie along narrow two-lane roads with limited shoulders, presenting major traffic congestion and unsafe walking conditions

The importance of these advantages cannot be overstated.

School Sites Considered

Parcel 1. County Park Land just east of Bonsall Elementary School and District Office

This parcel was recently purchased by the County of San Diego as part of the 8-mile linear San Luis Rey Park. Site size would work, grading would be required, would need to address the environmental concerns. It has access to all major utilities, central to all in terms of roadways; traffic and walking conditions would be problematic. It is not close to other education programs such as a Community College. Acquisition would be costly as would the site development cost. Potential joint use if County agrees to possibility. If this site were considered it would not generate revenue. Fire and Safety are within the state and national guidelines for response. Traffic congestion would be of concern as traffic at this intersection is already level F or gridlock two times a day with 400 proposed homes to be built east of the 60 acres and the mitigation bank. Also, the property is in the “Floodplain.”

Parcel 2. Vessel Property – the home site and approximately 1,300 acres

This property is proposing 400 homes plus owner residence. Project has had pre-application meeting with County staff and will be presenting the design to the Bonsall Sponsor Group in January or February. Would not consider this site as a possibility unless they were contacted for a donation of land before the design was completed.

Parcel 3. Rawhide Ranch

Site is located across and south of Sullivan Middle School on Lilac. Site is not for sale and sits far back off of Lilac Rd. with limited useable acreage. Grading, and environmental issues could have underlying soil and toxic material. Land use is compatible but not available to major utilities. Site is near current Sullivan Middle School Campus and would be central to students served. It is not close to other Educational Programs nor does it have potential for joint use potential or revenue generation. Acquisition cost and site development cost are not available but as it is not for sale Imminent Domain would need to be used. Fire and Safety could be an issue based on a 5 minute response time line. Overall aesthetics are very rural with site drainage issues. Doubt if site meets State DOE requirements as it is in an area of Bonsall without a secondary access. It is a legal land parcel but no knowledge of property liens; title research would be needed.

Parcel 4. Land West of Rawhide Ranch South side of Lilac just west of Sullivan Middle School on Lilac Rd

Property is 40 acres, which is three lots and too small as the lots for sale are not contiguous which would constitute the purchase of another parcel. This land has unusable acreage with environmental issues massive grading would be required soil conditions and toxic materials could be a major problem. This property does not have availability to all major utilities however utilities could be brought over from Sullivan Middle School at a great cost. Issues in community as a growth inducing move such as moving utilities in this area of the community would need to be addressed as a land planning issue. The line of site coming out of the current roadway to these parcels is a major concern for safety. Similar issues that were stated in Parcel 3 are also found on these lots other than the use of Imminent Domain as these lots are listed for sale. These lots appear to be legal land parcels but a review of the titles would be needed as well as research of any liens on the properties.

Parcel 5. Palomar College Extension

Property size in this area would need to be determined if available which would also determine usable acreage as all developments in this area will be doing grading environmental studies, soil condition tests site drainage and flooding with an undisturbed land, which could cost a great deal. This area requires a secondary access for all subdivisions and Palomar. Land use compatibility to the surrounding area and availability to major utilities are fine, however, site is not central to the residence of all students served by the District. Only those in three subdivisions in this area would this site be of benefit and the rest of the Bonsall students would have a major drive competing with everyone on Highway 76 and I-15 not to mention the residents in the area and Palomar College students and faculty. Proximity to Educational Programs at Palomar Community College would be the only benefit for this site to be selected. Sale or Imminent Domain are a possibility however if enough property could be purchased at a site location near Palomar College joint use is possible based on the site size and location of the land. Unless there is a condition on one of the subdivisions in the area to build a fire station, emergency services could be a major issue. Overall aesthetics less than ideal as I-15 is the entire western view shed. This is mapped as legal land parcels again a title search to locate any liens would be needed.

Parcel 6. Old River Rd. and Little Gopher Canyon

There is a small house for sale on corner of Old River Rd and Little Gopher Canyon that with adjoining property it would be able to have primary and secondary access and is just outside (west) of a central location to residence of students served. Road ways and traffic are reasonable as Old River Road in the area is not as impacted as some of the other Bonsall roads but availability of walking conditions are not available. It does not have proximity to other education programs or Community College. The use of Imminent Domain would need to be considered. The adjoining property owner could be negotiated with for the land. A Joint use is not a consideration unless the County of San Diego would partner on purchasing additional land by the adjoining property owner. Based on the amount of land purchased it could generate revenue potential. Fire and safety may not meet the 5 minute response time required. This site does not support beneficial aesthetics and would be lacking as it is located in a residential and

equestrian area of Bonsall. Site would require drainage and flooding studies as well as major grading, environmental and soil conditions tests. Land parcels are legal and title search for property liens would be needed. This site might not meet state DOE requirements. Also, this site is not centrally located.

Parcel 7. East Vista Way – Park & Ride

This site is located on the corner of East Vista Way with secondary access on Old River Road under the new Highway 76 over pass. It is currently being used by CALTRANS as the Highway 76 offices. Site is not for sale as the State of California and the County of San Diego have entered into an agreement to use the site as a joint Park & Ride. At this time purchase of this site would need to be negotiated with the State of California however they have deemed a Park & Ride is necessary at this location. The County will use it as a trail head when the San Luis Rey Park is developed. This was a site that was undeveloped and research was done to provide details.

Parcel 8. CALTRANS & COUNTY OF SAN DIEGO on the Northwest side of Olive and Highway 76

The property was purchased by CALTRANS and a smaller portion by the County of San Diego for mitigation land for the Highway 76 improvements and County park land. If either agency would sell to the District the issue of line of site is an a problem along with a much needed secondary access this site is very low on the list because of traffic concerns and environmental issues all over the property. One positive is that the Fire Department across the street conditions for the secondary access could possibly be waived. Revenue generation potential is very low. The site has drainage and flooding issues.

Parcel 9. End of Camino del Rey is next to I-15 and Old 395

This property is not listed for sale. It is flat land and has been disturbed so environmental concerns should not be an issue. However normal soil and toxic material testing as well as site drainage/flooding studies will be necessary. As this property is not listed things like utilities, acquisition cost and site development cost as well as availability are questions that remain unanswered. Fire Department is within 5 minutes of the site and the overall aesthetics are impacted by traffic noise from I-15 and 395. It is not in proximity to any other education programs nor central to residence of students served. Site may not meet State DOE requirements but is a legal land parcel.

Parcel 10. Lilac Hills Ranch

This Development has not been approved for development and will not be on the Board of Supervisors agenda until some time in 2016. One issue of major concern is continual construction for up to ten years that includes blasting and requires extending grading. As the site will be built in phases the first phase will be in the Bonsall Planning area with part of it in the Valley Center Planning area. The developer does not have agreement in writing from Valley Center School District and the Bonsall School District for the proposed boundary adjustment that would be required for the district to build a school. In terms of roadways, traffic and walking conditions are less than acceptable. The use of Lilac Road from the bridge to the proposed site is very dangerous as it is a very narrow two-lane road with very sharp curves. Traffic will be a major issue for parents and students if this is to be a High School site. Walking will only be allowed within the development once construction is completed within the phase the school will be located. The water district has said they will not be able to hook up sewer for 5 years. As the developer will be responsible for all of the studies and site conditions this will not be the districts responsibility. Acquisition cost will still need to be considered, as that has not been determined to be a site given to the district. The construction costs will also need to be factored into the build. The site does not have proximity to other Education Programs. Project site is not central to residence of students served by the District.

Parcel 11. San Luis Rey Training Track

This property is located on the corner of Camino del Rey and Camino del Cielo across the street from Bonsall Elementary School and District Offices. The site is not listed for sale but the property does have a land use designation of Village Residential (VR-30) which would be compatible with a school site. Imminent Domain could be used to acquire this site before owner sells to a developer for condo's. The useable acreage of the property would accommodate a high school site and is compatible with the use. All environmental, soil conditions drainage and flooding studies need to be done as part of the site development cost. In terms of roadways, traffic and walking this area of Bonsall has grid lock twice a day with the Bonsall Elementary School however if school start times are staggered the impact would lessen with both schools in the area. Fire Department is within the 5 minute response time as recommended. The overall aesthetics of this site are within the community plan. This site is central to residence of students served in the district. Possible joint use of recreational fields could be considered. This site appears to meet the State DOE requirements.

Parcel 12. Gird Road High School Site

This property is located off of Highway 76 at Gird Road. The site is not near to other educational programs and would not have revenue generation potential. Site belongs to the district and would be of the size parcel and useable acreage for the future Bonsall High School. As part of the site development cost all tests that include environmental, soil drainage/flooding and toxic material will need to be updated as well as grading. Boundary adjustment with golf course will also need to be accomplished prior to development. North County Fire Department may want a secondary access and response time would be within the required five-minute response time. The site has the availability to all major utilities. The site is however slightly north of the central district but within reason. The State DOE requirements appear to be meet with this site.