

County of San Diego

Bonsall Community Sponsor Group (BCSG)

Meeting Minutes

Regular Meeting – April 1, 2025 – 7:00 PM

Location: Bonsall Community Center, 31505 Old River Road, Bonsall, CA 92003

A. CALL TO ORDER & ESTABLISHMENT OF QUORUM

Meeting called to order at 7:01 PM by Interim Chair Marisa Anderson.

Roll Call:

- Jennifer Haider – Present
- Jared Rowley – Present
- Megan Van Leeuwen – Present
- Marisa Anderson – Present
- Steve Norris – Present
- Mike Collier-Absent

(One vacancy remains for Seat #2; notice posted on 2/25/25, ad in Village News 3/27/25.)

B. PLEDGE OF ALLEGIANCE

Led by Chair Anderson.

C. APPROVAL OF CURRENT AGENDA

Motion: Jennifer Haider moved to approve the agenda, excluding approval of March 18 special meeting minutes due to technical difficulties.

Second: Jared Rowley

Vote:

- Jennifer Haider – Aye
- Jared Rowley – Aye
- Megan Van Leeuwen – Aye
- Marisa Anderson – Aye
- Steve Norris – Aye

Motion passed unanimously.

D. APPROVAL OF MINUTES

March 18, 2025 Special Meeting minutes postponed due to technical issues. They will be reviewed at the next regular meeting.

E. BCSG BOARD MEMBER REPORTS

- Association of Planning Groups: Jennifer Haider reported that progress is being made for planning groups like BCSG to become voting members of SANDAG. This would provide greater influence over regional planning decisions.
- SANDAG: Plans are underway to expand transit along the I-15 corridor, which would improve connectivity for the northern San Diego region.
- I-15 Corridor Design Review Board: No new meetings to report.
- Bonsall Unified School District Board: Interim Chair Anderson, also President of the Bonsall USD Board, shared updates on district-wide facilities planning, including a community feedback process and study sessions. She highlighted the district's fourth consecutive year as a Purple Star School District, honoring military-connected families.
- Traffic Advisory Committee: The committee meets virtually and in person; next meeting is April 4. There is currently an open BCSG liaison seat.

F. ACTION ITEMS

1. Equestrian Staging Area – Bonsall Community Park

Discussion: Donna Hein presented on behalf of the equestrian community, requesting BCSG support for a staging area with amenities like trailer parking, corrals, hitching posts, port-a-potties, and water access. This would support access to existing trails and the future San Luis Rey River Park. Board members and public praised the initiative, noting its contribution to public safety and Bonsall's rural character.

Motion: Steve Norris moved that BCSG draft and submit a letter of support to the County for the proposed equestrian staging area at 33°17'42.0"N 117°12'55.9"W.

Second: Jennifer Haider

Vote: Haider – Aye, Rowley – Aye, Van Leeuwen – Aye, Anderson – Aye, Norris – Aye

Motion passed unanimously.

2. Extra Space Storage – Minor Deviation Request

Discussion: Applicant proposed changes to signage, including a new internally illuminated office sign and removal of uplighting that is currently non-compliant. Concerns were raised about sign colors and compliance with I-15 Corridor design standards. Applicant agreed to provide material samples and go through the I-15 Corridor Design Review Board.

Motion: Steve Norris moved to approve the Extra Space Storage signage request with the following conditions: (1) removal of existing uplighting, (2) submission of a material sample of the proposed green color to the I-15 Corridor Design Review Board, and (3) compliance with corridor design standards.

Second: Jared Rowley

Vote: Haider – Aye, Rowley – Aye, Van Leeuwen – Aye, Anderson – Aye, Norris – Aye

Motion passed unanimously.

3. Proposed Unsafe Camping Ordinance

Discussion: Ordinance aims to reduce fire risks and public health issues associated with unpermitted camping. A final provision requiring shelter bed availability before enforcement raised concerns. Steve Norris emphasized the importance of focusing on fire safety rather than housing policy.

Motion: Steve Norris moved to support the Unsafe Camping Ordinance with the exception of the final provision requiring shelter beds to be available prior to enforcement.

Second: Jared Rowley

Vote: Haider – Aye, Rowley – Aye, Van Leeuwen – Aye, Anderson – Aye, Norris – Aye

Motion passed unanimously.

4. Ocean Breeze Ranch Project

Discussion: The developers of the Ocean Breeze Ranch project presented updated information and reaffirmed their commitment to the community. This marks the fourth public discussion of the revised development plan since 2019. The team emphasized that the revisions are not a departure from the original proposal, but rather an evolution informed by sustained collaboration with stakeholders and community feedback.

Key enhancements to the original plan include the addition of recreational amenities, increased diversity in housing types, and engineering modifications to address geologic concerns such as settlement and liquefaction. Of the total 1,403 acres, more than 830 acres will remain preserved as open space. The plan also includes a 200-acre equestrian facility, intended to reinforce the area's rural and equestrian heritage.

The project is expected to generate approximately \$25 million in impact fees, benefiting fire protection, water and sewer infrastructure, and the school district. It was noted that these funds should ideally remain in the local community.

Regarding traffic and infrastructure, Jacob Armstrong from the County confirmed that the project will pay \$2.5 million in Traffic Impact Fees (TIF). About \$1.3 million of that will stay local, and authorization has been granted to allocate these funds toward planning and design improvements at the intersection of Camino Del Rey and West Lilac Road. Though this intersection was not identified as a direct project impact, it has been classified as part of the cumulative impact area, qualifying it for this funding. Once the project becomes part of the County's Capital Improvement Program (CIP), it becomes eligible for additional funding sources and prioritization.

The development has a projected 3–4 year construction timeline, with building permits expected to be pulled early next year. The developer committed to four voluntary traffic improvements:

1. A center lane at the project entrance on West Lilac Road.
2. A dedicated left-turn lane into Bonsall Elementary School.
3. A queuing lane at Sullivan Middle School to reduce congestion on Lilac.
4. Infrastructure enhancements at the Lilac and Camino Del Rey intersection.

Though not required under CEQA, these improvements are being pursued proactively. The developer has already met with Bonsall Unified School District and received positive feedback on their preliminary plans. They expressed willingness to enter agreements ensuring the school-related improvements are completed before homes are occupied by new families.

Concerns were raised about school capacity and infrastructure, especially given past failed bond measures. Some questioned whether the developer would participate in a Community Facilities District (CFD) to directly support school facility funding. While the developer has committed to a CFD with the Rainbow Water District, no such commitment has yet been made for Bonsall Unified School District. The developer stated that discussions are ongoing, with decisions pending further data on enrollment and student generation rates.

Some public and board comments emphasized the importance of ensuring that infrastructure—particularly school capacity and road safety—keeps pace with new development. Others noted that bringing in more families might improve the community’s ability to pass future school bonds.

Concerns were also voiced about the lack of detailed evacuation routes and potential traffic bottlenecks during emergencies. There was discussion around whether voluntary improvements could be phased or designed to align with future County-led infrastructure projects, to avoid redundancy or waste.

Motion: Steve Norris moved to support the Ocean Breeze Ranch with the understanding as represented by the developer, which will be attached here with items number one through four, the various intersections, and with representations by the county that TIF fees when redistributed on a local level will be allocated toward a project along Camino del Rey consisting of the intersection of Lilac and Camino del Rey Old River Road, Camino del Rey, and broken into a phased approach with Lilac, Camino del Rey as phase A, and Old River Road and Camino del Rey as phase B.

(1) inclusion of four voluntary traffic improvements (center lane at entrance, left-turn lane into elementary school, queuing lane at middle school, Lilac/Camino Del Rey intersection work), and (2) allocation of approximately \$1.3M in local TIF funds to a phased CIP project (Phase A: Lilac/Camino Del Rey; Phase B: Old River Road/Camino Del Rey).

Second: Jared Rowley

Vote: Haider – Aye, Rowley – Aye, Van Leeuwen – Aye, Anderson – Naye, Norris – Aye

Motion passed 4–1.

5. Dark Sky Initiative

Discussion: Request for support of a zone change from B to C to enhance protection against light pollution. Board members expressed general support for preserving night skies but requested more details to avoid unintended burdens on rural residents.

Motion: Jennifer Haider moved to postpone any action on the Dark Sky Initiative until more specific information about Zone B to Zone C impacts is provided.

Second: No formal second; consensus to revisit later.

Outcome: Deferred for future agenda.

6. Innovative Energy Station (H&T Land & Cattle)

Discussion: Introduction of a proposal for a new fueling station off I-15 and Old Hwy 395 with diesel, gas, EV charging, and a convenience store. Public concerns included zoning changes, size, water availability, and traffic impacts. Board to review formally later this year.

No action taken.

7. Standing Rules Update

Discussion: Board agreed rules need updating, especially appointment procedures.

Volunteer: Jennifer Haider will review and propose updates for the May meeting.

G. INFORMATIONAL ITEMS

- Ethereal Gardens Wedding Venue: MUP update in early stages; potential expansion from 150 to 250 guests.
- Oak Tree Removal: Diseased tree at 7500 Camino Del Rey removed; a second one under review.
- Gopher Canyon Road Safety: Recent fatality at Avo Hill. Speed limit officially reduced to 45 mph, but signs not yet changed.
- Trash Pickup: Ongoing community and county efforts appreciated; Commander Joe thanked for cleanup.
- CAL FIRE Maps: New wildfire risk zones published online.
- Earth Month: Park cleanup event in planning; county events posted online.

H. PUBLIC COMMENT

Comments addressed challenges with large school bonds, traffic and safety concerns, cannabis program confusion, and support for civic engagement. Emphasis was placed on maintaining Bonsall's rural character and investing in schools.

I. FUTURE PLANNING

Next Regular Meeting: Tuesday, May 6, 2025 at 7:00 PM

J. ADJOURNMENT

Meeting adjourned at 9:47 PM.