

Bonsall Community Sponsor Group

Regular Meeting Minutes – Thursday, September 4, 2025

Location: Bonsall Community Center, 31505 Old River Road, Bonsall, CA 92003. Meeting called to order at 7:00 p.m. by Acting Chair Larissa Anderson.

Roll call

Present: Larissa Anderson (Acting Chair), Mike Collier, Meghan Van Leeuwen, Jared Rowley, Jennifer Haider, Sophia Kittell.

Absent: Steve Norris. Quorum present.

Seat #2 – seating of Sophia Kittell

Acting Chair Anderson welcomed and administered the oath to newly appointed member Sophia Kittell (appointed by the Board of Supervisors at its Aug. 26 meeting). A brief biography was read into the record recognizing her local roots and public service commitment.

Pledge of Allegiance

Led by Member Kittell.

Approval of current agenda

Motion: Approve the September 4, 2025 agenda as presented.

Maker: Mike Collier. Second: Haider.

Vote: Yes – Anderson, Collier, Van Leeuwen, Rowley, Haider, Kittell. Absent – Norris. Motion passed 6–0.

Approval of minutes – prior meeting (August 5, 2025)

Two amendments were noted before approval:

1. Traffic Advisory Committee wording correction (the committee had voted; Board of Supervisors action was still pending).
2. A minor name correction at the beginning of the minutes.
3. Motion: Approve the August 5, 2025 minutes as amended.
Maker: Jennifer Haider. Second: Meghan Van Leeuwen.
Vote: Yes – Anderson, Collier, Van Leeuwen, Rowley, Haider, Kittell. Absent – Norris.
Motion passed 6–0.

Board member reports

Association of Planning Groups; SANDAG; I-15 Corridor Design Review Board; Traffic Advisory Committee; Bonsall Unified School District Board. Brief updates were provided; no actions requested.

Action items

1. Parks & Recreation – monthly update
Report received; no new items beyond ongoing construction progress across the street; no action taken.
2. Bonsall Oaks (formerly “Polo Club at Vista Valley”) – Improvement Agreement time extension request (TM-4736-1, Final Map No. 13856)
Context: County transmitted an administrative request for a two-year extension of the joint improvement agreement to complete public improvements. Discussion reflected concerns about timing of required traffic signals and broader roadway impacts; members noted that this item is being handled as a ministerial matter by the County and is agendaized for Board of Supervisors action next week. The group did not take a formal position. Members were encouraged to provide individual public comment directly to the Board, and the Acting Chair will notify the County planner that the Group has questions it wishes addressed before action. No vote taken.

3. Dish Network wireless facility—5525 Mission Road (PDS2024-ZAP-00-086W1 / Dish SDSAN00067B)
Proposal: Re-occupy an existing, stealth (concealed) wireless facility space previously used by Sprint; no exterior aesthetic changes; equipment replacement/upgrade inside existing concealed areas.
Motion: Recommend approval of Dish Wireless re-occupancy at 5525 Mission Road, contingent on proper public noticing per County requirements.
Maker: Jared Rowley. Second: Jennifer Haider.
Vote: Yes – Anderson, Collier, Van Leeuwen, Rowley, Haider, Kittell. Absent – Norris.
Motion passed 6–0.
4. Proposed Event Venue – “Paradise Ranch,” 2636 Gopher Canyon Road (Initial Consultation; applicant: Ocegüera; PDS2024-IC-24-080)
Applicant presentation summarized: one event per day, two to three events per week, up to 250 guests (approx. 70 vehicles), sound-mitigation steps (12-foot wall at tennis court, hedge planting), and traffic/noise/fire study work to date. Board discussion and public input focused on traffic safety on Gopher Canyon Road, late-evening departures and alcohol-related driving risk, emergency evacuation, noise impacts to adjacent neighbors, and private-road wear. All of the neighbors opposed the venue. No motion was made. No vote taken.
5. Innovative Energy Station, Interstate 15 & Old Hwy 395 (H & T Land & Cattle; PDS2025-REZ-25-001 / PDS2025-GPA-25-005 / PDS2025-STP-25-004)
Applicant deferred attendance; item heard for public input only. Community members, including Jack Fox, commented on traffic backups observed on Old Hwy 395 when I-15 incidents occur and expressed ongoing opposition; the Board took no action. Applicant has indicated intent to attend a future meeting. No vote taken.

Information items (no action)

1. Bonsall Learning Academy (introductory briefing) – 5425 Mission Road, Bonsall.
Proposal would require a change of occupancy to Educational (E); informational update only.
2. County Cannabis Program – EIR, ordinances, and timeline update. Noted Planning Commission action anticipated in Fall 2025; a 20:45-minute County video recaps the 357 draft EIR comments (recap begins ~9:05). Informational only.

3. Ethereal Gardens Wedding Venue – 8561 West Lilac Road, Escondido (PDS2024-MUP-94-025W1). Environmental scoping through September 2025; informational only.
4. Roadway considerations
 - a) Slow water leak at W. Lilac & Redondo – repair work noted for week of 8/26.
 - b) DPW FY 2025–26 culvert repair & replacement program (incl. Via Puerta Del Sol).
 - c) Billboards: community concern noted regarding installations along Old Hwy 395. Informational only.

Public comment (non-agenda items)

General comments were received; no action requested.

Future planning

Next regular BCSG meeting: Tuesday, October 7, 2025 at 7:00 p.m., Bonsall Community Center.

Adjournment

Acting Chair Anderson adjourned the meeting at 8:49 p.m.

Vote roll summary (by item)

Approval of current agenda – Motion passed 6–0: Yes – Anderson, Collier, Van Leeuwen, Rowley, Haider, Kittell; Absent – Norris.

Approval of August 5 minutes (as amended) – Motion passed 6–0: Yes – Anderson, Collier, Van Leeuwen, Rowley, Haider, Kittell; Absent – Norris.

Dish Wireless re-occupancy at 5525 Mission Road – Motion passed 6–0: Yes – Anderson, Collier, Van Leeuwen, Rowley, Haider, Kittell; Absent – Norris.

Notes on items without a vote

Bonsall Oaks time-extension: discussion only; no motion.

Paradise Ranch event venue: initial consultation; no motion.

Innovative Energy Station: applicant absent; public comment; no motion.