

## **BONSALL COMMUNITY SPONSOR GROUP**

**THURSDAY NOVEMBER 6, 2025 7 PM**

### **A. CALL TO ORDER & ESTABLISHMENT OF QUORUM**

Members Present – Larissa Anderson, Steve Norris, Jennifer Haider, Sophia Kittell, Michael Collier, Jared Rowley

Members Absent – Meghan Van Leeuwen

### **B. WELCOME TO AUDIENCE & PLEDGE OF ALLEGIANCE**

### **C. APPROVAL OF CURRENT AGENDA**

Motion by Steve Norris Second by: Jennifer Haider

VOTE: Aye: 6 No: 0 Abstain: 0 Absent: 1\* Vacant: 0

\*Member Meghan Van Leeuwen

### **D. APPROVAL OF MINUTES**

1. Regular Meeting of October 7, 2025

Motion by Steve Norris Second by Michael Collier

VOTE: Aye: 6 No: 0 Abstain: 0 Absent: 1\* Vacant: 0

\*Member Meghan Van Leeuwen

### **E. BCSG BOARD MEMBER REPORTS**

1. Association of Planning Groups
2. SANDAG
  - a. No updates
3. I-15 Corridor Design Review Board
  - a. No updates
4. Traffic Advisory Committee (meets every other month on the first Friday)
  - a. No updates
5. Bonsall Unified School District
  - a. Facility planning continues, 3 focus groups formed last year have met at least three times, Board Study session scheduled for November 7 at the Bonsall Community Center. Goal is to facilitate the facility discrepancies.
  - b. Site visit was conducted November 6, focused on the cost and process of construction. A gym costs well over a million dollars. Costs are ~\$1,000 / square foot. Significant inflation in past decade since BUSD had 3 bond attempts

### **F. ACTION ITEMS**

1. SLR Equine Hospital
  - a. Scoping document sent to board.
  - b. Presentation by Dr. Nick Huggons.
  - c. Continuation of presentation from previous meeting. Focused on Major Use Modification Permit. The County is looking for approval from the community on the fairly complete application.
  - d. LA: Outstanding issue — how are the lots going to be officially designated. Are they going to remain separate or be merged?
    - i. We are looking to merge the two property lines, both are A-70 zoned, one has a residence, we currently walk across the property line. We are only planning on putting one stall facility on the property that currently has residence.

- e. LA: When do you expect construction?
  - i. Within the next six months, waiting on a septic and grading permit respectively.  
Will start with the front office building and driveway.

Motion: Steve Norris Second: Jennifer Haider

VOTE: Aye: 6 No: 0 Abstain: 0 Absent: 1\* Vacant: 0

\*Member Meghan Van Leeuwen

## 2. Parks & Recreation

- a. Bonsall Community Park Progress
- b. Equestrian Trail Connections
- c. Rio Prado Park
- d. Park Land Dedication Ordinance (PLDO)

Report from Parks and Recreation Representative

- Curb and park construction continues.
- Only timelines from Phase 1, should be completed by end of 2026.
- No updates on Rio Prado and equestrian trails.
- SN: Looking to see if the project is running consistent with the initial proposal and timeline.
  - LA: To ask the County.
  - LA: Next month is the organizational meeting, and the finalization of the PLDO. Be prepared to discuss the PLDO (Park Land Dedication Ordinance).
    - MC: What do we need to do?
    - LA: Fill out paperwork to direct funds.
    - JH: Last year we dedicated to equestrian and adjacent.
    - LA: To request last year's PLDO.
- SN: Truck stop and the billboards, there could be more leverage in the 1-15 Corridor group. How is that handled in the County?
  - JR: Dee, chair of the board.
  - Public Comment: Spoke to someone from San Dieguito Sponsor Group, suggested the Route 76 be designated a scenic route to prevent the placement of billboards.
    - SN: Good point, that goes hand-in-hand with the 1-15 Review Board. Can Boardmember Rowley talk with the Chair and have someone come to this group and present about the I-15.
    - Public Comment: Permits. Right of way violations are sold permits. Gopher Canyon is being blighted. Sheriffs are supposed to monitor according to state law, community member has called the Sheriff Department on multiple occasions. Community member was highlighted on television for billboards.
    - SN: To the overarching point – the way that roads and right of way is used is different in different jurisdictions. Requested the spokesperson from the County (from the I-15 group)\_
    - LA: Asked the County if there would be a spokesperson from Public Works

- Public comment: Public works are incentivised to place billboards financially.

#### G. INFORMATION ONLY ITEMS

1. Graffiti
  - a. Cleaned up.
2. Ethereal Gardens Wedding Venue
  - a. Scoping has been completed. They are looking to present in December.
  - b. LA will forward the scoping document.
3. Innovative Energy Station
  - a. Working through a scoping letter and project issue document they received on July 11th. They did not request to present this month.
4. Bonsall Learning Academy
  - a. No new updates.
5. Roadway Considerations
  - a. Roads in Bonsall will be resurfaced, Chairwoman Anderson will bring information in December
  - b. San Diego County Department of Public Works
  - c. Billboards
    - i. See above.
6. Cannabis Program Update
  - a. Chairwoman Anderson spoke at the meeting.
  - b. County is looking to relax some of the regulations spawned from the EIR — should come back in February
    - i. MC: Is it more recommendations on the requirements or if they should move forward?
      1. LA: Specific guidelines. They are trying to pass it through the Supervisors, and loosen restrictions
      2. JR: It's passed at the planning commission level already.
    - a.
7. ADU Ordinance
  - a. Brief letter sent by the Fallbrook Group.
  - b. Chairwoman Anderson called the County, deadline has passed but they are still accepting feedback.
  - c. If anyone would like to write the letter.
    - i. MC: When is the letter due?
    - ii. MC: I'll do it.
    - iii. LA: Will resend the letter from the Fallbrook group again.

#### H. PUBLIC COMMENT:

- Construction zone needs to place speed limit signs on Old River Rd. as part of the park construction project. The speed limit needs to be lowered from Olive Hill Rd. to Old River Rd. to 25 MPH.

#### I. FUTURE PLANNING:

- Tuesday, December 2nd is the next meeting.

- January is dark for BCSG.

Meeting adjourned 7:27 PM.

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Letter sent on the “ADU Ordinance.”

## BONSALL COMMUNITY SPONSOR GROUP

### **Position Statement: Opposition to Assembly Bill 1033 (2023)**

**Date:** November 2025

The Bonsall Community Sponsor Group (BCSG), a local citizens’ organization committed to preserving the safety, character, and quality of life in our rural community, respectfully submits this statement of **opposition to Assembly Bill 1033 (2023)** — the so-called “Opt-In” Accessory Dwelling Unit (ADU) legislation.

#### **Our Position:**

We do not support Assembly Bill 1033 because it undermines local control, disregards community planning, and threatens to change the unique character of our rural and semi-rural neighborhoods.

#### **Key Concerns:**

1. **Loss of Local Oversight:** AB 1033 allows cities and counties to “opt in” to state-mandated ADU sales and condominium conversions, effectively reducing the ability of local planning boards and residents to determine what is appropriate for their own communities.
2. **Increased Density & Infrastructure Strain:** The bill enables property owners to sell ADUs separately from primary residences, encouraging higher density without corresponding upgrades to infrastructure, roads, or emergency services.
3. **Erosion of Community Character:** Bonsall’s rural charm and open space are vital to our residents and local environment. This legislation incentivizes urban-style development that conflicts with the community’s General Plan and long-term vision.
4. **Unintended Consequences:** While framed as an affordability solution, the bill could drive speculation, inflate land values, and worsen local housing pressures rather than provide sustainable, affordable options.

#### **Conclusion:**

For these reasons, the BCSG stands in **opposition to Assembly Bill 1033 (2023)** and urges our county and state representatives **not to adopt or support “opt-in” provisions** under this legislation. We support responsible housing solutions that preserve local decision-making and maintain the integrity of our rural community.

Sincerely,

Larissa Anderson, Steve Norris, Jennifer Haider, Sophia Kittell, Michael Collier, Jared Rowley, Meghan Van Leeuwen