



**COUNTY OF SAN DIEGO
BONSALL COMMUNITY SPONSOR GROUP (BCSG)
MONTHLY MEETINGAGENDA
Tuesday, January 6, 2026**

Time: 7:00 PM Pacific Time

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

- A. CALL TO ORDER & ESTABLISHMENT OF QUORUM**
- B. WELCOME TO AUDIENCE & PLEDGE OF ALLEGIANCE**
- C. APPROVAL OF CURRENT AGENDA**
- D. APPROVAL OF MINUTES**
 - 1. Regular Meeting of November 6, 2025
- E. BCSG BOARD MEMBER REPORTS**
 - 1. Association of Planning Groups
 - 2. SANDAG
 - 3. I-15 Corridor Design Review Board
 - 4. Traffic Advisory Committee (meets every other month on the first Friday)
 - 5. Bonsall Unified School District
- F. ANNUAL ORGANIZATION**
 - 1. Appointment of Chair, Vice Chair, Secretary
 - 2. Regular Meeting Calendar - Consideration of 2nd Tuesday instead of 1st
 - 3. Standing Rules - Last revised 2025
- G. ACTION ITEMS: (Potential Voting Items)**

- 1. Ocean Breeze**
 - a. Discretionary Permit for a Minor Use Permit Modification
 - b. Cell Tower
 - c. PDS2025-ZAP-02-022W1
- 2. Bonsall Learning Academy**
 - a. 5425 Mission Road, Bonsall, CA 92003
 - b. Property currently permitted for office and residential use. A licensed daycare and preschool would require a change of occupancy to E (Educational) under County and State regulations.



BONSALL COMMUNITY SPONSOR GROUP
Dedicated to enhancing and preserving a rural lifestyle

- c. Applicant is requesting Exemption from Site Plan Processing Requirements

3. Parks & Recreation

- a. Bonsall Community Park Progress
- b. Equestrian Trail Connections
 - i. Transfers Within Budgetary Funds and/or Cancellation of Appropriations - Transfer \$2,000,000 from the San Luis Rey River Park Rio Prado Acquisition and Improvement project to the San Luis Rey River Park Acquisition and Improvement at Moosa Active Recreation Node Project to fund an equestrian staging area.
 - ii. Transfer appropriations of \$2,000,000 within Capital Outlay Fund and related Operating Transfers In from the General Fund, to provide funding for Capital Project 1021895 SLRRP Acquisition and Improvement at Moosa Active Recreation Node, based on the transfer from Capital Project SLRRP 1025567 SLRRP Prado Acquisition and Improvement.
- c. Rio Prado Park
- d. Park Land Dedication Ordinance (PLDO)
 - i. DPR requests that the Bonsall Community Sponsor Group recommend eligible projects and a 5-year priority list for PLDO funding
 - ii. https://codelibrary.amlegal.com/codes/san_diego/latest/sandiego_board/f_o26_utilization_of
 - 1. Select Section F, Board Policy F-26

4. Rincon Homes near Guajome Park

- a. This is an Oceanside Project but Guajome is County and there are equestrian overlay district ordinance considerations

5. Golf Club Drive Green Street Educational Sign

- a. Based on direction from BCSG, county is proceeding with developing an education sign for the project.
- b. Proposed location would be adjacent to the new sidewalk on the north side of Golf Club Drive, across from the new pedestrian ramp – see the “Install Project Information Sign” call-out box. From this vantage point, the public would be able to see the large biofiltration basin within the median of Old River Rd and also look down Golf Club Drive and see the first biofiltration basin along that street.

H. INFORMATION ONLY ITEMS

- 1. Cannabis Program Update on EIR, Ordinances & Timeline**
 - i. <https://engage.sandiegocounty.gov/hub-page/cannabis-program>
 - b. Planning Commission meeting recap
 - i. Chair Anderson gave a statement encouraging no program on behalf of BCSG/BUSD to Planning Commission on Dec. 5; still passed with reduced restrictions
 - c. Board of Supervisors will consider on January 14, 9am
 - i. County Administration Center, 1600 Pacific Highway, Room 310, San Diego, California 92101
 - ii. Those wishing to participate in the meeting and/or comment should visit the Clerk of the Board website at
 1. <https://www.sandiegocounty.gov/content/sdc/cob/bosa.html>
 - iii. If you have any questions, please contact the Board Operations Unit at (619) 531-5434 or via email to publiccomment@sdcounty.ca.gov
 - 2. Ethereal Gardens Wedding Venue**
 - d. Address: 8561 West Lilac Road, Escondido, CA 92026
 - e. PDS2024-MUP-94-025W1 Scoping complete
 - f. Presentation to BCSG anticipated in February
 - 3. Innovative Energy Station: Interstate 15 & Old Hwy 395**
 - a. "H & T Land & Cattle"
 - b. APN: 127-221-18-00 & 127-221-20-00
 - c. PDS2025-REZ-25-001 /PDS2025-GPA-25-005/PDS2025-STP-25-004
 - d. Scoping Letter & Project Issue Checklist published July 11, 2025
 - 4. Roadway Considerations**
 - a. San Diego County Department of Public Works (DPW) Fiscal Year (FY) 2025-26 culvert repair and replacement program
 - i. https://www.sandiegocounty.gov/content/sdc/dpw/roads/Resurfacing_Program.html
 1. Via Puerta Del Sol / North River
 - b. Billboards
 - 5. ADU Ordinance**
 - a. Assembly Bill 1033 (2023), Opt-in Legislation
 - b. Allows ADUs to be sold as condos
 - i. Each unit receives separate property tax bill
 - c. <https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/ADU-ZO.html>
 - d. Approved by San Diego Planning Group

H. PUBLIC COMMENT: For any other item not on the agenda

I. FUTURE PLANNING

1. Next Regular BCSG Meeting: There is a conflict with community center on Feb. 3, first Tuesday

J. ADJOURNMENT

Public Communication

Members of the audience wishing to speak concerning items on the current agenda shall address the Board when the item is announced. For non-agenda items, members of the audience can speak during general public comment. Speakers should address the Board from the podium.

Individual speakers shall be allowed three (3) minutes to address the Board on each agenda or non-agenda item. The board shall limit the total time for public input on each item to 20 minutes. With Board consent, the Chair may increase or decrease the time allowed for public presentation, depending on the topic and the number of persons wishing to be heard. The Chair may take a poll of speakers for or against a particular issue and may ask that additional persons speak only if they have something new to add.

Public Disclosure

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