

BONSALL COMMUNITY SPONSOR GROUP

TUESDAY JANUARY 6, 2026 7 PM

A. CALL TO ORDER & ESTABLISHMENT OF QUORUM

Members Present – Larissa Anderson, Steve Norris, Jennifer Haider, Sophia Kittell, Jared Rowley, Meghan Van Leeuwen

Members Absent – Michael Collier

B. WELCOME TO AUDIENCE & PLEDGE OF ALLEGIANCE

C. APPROVAL OF CURRENT AGENDA

Motion by Jennifer Haider Second by: Jared Rowley

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

*Michael Collier

* Amended to correct date to 2026

D. APPROVAL OF MINUTES

Regular Meeting of November 6, 2025

Motion by Jennifer Haider Second by Jared Rowley

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

* Michael Collier

E. BCSG BOARD MEMBER REPORTS

1. Association of Planning Groups
 - a. No report.
2. SANDAG
 - a. No report, annual meeting on Saturday, January 10.
3. I-15 Corridor Design Review Board
 - a. No report. Will revisit at the annual organizational review.
4. Traffic Advisory Committee (meets every other month on the first Friday)
 - a. No report.
5. Bonsall Unified School District
 - a. Meeting Thursday, January 8.
 - b. Focus on facilities, significant gap of available facilities for secondary students.
 - c. Facilities group meeting Wednesday, January 7.
 - d. Anyone is welcome to offer feedback.

F. ANNUAL ORGANIZATION

1. Appointment of Chair, Vice Chair, Secretary
 - a. Chair
 - i. Larissa Anderson was nominated.
 - ii. **Motion: Jared Rowley Second: Jennifer Haider.**
VOTE: Aye: 6 No: 0 Abstain: 0 Absent: 1* Vacant: 0
*Michael Collier
 - b. Secretary
 - i. Sophia Kittell was nominated.
 - ii. **Motion: Larissa Anderson Second: Jennifer Haider.**
VOTE: Aye: 6 No: 0 Abstain: 0 Absent: 1* Vacant: 0
*Michael Collier

- c. Vice Chair
 - i. Jennifer Haider was nominated.
 - ii. **Motion: Larissa Anderson Second: Jared Rowley.**
VOTE: Aye: 6 No: 0 Abstain: 0 Absent: 1* Vacant: 0
 *Michael Collier
- 2. Regular Meeting Calendar
 - a. **Motion to move the BCSG meetings to the 2nd Tuesdays of the month: Larissa Anderson Second: Meghan Van Leeuwen**
VOTE: Aye: 6 No: 0 Abstain: 0 Absent: 1* Vacant: 0
 *Michael Collier
 - b. **Motion to move the meeting time to 6:30 PM: Larissa Anderson. Second: Jared Rowley.**
VOTE: Aye: 6 No: 0 Abstain: 0 Absent: 1* Vacant: 0
 *Michael Collier
 - c. Roles as liaisons
 - i. Bonsall Unified School District Liason: Larissa Anderson
 - ii. SANAG: Jennifer Haider open to continue, Meghan Van Leeuwen willing to take over pending further information.
 - 1. Meghan Van Leeuwen to attend the next meeting with Jennifer Haider.
 - iii. Traffic Advisory Committee Liason: Meghan Van Leeuwen
 - iv. I-15 Review Board: Jared Rowley
 - 1. SN: Would like to see the county liaison in charge on the 1-15 County review come in front of this group and say the purpose of the group. And would then potentially be interested in the position after that presentation.
 - 2. JR: Unsure who the County Liaison is. Will work with the Chair of I-15 board, and will connect with LA.
- 3. Standing Rules - Last revised 2025
 - a. No need to change standing rules.
 - b. SK to update rules and resubmit with new organizational updates.
- G. ACTION ITEMS (Potential Voting Items)
 - 1. Ocean Breeze
 - a. Discretionary Permit for a Minor Use Permit Modification
 - b. b. Cell Tower
 - c. c. PDS2025-ZAP-02-022W1
 - i. No change to the tree facility, simply a 15 year update.
 - ii. SN: 2002 conditions of approval?
 - 1. Re-permitted after the Lilac Fire, condition we're used to seeing is conditions for rebranching and maintenance. The key to the faux tree is maintenance.
 - iii. SN: Was there consideration for landscaping back when it was put in?
 - 1. There were existing trees at the time of placement, open to conditioning landscaping now the trees are gone. Blends in from most views, Lilac it is able to be seen.

- iv. SN: How does this site sit to adjoining properties?
 - 1. The closest thing is the Middle School and High School.
- v. JR: What about the new development?
 - 1. We haven't been included, it's so steep on the land it would not be predicted.
- vi. SN: Where do you sit in proximity of the planned homes?
 - 1. No idea.
 - 2. Access agreement with Ocean Breeze.
- vii. SN: If that's an open space there's been talk of gates, horses, etc.
 - 1. If you want to condition that we don't conflict with hiking trails, that's fine.
- viii. SN: We went back and forth with the developer with their conditions, is the access road the trail down into Sullivan? There will be areas of improvement along the trail.
 - 1. Great question,
- ix. SN: Instead of conditioning, why don't we defer?
 - 1. What's the action needed from the applicant? More information on the trail? On the interaction with Ocean Breeze Ranch?
 - a. Applicant will get information from the County and circle back to the Bonsall Community Sponsor Group.

x. Motion to continue pending further information: Steve Norris Second: Meghan Van Leeuwen

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

***Michael Collier**

- 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.
 - c. Applicant is requesting Exemption from Site Plan Processing Requirements
 - i. Building previously used for co-working space. Felt need for a daycare, and after school care.
 - ii. Taken training, building use is currently for office, need to change to education. Architect submitted plans to the County, County mentioned no external changes means the applicant can request an exemption from site plan processing requirements.
 - 1. JH: What are your plans for safety? It's a very busy location.
 - a. It's very private, the last building. Challenge with co-working was that it was not accessible. Will be safer for children, and will be away from residences.
 - 2. MVL: What does site plan exemption mean?
 - a. LA: Normally required for project submitted to design review boards. If the board does not act the Director will rule on the

exemption request. Site plan exemptions can not be subjected to any exemptions.

- b. LA: We have not had this request appear before the board previously. Asking for a very significant difference in use, compared to its current use.
- 3. SN: The site plan requirement from a commercial perspective allows this group to follow the guidelines the BCSG has. Last time you were here, there was general support for the concept. Concern for no site plan on file, because it is very visible within the community. Having it consistent with the community is important.
- 4. We submitted plans, we are not changing anything externally, we can request this. Open for suggestions.
 - a. SN: Keeping the site plan simple, and consistent with objectives is the way to go. Can't support a complete exemption.
 - b. JH: I would not support an exemption.
 - c. LA: With two no's you would not have the quorum needed for an exemption. We are not saying no to the project, just the community needs to be apprised of the project.
 - d. SN: Site plan is needed, without there's potential for this to go wrong. The current plan presented to the BCSG was a ministerial site plan.
 - e. Applicant went to submit site plan to county they advocated for the
 - f. JR (to SN): What do you want to see on the site plan when submitted?
 - i. SN: Lighting, color, landscaping, signage.
 - g. LA: There's a new park, there was a request for the community group to give feedback on the colors of the playground because the colors would have a visual impact on the community.

3. Parks & Recreation

- a. Bonsall Community Park Progress
 - i. Rio Prado: no official update, will revisit in several years.
- 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.

1. Update from Supervisor Desmond - Phase 1 should be done by end of 2026.
 2. Equestrian trail connections will be coming, thanks to the equestrian community.
 3. JR: They're moving 2 million from the San Luis Rey project, we directed funds towards that project, why do we need the 2 million?
 4. LA: The PLDO funds we set aside is for the equestrian facilities along the Western area of Bonsall Community Park, asked directly and was not given a direct answer yet.
- iii. Public Comment: The staging area was quoted as \$2 million, it needs a third lane on West Lilac, a turn lane to safely enter and exit. Would not have been the same cost if it was initially included in the project.
1. JR: Isn't Ocean Breeze responsible for putting a right turn lane on Lilac?
 - a. PC: Only near their entrances and exits, because the land is owned by the County it must be done by a County contractor. Just happy to have a staging area. Believes it's moved to Capital Funds to be used quickly.
 - b. SN: Money in the "park fund" is for the western part of the park, if the County adopted the "half park" idea, which they did, the question was would they have funds to create trails. The staging area is in a different bucket, unsure if it can be funded by the Park budget. Money well spent.
 - c. JR: Agree, just trying to figure out where the PLDO funds are. Want to make sure the money isn't just disappearing.
 - d. JH: Did we have two million? Last year we had ~700k
 - e. SN: Three buckets: Developer, Rio Prado, "our park money." Don't believe "our park money bucket" is going anywhere.
 - f. JR: If it's not being used, can we develop more riding trails, if it disappears we have no power.
 2. LA: Since we have a staging area, we should focus PLDO on connectivity of trails.
 3. JR: Is there interest on a DG trail along Camino Del Rey? Is that interesting? Can we use this money for that?
 - a. SN: This goes back to some of the nuances of where certain kinds of money can be spent.
 4. Public Comment: Fallbrook Planning Group – have been doing PLDO, they (the County) have laxed on eligibility criteria, with the term "active." For Fallbrook 2026 recommended a lot of equestrian things, there's difference between trails and pathways. Recommend to request to know how much is in the PLDO budget.
 - a. Isn't there a trail currently that runs all the way to the park?
 - b. SN: Saratoga trail. Is there any way to work with them to make it public?
 - i. Public comment: No, it's paid with HOA dues.

5. Public Comment: Multi-use trails. PLDO funds, that's changeable at any time.
6. SN: Have we ever seen accounting?
7. LA: Propose we designate trails & right-of-way. Bring back the PLDO dedication discussion.
8. SN: Is there a County person Dawn is working with on the staging area?
 - a. Faye.
9. SN: Let's get money people, park people, map people all together.
10. PC: Jake – would be the other North County County person to speak with.
11. PC: I would like to see the different groups in North County share their PLDO ideas with each other.

iv. Motion to eliminate Item 1 and add “Multi-use” to Item 2, and ask the County about trail mapping and budget, and work with PLDO coordination locally: Larissa Anderson Second: Steve Norris

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

***Michael Collier**

- c. Public Comment: Big problem is the e-bikes, over at the Oceanside trail, there needs to be some kind of structure — reading on NextDoor.com people are getting hit and injured.
 - i. LA: The State has made moves to make recommendations, there are already some higher level regulations.
 - ii. PC: They're going down public streets doing wheelies.
 - d. Public Comment: Fallbrook Trails Council – we have restricted all e-bikes, must be a variance from Parks & Recreation, under safety.
 - e. LA: As we move forward with PLDO that is something to consider.
 - f. Public Comment: Make sure e-bikes aren't using equestrian trails, they're riding on the old golf course, it's a fire danger, one spark and we're all toast.
 - i. PC: That's what Fallbrook Trails Committee has done, signage is key, and make it difficult. Mitigate the issues off the back, by getting the ordinances early.
- 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_026___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
 - i. Presentation by — Ann Landen And Jennifer Jacobs, presented video on projector.
 - ii. “Gardens of Guajome” opposing high density housing project neighboring Guajome Park, near Vista and County land. Appeal: January 28.
 - iii. Traffic on Guajome Lake Road would nearly double, ~800 more car trips daily. One evacuation route.
 1. SN: Are they processing a general plan modification, what's the current zoning?

- a. Two districts, they are requesting a waiver of equestrian zoning overlay.
 - b. 3,200 sq. ft is the lot size. It's a CA Density Bonus Lot project, it's a 16 acre parcel, with 6 acres undevelopable. 5% will be extra low income, so they are allowed to double density. Waived 7 zoning regulations, their EIR has many inconsistencies and inadequacies. Biggest concern is evacuation.
 - c. SN: Did you see Oceanside is getting rid of clustering?
 - i. It's not in the General Plan update.
 - 1. SN: When you're looking at a bigger parcel, you can focus them on one area of the site, Oceanside is saying they may not allow that anymore. Unsure how they're getting rid of the state requirement.
- iv. CTA from presenters: Anyone who is willing to come to the appeal meeting on -01/28 – Oceanside City Hall. "Please speak, write letters, and sign a petition."
- v. SN: There's things about the project that don't make sense, there's elements from VMT that doesn't work, it's quasi urban sprawl.
 - 1. They screened out of VMT analysis.
- vi. Focusing on the EIR. With the Density Bonus the City Council's hands are tied on the project, the Council does have the ability to reject a project based on EIR.
- b. Public Comment: Density Bonus is dangerous for equestrians. Guajome is a County regional park, there's a certain percentage of usage when it comes to county land. This is a ¼ mile from Guajome Park Entrance.
- c. JR: The after, is that made or is that the plan?
 - i. The developer did not provide a rendering, made by the community.
- d. Public Comment: Looking at the roads, they look small, have you asked the fire department of how long it will take to get emergency equipment in there?
 - i. Fire Marshall approved the plan. Developer will be paving the frontage of the property. Still 800 feet of dirt road.
- e. LA: What is the timeline of the project?
 - i. EIR – November 2024
 - ii. January 2025 - Review Period ended.
 - iii. August 2025 - Planning Commission, rejected. Had to prepare findings and re-vote.
 - iv. October 2025 - Reconvene and voted for the project.
 - v. Was initially started to be discussed prior to November 2024 with a community meeting.
- f. Road goes from 76 → Osborne.
- g. Public Comment: When it came back to the Planning Commission was it a unanimous decision?
 - i. 1 abstained, 1 voted no, the rest yes.
 - ii. Videos can be found online of the meeting.

- h. Goal of the presenters: Trying to educate the Council they have discretion to deny the EIR.
- i. Public Comment; surprised the Fire Marshal said yes, saw fire on four sides with weeds.
- 5. Golf Club Drive Green Street Educational Sign
 - a. Based on direction from BCSG, the county is proceeding with developing an education sign for the project.
 - b. The 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.
 - i. Crosswalk is officially part of the design.
 - ii. **Motion by Sophia Kittell Second by: Meghan Van Leeuwen**
VOTE: Aye: 6 No: 0 Abstain: 0 Absent: 1* Vacant: 0
***Michael Collier**

H. INFORMATION ONLY ITEMS

- 1. Cannabis Program Update on EIR, Ordinances, & Timeline
 - i. <https://engage.sandiegocounty.gov/hub-page/cannabisprogram>
 - December 5, Planning Commission Meeting. LA spoke – BCSG does not believe it is an appropriate 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 <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
 - LA: This meeting requires physical presence to make the most impact.
- 2. Ethereal Gardens Wedding Venue
 - Request for additional documents, anticipated for presentation to be given to BCSG in February.
- 3. Innovative Energy Station
 - Dormant, no interest from the applicant to appear at the BCSG.
- 4. Roadway Considerations
 - Culvert repair projects occurring in 2026.
 - JR: Pole was hit on Camino Del Rey, we had previously spoken on burying that line. Have we heard further?
 - SN: Do we have the police report from that?
 - LA: Can we get DPW work with SDG&E?
 - MVL: It's SDG&E not DPW.
 - SN: Can we discuss with SDG&E?
 - LA: They lost funding since they spoke to BCSG in 2025.
 - MVL: To look for past incidents in the past ten years.

- Billboards
 - LA: Put in a request with DPW (Department of Public Works) to come speak on billboards, no movement yet.
 - Public comment: Has this board spoken about designation Route 76 as a scenic route? Billboards should be on the ballot. Campaign coffers are being funded by billboard placements. This is public works department, they are making huge money
 - LA: How did the County respond to the proposal of a scenic drive? If you have any specific information on billboards on the specific process on creating that designation, let us know.
 - LA: Will reach out again.

5. ADU Ordinance

- Assembly Bill 1033 (2023).
- Nothing new, it was officially approved by the San Diego Planning Group.
- LA: Interesting article in the Village News.

H. PUBLIC COMMENT

- Public Comment: Speed laws for school zones can be lowered to 20 MPH, suggest BUSD lower it to 20 MPH. Slow traffic, especially with construction occurring.
- Public Comment: Was going to speak to the Cannabis Item but will speak to the land acknowledgement that begins with “we are sitting on stolen land.” Public commenter does not see the purpose.
 - Cannabis: Top down policy – surveys were biased, stakeholders were people with an economic conflict of interest. Didn’t look at the people most affected. Doctors don’t know enough about cannabis. Should go back to a public vote.
 - LA: The BUSD Superintendent wrote a letter on the effect on youth.

I. FUTURE PLANNING

1. Next Regular BCSG Meeting: February 10, 2026.

Meeting adjourned: 8:32 PM.

BONSALL COMMUNITY SPONSOR GROUP FY2025–26 PARK LAND DEDICATION ORDINANCE (PLDO)

Bonsall continues to experience residential growth across a large, rural geography. These priorities focus on completing existing local investments, improving safe connectivity within the community and to regional recreational assets such as the San Luis Rey River Park system, expanding access to recreation, and preserving the community's equestrian and open space character while meeting increasing demand.

PLDO PROJECT PRIORITY LIST

(Listed in order of priority)

1. Completion and Activation of Bonsall Community Park as a Multi-Use Recreational Hub

Support the continued development and activation of Bonsall Community Park multi-use recreational amenities, shaded gathering areas, and passive use features that serve a broad range of community needs, while complementing regional recreational investments.

2. Development of a Connected Multi-Use Trail Network

Advance planning and implementation of a connected multi-use trail system linking Bonsall Community Park, local schools, neighborhoods, and regional trail systems, including connections to the San Luis Rey River Park and active recreation nodes, with attention to safety, accessibility, appropriate separation of uses, and safe roadway crossings and the interface between trails and circulation corridors.

3. Joint-Use Recreational Improvements with Bonsall Unified School District

Support joint-use opportunities to expand community access to recreational facilities at school sites, including fields, play areas, and shared-use amenities that increase availability of recreational space across the community.

4. Expansion of Equestrian Trail and Staging Connectivity

Enhance equestrian trail connectivity throughout Bonsall through improvements to safe crossings, trail linkages, and local staging that complements regional equestrian facilities and supports the community's rural and equestrian character.

RECREATION PROGRAMMING PRIORITY LIST

(Listed in order of priority)

1. Outdoor and Trail-Based Programming

Support programming that activates trail and open space resources, including guided hikes, equestrian programming, and environmental education.

2. Youth and Family Recreation Programming

Expand access to afterschool programs, seasonal camps, and family-oriented recreation opportunities serving Bonsall residents.

3. Health and Wellness Programming

Promote community wellness through fitness classes, senior programming, and activities that encourage active lifestyles.