

COUNTY OF SAN DIEGO
BONSALL COMMUNITY SPONSOR GROUP (BCSG)
MONTHLY MEETING MINUTES

Tuesday, March 10, 2026

Time: 6:30 PM Pacific Time

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

A. CALL TO ORDER AND ROLL CALL

The meeting was called to order at 6:32 PM.

Members Present – Anderson, Norris, Rowley, Vanleeuwen

Members Absent – Haider, Collier

One current board vacancy

B. WELCOME TO THE AUDIENCE & PLEDGE OF ALLEGIANCE

C. APPROVAL OF SECRETARY FOR THE MEETING

- Motion: Anderson made a motion to appoint Vanleeuwen as secretary for the meeting.
- Second: Rowley
- Motion passed
- Vote: Yes - 4 , No - 0 , Absent - 2

D. APPROVAL OF PREVIOUS MEETING MINUTES

- Motion: Rowley made a motion to approve the previous meeting minutes.
- Second: Norris
- Motion passed
- Vote: Yes - 4 , No - 0 , Absent - 2

E. BCSG BOARD MEMBER REPORT

Bonsall Unified School District:

Anderson discussed concerns regarding future growth and long-range planning within the Bonsall School District. Topics included approximately 1,200 planned homes in the area, future impacts on students and taxpayers, Community Facilities District (CFD) discussions, and the

need for a stronger 5-, 10-, and 15-year district plan. Anderson stressed the importance of community support regarding future development and planning.

F. ACTION ITEMS: (Potential Voting Items)

1. Bonsall Oaks (formerly known as The Havens)

a. Discretionary Permit for Tentative Map Open Space Vacation

b. MUP-92-019W1 / TM-5649

Presentation by David Pallinger

David Pallinger presented information regarding proposed utility easements, open space protections, emergency access, and fire safety requirements related to the old Morris Ranch project.

Discussion topics included:

- Removal of utility lines from designated open space areas.
- Proposed utility access easements.
- Open space preservation and nearby northern properties.
- The county's original request for the road to remain public.
- Clarification that gate access would remain emergency-only.
- Emergency access procedures utilizing a Knox Box system.
- Fire safety and Fuel Modification Zone requirements.
- Long-term maintenance responsibilities and costs.

Board Discussion

Norris raised questions regarding easements, CEQA exemptions, conservation planning, and long-term impacts to the community. Concerns were also discussed regarding preserving open space, maintaining the original project intent, and future environmental impacts.

Anderson acknowledged the commitments discussed during the presentation, including:

- No above-ground structures above four feet.
- No direct access to Dentro de Lomas.

Public Comment

Residents shared concerns regarding:

- How much Gopher Canyon Road, E. Vista Way and SR-76 will be impacted.
- Traffic impacts from all of the new homes.
- Preservation of rural community character.

- Trail access and open space.
- Fire safety and emergency access.
- Construction timelines.
- Environmental and Fish and Wildlife concerns.
- Long-term use of the north entrance.
- Concerns that emergency-only access could eventually become public access.
- Additional concerns were raised regarding the project's CEQA exemption and community opposition to the exemption.

Many residents requested additional documentation, continued communication with the community from the developer, and assurances that previously discussed conditions would remain in place. Residents also requested if there was any way to help get the lots back into the larger 1+ acre lots. There is an upcoming meeting with the Planning Commission that residents can attend to make their voices heard later this year regarding the changes of the lot sizes on some of the lots. Things still need to get approved by the Planning Commission, but the date has not been set yet.

Motion:

- Norris motions to approve the following:
 1. Vacation of Open space, and approval of new easements on the old Morris Ranch portion of the development with conditions that no structures taller than four feet be built.
 2. Clarification that gate access would remain closed at all times and limited to emergency personnel 24/7 on the gates on both Dentro de Lomas on the North and South.
- Seconded by Rowley.
- Motion passed
- Vote: Yes - 4 , No - 0 , Absent - 2

2. Parks & Recreation

Project updates and additional information regarding the community park can be found at the link:

<https://www.sdparks.org/content/sdparks/en/park-pages/bonsall-community-park.html>

3. Rainbow Municipal Water District

Rainbow requests a letter of support to request for money. The group requested more information, but it is time sensitive and support is needed now. Infrastructure is failing and the water district is requesting money from the Federal Government to maintain the system.

Questions raised regarding available federal funding support:

- Rowley asked why the community should trust the agency

- Anderson referenced agency oversight and accountability

Motion:

- Norris made a motion to support asking for money to be used to maintain our systems.
- Motion was seconded by Rowley
- Motion passed
- Vote: Yes - 4 , No - 0 , Absent - 2

G. INFORMATION ONLY ITEMS

1. Socially Equitable Cannabis Program

Board members discussed updates regarding the Socially Equitable Cannabis Program and reviewed the current timeline and recent actions related to the program.

Discussion included:

- Chair Anderson previously provided a statement on behalf of BCSG/BUSD to the Planning Commission in December 2025 encouraging that no cannabis program be approved within the community. The item still passed with reduced restrictions.
- The Board of Supervisors later voted 3-2 to continue moving forward with the program, including 600-foot setbacks from sensitive areas, despite concerns raised by planning groups and community representatives.
- Chair Anderson and Vice Chair Haider both provided statements in person regarding community concerns.
- All planning groups are against this item.
- The item is currently scheduled for a Board of Supervisors vote in June 2026.

Additional program information can be found at: <https://engage.sandiegocounty.gov/hub-page/cannabis-program>

2. Ethereal Gardens Wedding Venue

BCSG requested more documentation and no updates were shared regarding the proposed Ethereal Gardens Wedding Venue project located at 8561 West Lilac Road, Escondido, CA 92026.

- A presentation to BCSG is still pending and has been delayed since 2025.

3. ADU Ordinance

Board members discussed updates regarding Assembly Bill 1033 and recent County actions related to Accessory Dwelling Units (ADUs).

Discussion included:

- The ordinance would allow ADUs to be sold separately as condominiums.
- Each unit would receive a separate property tax bill.
- The San Diego County Board of Supervisors approved the item on March 4, 2026.
- The Board directed staff to return within 120 days with possible policy options related to separate ADU sales, first-time homebuyer opportunities, and tenant purchase opportunities.
- Staff will also provide future public outreach and a webinar for additional public feedback.

Additional ordinance information can be found at:

<https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/ADU-ZO.html>

4. Innovative Energy Station – Interstate 15 & Old Highway 395

No new updates were provided by the applicant regarding the Innovative Energy Station project, also referred to as “H & T Land & Cattle.” The group will provide updates if any new information is received from the applicant.

5. Guajome Lake Homes

Board members reviewed updates regarding the Guajome Lake Homes project.

Discussion included:

- The project was previously presented to BCSG in January 2026.
- On January 28, 2026, the Oceanside City Council declined to certify the Environmental Impact Report (EIR).
- The City Council action overturned the Planning Commission approval and halted the project.

H. PUBLIC COMMENT

One resident asked who should be contacted regarding Bonsall Bridge cleanup efforts and farmers market coordination.

A resident requested that notices and project information be posted in additional locations like the grocery store and online for everyone to see.

Another resident discussed an ongoing problem he is having with a property located on Gopher Canyon Rd. An incident involving the sheriff at a residence that was having a party occurring past 10:00 PM. He requested his comments and the sheriff record of the incident be included in the public record and clarified that neighborhood gatherings are generally small parties, but they have the potential to get too big and have before. The major use permit was applied for and wasn't approved by the community group previously, yet they are still having parties since and they appear to be hired out parties.

I. NEXT MEETING

The next meeting is scheduled for April 14, 2026.

J. ADJOURNMENT

The meeting adjourned at approximately 8:35 PM.

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