

COUNTY OF SAN DIEGO
BONSALL COMMUNITY SPONSOR GROUP (BCSG)
MONTHLY MEETING AGENDA
Tuesday, September 8, 2026

Time: **6:30 PM Pacific Time**

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

A. CALL TO ORDER AND ESTABLISHMENT OF QUORUM

1. Administration of the Oath of Office to Neva Day

- a. Appointment formally approved by the County Board of Supervisors on August 18, 2026.

2. Seat No. 1 Appointment Status

- a. At its August meeting, BCSG recommended Julie Johnson for Seat No. 1, vacated on June 27, 2026. Appointment by the Board of Supervisors is pending.

3. Even-Numbered Seat Terms

- a. The terms for even-numbered seats on all Community Sponsor Groups expire January 4, 2027. New applications must be submitted by 5:00 PM on October 1, 2026: [County application portal](#)

B. WELCOME TO THE AUDIENCE AND PLEDGE OF ALLEGIANCE

C. APPROVAL OF CURRENT AGENDA

D. APPROVAL OF MINUTES

1. Regular Meeting of May 12, 2026

2. Regular Meeting of August 11, 2026

E. ACTION ITEMS (POTENTIAL VOTING ITEMS)

1. Socially Equitable Cannabis Program (SECP)

- a. At hearings held August 19 and September 2, 2026, the County Board of Supervisors approved the Program EIR and advanced the program without the protections recommended by the Planning Commission.
- b. [Project information](#)
- c. Approximate County cost to date: \$5 million.
- d. Discussion and possible action regarding next steps concerning the validity of the environmental review under CEQA.

2. Parks and Recreation

- a. Bonsall Community Park
- b. Bonsall Equestrian Staging Area
 - i. First community meeting: September 17, 2026, 6:30 PM-7:30 PM, Bonsall Community Center.

3. Streamlining Pathways for Housing and Agriculture

- a. County initiative evaluating grading ordinance updates, housing streamlining concepts, and agricultural land use regulations in unincorporated San Diego County. Discussion of potential impacts to rural communities and upcoming opportunities for public review and participation as the project advances.
- b. Upcoming virtual public meetings:
 - i. September 15, 2026, 6:00 PM-7:00 PM - [Zoom meeting](#)
 - ii. September 17, 2026, 1:00 PM-2:00 PM - [Zoom meeting](#)
- c. [Project information](#)

4. Tiered Winery - Rural Residential (RR) Expansion Update

- a. [Project information](#)
- b. Letter sent expressing BCSG concerns.

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

c. Open House: September 10, 2026, 5:00 PM-6:30 PM. Topic: Proposed Final Draft Zoning Ordinance Changes.

d. [Virtual meeting](#)

e. Staff will present the final draft zoning ordinance changes planned for Planning Commission and Board consideration later this year. The Open House will highlight key themes in public feedback, explain how public and interdepartmental feedback shaped the final draft, and gather final comments. Residents, business owners, agritourism partners, and agricultural organizations are encouraged to participate.

5. Draft 2026 Code Cleanup Amendments - Review Opportunity

a. Proposed amendments include 16 amendments to the Zoning Ordinance, one amendment to the Regulatory Code, and two amendments to the Administrative Code:

i. Clearer zoning definitions and rules.

ii. Updated Accessory Dwelling Unit and Junior Accessory Dwelling Unit rules consistent with State law.

iii. Modernized density bonus rules and student/senior housing incentives.

iv. Simplified parking requirements, including shared parking options.

v. More straightforward rules for accessory structures and greenhouses.

vi. A new formal process for Nonconforming Zoning Verification Letters.

vii. Updated solar energy system rules aligned with State requirements.

viii. Clarified references and processes for private development projects.

ix. Removal of outdated fee waivers and addition of new fees for Nonconforming Zoning Verification Letters.

b. Public comments on the Draft Amendments will be accepted until September 25, 2026, at 5:00 PM.

c. Email comments to PDS.LongRangePlanning@sdcounty.ca.gov with "Draft 2026 Code Cleanup" in the subject line, or submit comments on the project Engage webpage by selecting "Comment on the Current Cleanup."

d. Virtual community webinars:

i. September 9, 2026, 6:00 PM-7:00 PM - [Zoom meeting](#)

ii. September 10, 2026, 12:00 PM-1:00 PM - [Zoom meeting](#)

F. SPECIAL COMMUNITY SERVICE PRESENTATION

1. Watch Duty App for Fire Preparedness

a. Ken Munson, Watch Duty Contributor & Director, North County Fire Protection District

G. BCSG BOARD MEMBER REPORTS

1. I-15 Corridor Design Review Board

2. Traffic Advisory Committee (meets every other month on the first Friday)

3. Association of Planning Groups

4. SANDAG

5. Bonsall Unified School District

a. Facilities planning is ongoing. The next Board Workshop is September 10, 2026, at 4:00 PM at the Bonsall Community Center, prior to the BUSD Board meeting at 6:00 PM.

H. INFORMATION ITEMS IMPACTING THE BONSALL REGION

1. Golf Club Drive Green Street Project - Construction Update

a. Construction is anticipated to begin in September/October 2026 and is expected to take approximately eight months. Improvements at Old River Road and Golf Club Drive will include four biofiltration basins, new sidewalk, a pedestrian crossing, and ADA-compliant curb ramps.

b. Traffic control measures will be in place throughout construction. Motorists and pedestrians should anticipate potential traffic delays, limited pedestrian access, and impacts to street parking near Basin No. 1 on Old River Road.

c. Questions may be directed to Resident Engineer Jacob Schaniel at (619) 929-9800 or Jacob.Schaniel@sdcounty.ca.gov

2. Housing Unlocked - Phase I Zoning Ordinance Amendment

a. Prior to the August 7, 2026, Planning Commission hearing, the BCSG Chair submitted correspondence for inclusion in the administrative record expressing concerns regarding General Plan implementation, cumulative impacts, infrastructure, and preservation of rural community character. Discussion may include the project's current status, anticipated Board of Supervisors consideration, and future opportunities for public participation. [Project information](#)

3. SDG&E Golden Pacific Powerlink

a. Proposed 500-kV regional electric transmission project intended to strengthen California's electrical grid and improve regional transmission capacity. Preliminary routing concepts have generated public interest regarding potential impacts to Anza-Borrego Desert State Park and surrounding communities. The project remains in the early planning and public-outreach phase, with environmental review, route evaluation, and permitting still to come. [Project information](#)

4. Battery Energy Storage Systems (BESS) Ordinance Update

a. Discussion of the County's Draft BESS Zoning Ordinance Amendment, including proposed land-use classifications, siting, development standards, community impacts, and public-review opportunities. [Project information](#)

5. Large Artificial Intelligence (AI) Data Centers - County Report Back

a. Report evaluating the potential impacts of large AI data centers in the unincorporated county, including electricity and water demand, infrastructure, noise, fire protection, land-use compatibility, workforce impacts, and potential future zoning and policy options. The report notes that there are currently no approved or pending large AI data-center applications in the unincorporated county, but recommends clarifying permitting requirements while evaluating potential future regulations.

6. County Climate Action Plan - Annual Report and Incentive Program Updates

a. The Electric Vehicle Charger Program deadline has been extended to October 23, 2026. [Information and participation opportunities](#)

7. Ethereal Gardens Major Use Permit (PDS2024-MUP-94-025W1) - 8561 W. Lilac Road

a. Presentation, discussion, and possible recommendation regarding a request to modify an existing Major Use Permit for a retreat facility to allow a Community Recreation facility accommodating religious and non-religious wedding services, receptions, and other community events with up to 275 guests per event. The proposal includes use of existing facilities on approximately 28.67 acres and associated parking, operational, and site improvements.

8. Community Roadway Considerations

a. Traffic calming, roadway character, operating speeds, and preservation of Bonsall's rural, agricultural, and equestrian character, including discussion of community priorities for future transportation planning and improvements.

9. Innovative Energy Station - Interstate 15 and Old Highway 395 (aka "H & T Land & Cattle")

a. APNs: 127-221-18-00 and 127-221-20-00

Project Nos.: PDS2025-REZ-25-001 / PDS2025-GPA-25-005 / PDS2025-STP-25-004

b. Status update regarding the proposed Innovative Energy Station project at Interstate 15 and Old Highway 395. The County published a Scoping Letter and Project Issue Checklist on July 11, 2025. No additional project activity is currently known to BCSG. Continued monitoring for future public-review opportunities.

I. PUBLIC COMMENT - For any other item not on the agenda

J. FUTURE PLANNING

1. Next Regular BCSG Meeting: October 13, 2026, at 6:30 PM

- a. BCSG meets on the second Tuesday of each month and is dark in January and July unless otherwise noticed.

K. 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 may speak during general public comment. Speakers should address the Board from the podium.

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

Accessibility

Persons requiring disability-related accommodations or an alternative format for meeting materials should contact County staff as far in advance of the meeting as possible.

Public Disclosure

Information collected may become a public record subject to inspection and copying unless an exemption in law applies. In the event of a conflict between this notice and applicable law governing disclosure of records, applicable law will control.

Access and Correction of Personal Information

You may review personal information collected about you and recommend corrections by submitting a written request that credibly identifies an error. Reasonable steps will be taken to verify identity before granting access or making corrections.