

County of San Diego
BORREGO SPRINGS COMMUNITY SPONSOR GROUP
MEETING AGENDA

Thursday June 6, 2013 at 4:30 P.M.
Borrego Springs High School Community Room
2281 Diegueno Road, Borrego Springs, California

Administrative Items

- A. Call to Order
- B. Roll Call of Members
- C. Approval of the Agenda
- D. Members' review of maps and other printed materials for meeting: 15 minutes
- E. Consideration and approval of Minutes from the meetings of May 2, 2013
- F. Correspondence
- G. Committee reports
 - a. Community Plan Development Committee
 - b. Community Parks Committee
- H. Public Comment: an opportunity for members of the public to speak to the Sponsor Group on any subject matter within the group's jurisdiction that is not already on today's agenda, with a time limit of three minutes (3:00) per speaker.

Action Items

- A. Borrego Springs Community Plan – revisions to Policies LU 3.5.1, LU 3.9.1, and N 2.2.1 proposed by Dept. of Planning Services and Office of County Counsel – possible action on recommendations from Community Plan Development Committee in connection with same.

Non-Action Items

- A. Continuing discussion of Specific Plans & Special Study Areas in the Borrego Springs Community Plan of August 3, 2011.

The next regular meeting will be held September 5, 2013 at 4:30 P.M. at the Borrego Springs High School Community Room, 2281 Diegueno Road, Borrego Springs, CA 92004. **If this Agenda is revised, a revised copy will be posted 72 or more hours prior to the meeting. The final Agenda may include additional Administrative or Non-Action items.** For further information contact the Chair at Rich@BorregoValleyInn.com or (760) 767-3319. Address all U.S. Mail to: Rich Caldwell, Chair, Borrego Springs Community Sponsor Group, P.O. Box 1371, Borrego Springs, CA 92004-1371.

Proposed Changes to 2013 General Plan Clean-Up Borrego Springs Community Plan Policy Revisions

Proposed revisions to the Borrego Springs Community Plan and follow-up action items, based on discussions at the subcommittee and general meetings of the Sponsor Group on May 2.

Page	Section	Revision	Rationale
35	LU 3.5.1	<p>Require an approved landscaping plan for all development and redevelopment for which it requires a building permit, Minor or Major Use Permit, Special Plan, or Tentative Map for all areas outside structures that requires the use of only those plant species and groupings native to the Sonoran Desert, with a preference for the use of species and groupings native to the Colorado Desert. <u>When a landscape plan is required, the Borrego Springs Community Sponsor Group encourages the use of species and groupings native to the Sonoran Desert, with a preference for the use of species and groupings native to the Colorado Desert.</u></p> <p><i>The preference of the Community Sponsor Group is that all single family residences restrict their landscape palette to plant species and groupings native to the Sonoran Desert.</i></p>	The requirement for a Landscape Plan for all building permits is inconsistent with the County Water Conservation in Landscaping Ordinance and Planning and Development Services Procedures (Form 658 Minimum Essential Items for Plans). Stricter requirements for Borrego can be sought through changes to the ordinances rather than the General Plan.

Follow up action items for County staff:

- Coordinate with the Borrego Springs Community Sponsor Group and other stakeholders to add information on desert appropriate native landscaping to the County's Landscape Design Manual.
- Coordinate with the Borrego Springs Community Sponsor Group and other stakeholders to create a one-page informational handout on desert appropriate native landscaping that will be on the County web site and available at the Zoning Counter. Maximum Applied Water Allowance (MAWA) forms that must be signed by applicants for single family residential building permits with an associated landscaping area of less than 5,000 square feet will have a link to form.
- Consider revising the Desert water usage maximums for the MAWA during the next revisions to the Landscape Ordinance to make it harder to introduce high water landscaping that is not appropriate for the desert and does not fit community character.

Page	Section	Revision	Rationale
38	LU 3.9.1	<p><u>Residential Restrict</u> structures outside the Village Core are encouraged to maintain a low profile to retain and enhance views of the surrounding mountains <u>area to single story construction.</u></p> <p><i>The preference of the Community Sponsor Group is to limit the height of buildings outside the Village Core to single story structures.</i></p>	Prohibiting multi-story construction outside the Village Core is inconsistent with the Zoning Ordinance and would require rezoning most of the properties zoned for residential development in the planning area.

Based on discussions at the Sponsor Group subcommittee level, staff and subcommittee members felt the proposed revision could be supported.

Page	Section	Revision	Rationale
84	Policy N 2.2.1	<p>Require, <u>prior to issuing a certificate of occupancy for any new residential construction or reconstruction in the CPA, that all swimming pool equipment, HVAC equipment and similar noise-producing adjunct facilities to</u> be suitably planned, sited and enclosed so as to <u>prevent limit</u> noise trespass onto adjoining parcels.</p> <p><i>The low ambient noise level in the desert should be considered when permitting noise-producing equipment in Borrego Springs. The Sponsor Group recommends updates to the Noise Ordinance to establish different decibel level thresholds for Borrego Springs that take into account ambient noise levels.</i></p>	The requirement to prevent noise trespass on adjoining parcels is inconsistent with the County Noise Ordinance. Most residential zones allow 50 dBA at the property line during the day and 45 dBA during the night.