

County of San Diego
BORREGO SPRINGS COMMUNITY SPONSOR GROUP
MEETING AGENDA

Thursday June 4, 2015 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 meeting(s) of May 7, 2015
- F. 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.
- G. Correspondence & Chair's report
- H. Committee reports
 - a. Study Groups – no meetings since May 7, 2015.
 - b. Parks Committee – no meetings since May 7, 2015

Non-Action Items

- A. None at this time.

Action Items

- A. PDS2015-TPM-21227 Big Horn Land Co. Conservation Subdivision Tentative Map for review, input, questions, comments, and possible approval.

The next regular meeting will be held September 3, 2015 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, Information, 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.

Public Disclosure

We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Privacy Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.

Access and Correction of Personal Information

You can review any personal information collected about you. You may recommend changes to your personal information you believe is in error by submitting a written request that credibly shows the error. If you believe that your personal information is being used for a purpose other than what was intended when submitted, you may contact us. In all cases, we will take reasonable steps to verify your identity before granting access or making corrections.



County of San Diego, Planning & Development Services
DISCRETIONARY PERMIT APPLICATION
 ZONING DIVISION

RECORD ID(S): PDS2015-TPM-21227

	Planning	LD Review Teams	DEH	Trails Review	Other
Fees					
Deposits	<u>Environmental Subdivision</u>				

TOTAL FEES AND INITIAL DEPOSIT: \$ _____

The submitted Initial Deposit is estimated to cover only the initial project review (Scoping). Additional monies will be required. A project-specific cost estimate will be provided at the conclusion of Scoping, along with a letter detailing any project issues, revisions, and studies as deemed necessary for compliance with State and County codes and ordinances.

Have you had a pre-application conference? YES NO If yes, Planner's Name MARISA SIKISH

Is this project the subject of a code violation? YES NO If yes, provide a copy of the Warning/Citation/Violation Notice.

Are there any related, open applications such as DEH permits, Grading permits, etc? YES NO

If yes, list permits: _____

Is there an existing trust account on any of the open records related to this proposed project? YES NO

Are there any prior related cases such as a specific plan? If yes, list Case Number(s) NO

The Financially Responsible Party is responsible for all costs related to this application. See form PDS-126 and choose one.

The Financially Responsible Party is the: Owner Applicant Engineer Other

Assessor's Parcel No (APN) 141-030-36-00

Owner's Name BLLC, LLC JACK LIGHT Owner's Phone 949-851-8345

Owner's Address 1401 QUAIL ST, NEWPORT BEACH, CA 92660

Owner's email JLIGHT@CJLIGHT.NET Owner's Fax _____

Applicant's Name JIM ENGELKE Applicant's Phone 760-767-1283

Applicant's Address Box 507, BORREBO, CA 92004

Applicant's email JENGELKE@JUNO.COM Applicant's Fax _____

Engineer's Name _____ Engineer's Phone _____

Engineer's Address _____

Engineer's email _____ Engineer's Fax _____

Project Contact Person APPLICANT Phone _____

Address _____

Project Contact's email _____ Project Contact's Fax _____

Project Name _____

Project Address & Nearest Cross Street _____

I declare under penalty of perjury under the laws of the State of California that the statements made as part of this application are true and correct. I hereby agree to provide the indemnification as required by Chapter 2 of Division 6 of Title 8 of the San Diego County Code.

NOTE: If Agent signs below, attach Letter of Authorization.

[Signature]
 Signature of Owner or Authorized Agent

JACK LIGHT 5-26-15
 Print Signator's Name Date

OFFICIAL USE ONLY
 SDC PDS RCVD 05-29-15
TPM21227



FOR DEPARTMENT USE ONLY

For Administrative Permits and Use Permits
 Describe use: TPM
Environmental
Subdivision.

Existing Proposed
 General Plan Designation SR4
 Regional Category Semi
Rural

ZONE			
USE REGULATIONS		<u>392</u>	
ANIMAL REGULATIONS		<u>W</u>	
DEVELOPMENT REGULATIONS	Density	<u>1</u>	
	Lot Size	<u>4AC</u>	
	Building Type	<u>C</u>	
	Maximum Floor Area	<u>11</u>	
	Floor Area Ratio	<u>11</u>	
	Height	<u>11</u>	
	Lot Coverage	<u>11</u>	
	Setback	<u>11</u>	
SPECIAL AREA REGULATIONS		<u>11</u>	
Open Space		<u>11</u>	

Thomas Guide (Page/Grid) 1058 H6
 Tax Rate Area 58007
 Total Acres 150.96 No. of lots 1
 Planning Group Borrego Springs
 Community Plan Borrego Springs
 Supervisor District 5

Within: Rural Village Boundaries? YES NO Village Boundaries? YES NO Special Study Area? YES NO
 Project is within a Specific Plan? YES NO If yes, name of Specific Plan _____
 Related Records/Permits? YES NO If yes, list PD52013-IC-13-d66

Project is subject to the County Groundwater Ordinance? YES NO FP-2 YES NO
 Project is within 1/2 mile of a Regional Park? YES NO
 Project is within 1 mile of a Highway? YES NO
 Project is within 1 mile of a City? YES NO If yes, name of City _____
 Project is proposed for Septic? YES NO
 Project is proposed for Sewer? YES NO
 Project is a Violation Case? YES NO
 Military Installation Notice is required? YES NO
 Project is within 150' of the International Border? YES NO

If yes, notify the Department of Homeland Security. See Board of Supervisor's Policy I-111.
 If the subject parcel was created through a PM or B/C, have you verified that all Covenants of Improvement have been satisfied? YES NO **IF NO, DO NOT ACCEPT THE APPLICATION.**
 Is there a different owner of mineral rights than the owner of real property? YES NO
 If yes, identify name and address: _____

FOR PLANNER ASSIGNMENT - PLEASE CALL (858) 694-3292

Technician Initials: A. Robles Date: 5/29/15 Technician's comments: _____



County of San Diego, Planning & Development Services

NOTICE OF PROPOSED SUBDIVISION OR CERTIFICATE OF COMPLIANCE ACTIVITY
ZONING DIVISION

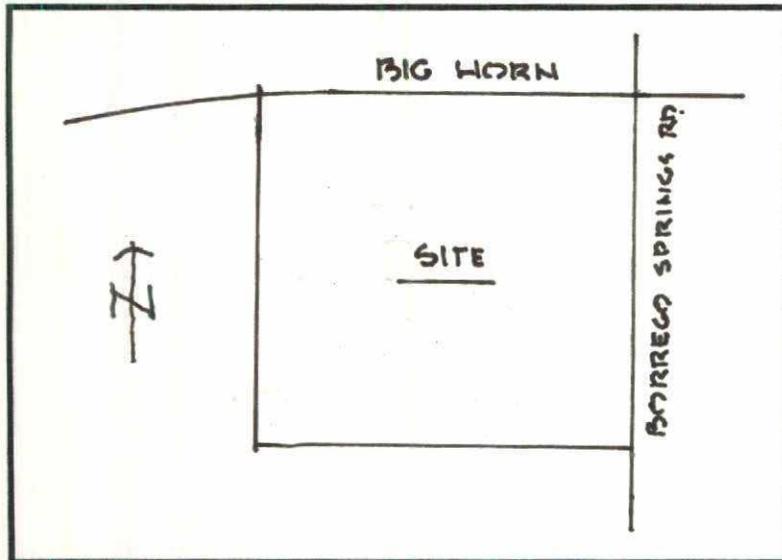
A [X] Tentative Parcel Map (TPM); [] Revised TPM; [] Expired TPM; [] Certificate of Compliance; has been filed with Planning & Development Services for property located within 300 feet, or further, of property shown as being owned by you.

NOTE: A public copy of this proposal is on file at Planning & Development Services, Zoning, 5510 Overland Ave, Suite 110, San Diego, California 92123. Please contact the Project Planner below for additional information on this case:

PROJECT PLANNER: Marisa Smith PHONE: (858) 694-2621

If you would like to receive copies of the Preliminary and Final Notices of Decision, you must send two self-addressed business envelopes, \$5.00 (non-refundable), and a written request for the Notices. Once notified, you may discuss the Notices with the proper planner at the above address.

VICINITY MAP

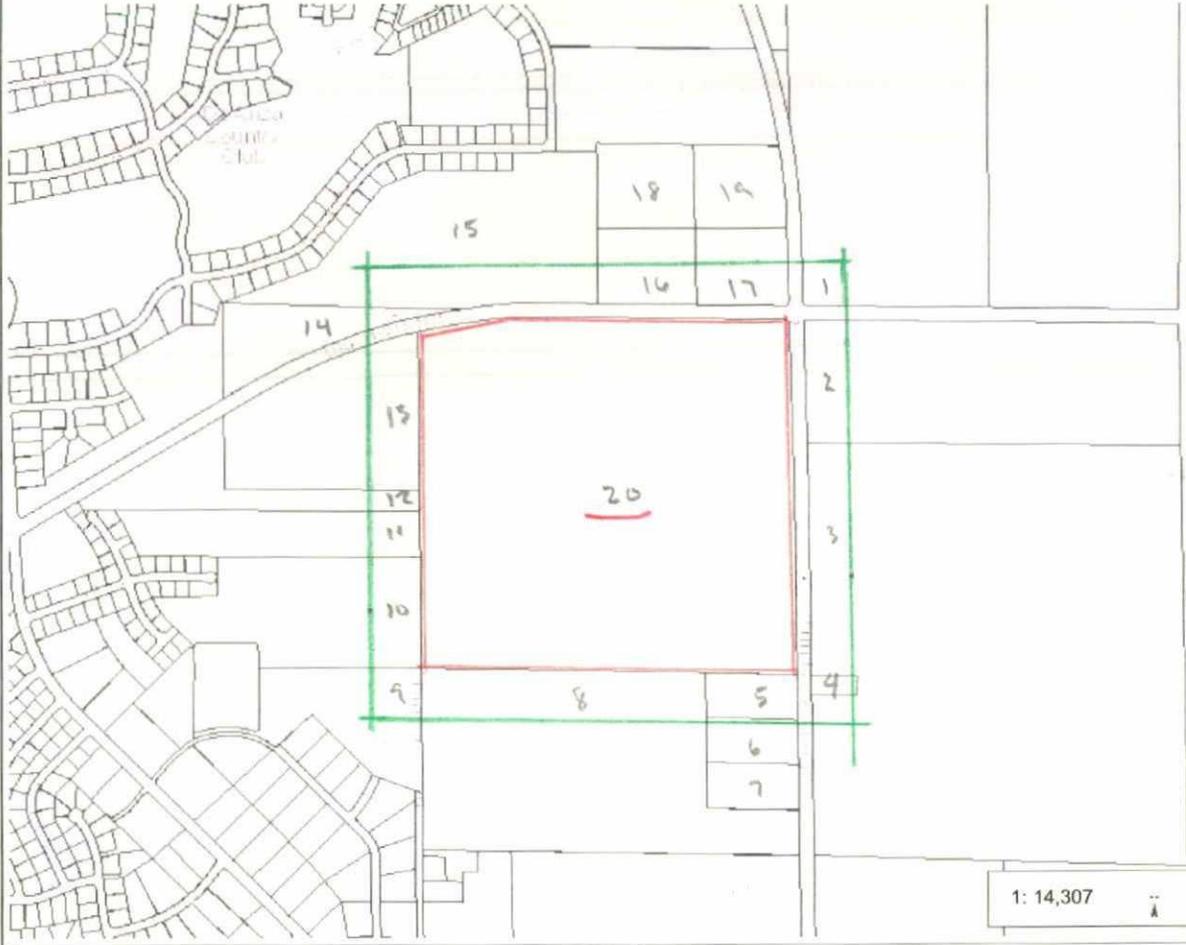


For County Use Only
SDC PDS RCVD 05-29-15
TPM21227

CASE NUMBER:
DATE REQUEST FILED:
ASSESSOR PARCEL NUMBER: 141-030-36-00
NAME OF OWNER: Jack Light
SITE ADDRESS: SW corner Borrego Springs Road and Big Horn
NAME OF ENGINEER: Jim Engelke, CEP
LAND USE DESIGNATION: S92 DENSITY: 1 DU / 4 A
NO. OF LOTS: 4 plus remainder MINIMUM LOT SIZE: 8 A
ACCESS BY: Public Road B.S. Road Private Road Easement



Conservation Subdivision



Legend

- Parcels

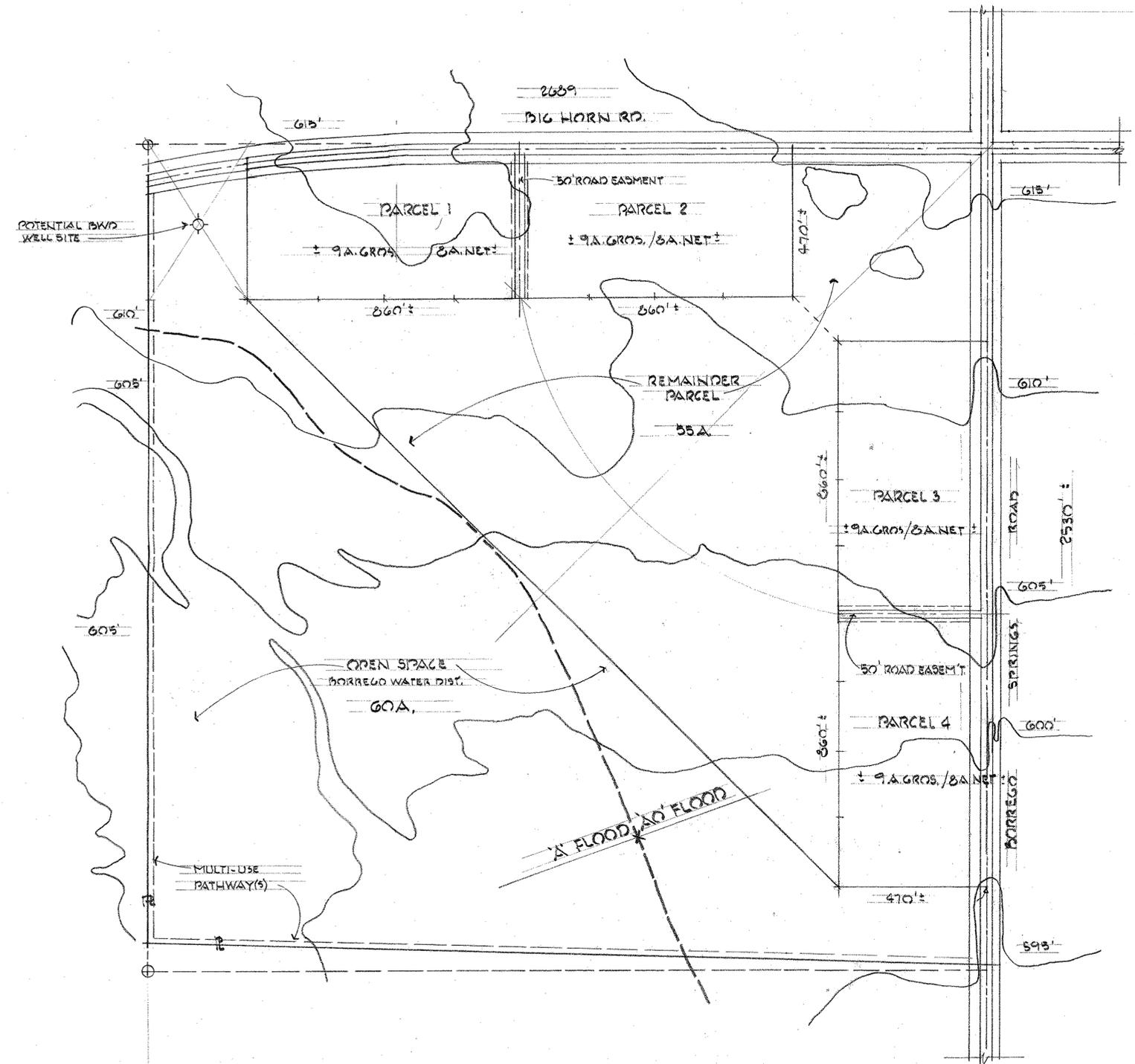
1: 14,307

Notes

0.5 0 0.23 0.5 Miles

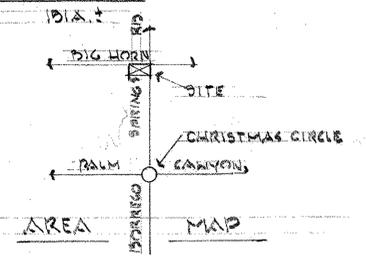
WGS_1984_Web_Mercator_Auxiliary_Sphere
Planning and Development Services

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION



BIG HORN CONSERVATION SUBDIVISION - TPM

SCALE 1" = 200' JIM ENGELKE, CEP/ARCH. 12/17/14 10A.±



SITE DATA

OWNER	Jack Light, Big Horn Land Co., Ltd.
ADDRESS	1401 Quail Street, Newport Beach, CA 92626
TELEPHONE	949-851-8345
SITE ADDRESS	SW corner Borrego Springs Road and Big Horn, Borrego Springs, CA 92004
ASSESSORS PARCEL	141-030-36-00
LEGAL	NW ¼ SEC 29, T10S, R6E, SBM
TAX RATE AREA	58007
LAT/LONG	33.2957 / 116.3949
THOMAS GUIDE	1858 H/6
GENERAL PLAN	Semi-Arid Residential SR4
COMMUNITY PLAN	Borrego Springs
ZONING	S92
PERMIT REQ'D	Conservation Subdivision
EXISTING USE	Vacant Land
PROPOSED USE	Residential
SEPTIC	On Site Disposal Field
FIRE DISTRICT	Borrego Fire District
SCHOOL DISTRICT	Borrego Unified School
WATER DISTRICT	Borrego Water District

DESCRIPTION

The project consists of 151 Acres +/- located in the southwest corner of Borrego Springs Road and Big Horn Road in north Borrego Springs, CA 92004. The project site is undisturbed desert creosote scrub with flood characteristics in the southwest portion of the site. The intent is to utilize the Conservation Subdivision provisions of the County of San Diego General Plan by conserving 60 A of land in a permanent open space reserve to be managed and owned by the Borrego Water District in exchange for two acre zoning on the remaining parcel in lieu of the existing 1 du/4A

Phase One consists of a minor subdivision (TPM) containing four 8 A +/- parcels plus a remainder of 12 +/- Acres plus a set aside of 60 Acres of open space.

Phase Two consists of a conventional subdivision containing twenty one (21) parcels on 42 A. with a 4 A. Park included and a dedication of the 60 A. open space reserve. Phase One is also further subdivided into two acre parcels consisting of 16 lots.

BASE ENTITLEMENT, 1 DU/4 A @ 150.96 A = 37.74 DU = 38 DU

NOTES

BIG HORN LAND CO
Conservation Subdivision