

**County of San Diego**  
**BORREGO SPRINGS COMMUNITY SPONSOR GROUP**  
**MEETING MINUTES**

**Thursday September 3, 2015 at 4:30 P.M.**  
**Borrego Springs High School Community Room**  
**2281 Diegueno Road, Borrego Springs, California**

**Administrative Items**

- A. Chair R. Caldwell called the meeting to order at 4:30 p.m.
- B. Roll Call of Members. Members present: Tom Beltran, Rich Caldwell, Rebecca Falk, Bonnie Petrach, and Sam Webb. Member absent: David Farley, Judy Haldeman
- C. Approval of the Agenda. Falk moved to approve the agenda; Webb seconded. Beltran, Caldwell, Falk, Petrach and Webb voted "aye".
- D. Members' review of maps and other printed materials for meeting: Not applicable.
- E. Consideration and approval of Minutes from the meeting(s) of June 4, 2015: Caldwell moved to approve; Petrach seconded. Beltran, Caldwell, Petrach, Webb voted "aye". Falk abstained.
- 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.

None

- G. Correspondence & Chair's report: Mr. Caldwell reported that he had received a scope letter on the Big Horn project. He also received correspondence regarding a Verizon project that had been originally scheduled for consideration at this meeting but was pulled and will possibly be put on the October 2015 agenda. He reported that he had received correspondence showing the Borrego Health project had gone from initial to formal consideration.
- H. Committee reports
  - a. Study Groups: No Meetings since June 4, 2015.
  - b. Parks Committee: No Meetings since June 4, 2015.

**Non-Action Items**

- A. None

**Action Items**

- A. PDS2015-STP-15-018 – Review and possible approved group input on proposed site plan for Borrego Health Office Building and Pharmacy per Zoning Ordinance Section 5750. Caldwell reviewed the scope of our involvement per the Community Review Area Regulation 5750: "The purpose of design review is to evaluate site planning, architecture, landscape design, signage and lighting to ensure that new development is compatible with surrounding development and community goals." Also Section 5799c: "The Review Board's evaluation shall be limited to the design guidelines set forth in the manual, and the Review Board shall cite the specific guideline(s) in instances where a project may be inconsistent with the adopted design manual." Falk said that the regulations give us some leniency and they are pretty broad but it does not say we can't address usage. Caldwell said that we can only consider the outside of the building and not the inside or proposed use. Travis Lyon and Daryl Priest provided information regarding the project. Borrego Health is currently housed in office space they are renting on Palm Canyon Dr along with the

pharmacy. This will allow them to expand the business office and pharmacy. They are using a concrete tilt up design because it is more energy efficient. It will be 32 feet at the highest point. There will be solar panels on the roof and this design will allow them to hide the panels. There will also be a back-up generator in a sound proof room inside the building. It will be 16,700 square feet and house 40-60 employees. The office space will be in the back with the pharmacy in the front. There will be 123 parking spaces. The office space will be used during normal business hours. The pharmacy is currently open Monday through Friday but if he could hire additional pharmacists they would be open 7 days a weeks. Falk asked if the "light" listed on the plans was a traffic light and they said no it was street lights listed. They may widen Palm Canyon Dr and County staff will direct them as to the type of street lights. Falk asked about blocking neighbor's views and had they even looked at it. They said they think the elevation is lower than the surrounding neighbors and will try to not disrupt them. They said they will provide a viewscape from the neighbors view. Webb asked if they aren't going to be open at night why there are so many street lights. They said they are going by how many County staff told them they needed. Beltran asked about the proposed water drainage. They said the County requires them to not add any runoff water to the street so they will be putting in a bio-retention basin to collect rain runoff. Caldwell said that he may not be able to vote on this project because his property may be too close. Haldeman will also not be voting because she is involved in the real estate portion. Falk asked about the bio-retention basin. They said that County engineers will determine depth and size. They are leaving the back half of the lot empty. Falk asked if there was any thought to moving the medical clinic to this lot. They said there are only about 3 other properties in the Village Core that are not in the flood plain and they do not want to build a building on stilts. Webb said that the property the clinic is currently on, near Rams Hill, is already owned by Borrego Health so it wouldn't be cost-effective to move the clinic. Falk asked when the neighboring properties are notified about the plan and we were told that the County handles those notifications. Caldwell said the traffic study, landscaping mitigation study, construction materials, signage plan (whether it will be lit), hardscaping and lighting study have not been done yet and will need to be submitted to the group. Caldwell suggested they review the Community Plan because that will tell them what type of landscaping species can be used and also says that DG is preferred over asphalt for parking lots. They said that one of their staff members had read the plan. Beltran said that others have used native soils and soil binders and they may want to consider those and it must all meet ADA requirements. Caldwell said that this information is just preliminary and other agencies must submit reports and we will need to see and review them. Caldwell asked for volunteers to work on the information as it comes in and Beltran and Falk volunteered. Webb said that he will not be able to attend the October 2015 meeting but he feels this project will be beneficial to our town.

The meeting was adjourned at 5:28 p.m. after Petrach so moved, Falk seconded. Beltran, Caldwell, Falk, Petrach and Webb voted "aye".

Bonnie Petrach, Secretary

The next regular meeting will be held October 1, 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 or Non-Action items.** For further information contact the Chair at [Rich@BorregoValleyInn.com](mailto: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.

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