

# COUNTY OF SAN DIEGO, BORREGO SPRINGS COMMUNITY SPONSOR GROUP

## \*\*\*MINUTES\*\*\*

Thursday, October 3, 2019 4:30 p.m.

Borrego Springs Library Community Room, 2850 Country Club Rd, Borrego Springs, California

### A. CALL TO ORDER/ROLL CALL

All members present. Clint Brandin let the Sponsor Group members and the audience know of the passing of Bill Wright and gave his condolences to the family.

### B. APPROVAL OF THE MINUTES FOR THE SPECIAL MEETING OF September 12, 2019

**MOTION:** Approval of the minutes. Farley M, Petrach S, Amendments to the minutes were discussed. **MOTION:** Approval of the amended minutes. Farley M, Petrach S. Approval 5 -2 with Haldeman and Haddock abstaining.

### C. PUBLIC COMMUNICATION:

Jim Wilson commented on the shade structure that is proposed along Sunset and stated that in his opinion it would have to be a substantial structure. He suggested that a DG walkway along Sunset might be a better solution. Suzanne Lawrence commented that an integrated water shed management has been initiated under Howard Blackson with the Congress of New Urbanism which would be a nexis between land use and our GSP. There will be mentors from throughout the state that will look at the future of golf and a Vision 2040 project.

### D. ACTION ITEMS:

**1. PDS2019-AD-19-022, BORREGO TEMPORARY MILITARY LANDING ZONE.** Melanie Conatser or other representative for Skydive Perris presented the project on behalf of the owners of the 95 acre lot across from the airport. County Land Use Planner Nick Koutoufidis was present as well to answer questions. The County has requested comments and a vote on a proposed Administrative Permit to continue using the Site for a parachute landing zone of approximately two acres to be used by the Canadian and British Forces. Previous unpermitted clearing of another 17 acre portion of the parcel for this purpose is subject to mitigation or revegetation.

Conatser explained that this issue was coming before the Sponsor Group at the request of the county and stated that the county was asking for input from the Sponsor Group to allow Skydive Perris to fix the violation for clearing the drop zone without a permit. Nick Koutoufidis added that land credits from Anza Borrego Foundation for mitigation will be purchased on a 2-1 basis; therefore 34 acres will be purchased to mitigate the clearing. Falk stated that she had received correspondence on this issue including an email asking that the cleared area be revegetated. Joe Tatusko commented that the airport was part of the revitalization of Borrego Springs and that he had concerns about a possible closure of airspace due to a potential violation of FAA AC 105.23 for other airport activities. Conatser replied that there were no closures and that the frequency is monitored for other aircraft, stating that it was paramount that we have a safe operation. Patrick Meehan stated that as a restaurant owner he supports this drop zone use to promote business. John Peterson stated that the vegetation was salt scrub, the lowest tier. **MOTION:** Approval of the Administrative Permit. Petrach M, Haddock S. Motion was approved with 6 in favor; Falk abstained.

**2. RAM'S HILL PDS2019-DA-19-001 - DEVELOPMENT AGREEMENT THRESHOLD DECISION, a proposal to allow consideration of an application to update and extend for thirty years with changes the Rams Hill Specific Plan that is currently in effect, and was last amended in 1986, including a re-affirmation of the plan for a second golf course.** There is a different housing development plan from the original as part of the proposal, and extraordinary benefits to the community are included to satisfy the County requirement for the changes. There will be a 30 day public comment period once the PDS Director has drafted and released a report. If the Threshold Decision is then recommended by the PDS Director with his report and agreed to by the Board of

Supervisors , Rams Hill can apply for a Development Agreement with the County and any discretionary permit processes needed for the revised plan. Shannon Smith of Ram's Hill presenting.

Shannon Smith, CEO of Ram's Hill, stated that this was a request for approval from the Sponsor Group to start a conversation with the county on a Threshold Decision for a Development Agreement Proposal. He commented that Ram's Hill wants to be successful in Borrego with sustainable growth and that this Development Agreement was not a short cut or a final commitment. He outlined required anticipated "extraordinary benefits" that will be a part of the commitment from Ram's Hill:

1. Retire residential development rights – for every 10 homes allowed, 1 entitlement will not be built.
2. Aquifer replenishment—will not use 2,000 acre ft of water , a one-time forgoing of entitled use
3. Increased open space, 10% above what is required,
4. Improved fire protection by funding 100% of a new fire station.
5. Planning and maintenance grant for groundwater sustainability followed land management
6. Funding a study for low-cost renewable energy, with community matching grants.

He stated that the developer entitlements would be the same as those contained in the Specific Plan from 1986; however the product type will honor desert living. Falk received a letter opposed to a second golf course. Suzanne Lawrence stated that while she did not object to the project outright, she could not support the fast-tracking of this project without independent analysis on the economic trends on the future of golf. Joe Tatusko said that time is money and that this proposal would bring dollars to Borrego Springs.

David Farley read a letter received from the Tubb Canyon Conservancy asking the Sponsor Group to reject this extension for Ram's Hill. Smith delivered letters of support to Falk for the record. Brandin commented that approval will open the dialog. Falk asked what water requirements would be needed for the proposed new golf course and Smith stated that it was not known at this time; however, the current course uses 800 acre feet of water. Falk commented that the two courses could total 1350 acre feet of water while the total community use was 1500-1600 acre feet – one third of the total water Borrego can use in 2040 for Ram's Hill's two golf courses. Smith said they would continue to acquire agricultural land and that an economic benefit was the trade-off. Falk asked where the water would come from "physically". Smith agreed that it is estimated that there is 600 acre feet of sustainable yield in the southern management area of the aquifer and that non-potable water is used today. Falk was concerned that we still don't know what is in the stipulated agreement, so a decision involving this much water is premature. She was also concerned that the water needed for the golf courses would come from the central management area, Borrego's source of unpolluted municipal water. Michael Sadler asked if the expenses for the proposed new fire station had been clarified and Smith stated that they had been. Jim Rickard commented that he wants the lighting to be Dark Sky compliant. Bill Berkley commented that of the total 5,700 acre feet of water use for the future, 1600-2000 would be for the community and 2000 would be for golf courses. Elizabeth Rodriques commented that the conversation has begun and facts should continue to be gathered. MOTION: Approval of the PDS2019-DA-19-001. Haddock M, Brandin S. Hanline commented that he needs more discussion. 5 members in favor, Falk and Hanline opposed.

**3. ROADRUNNER CLUB MAJOR USE PERMIT (MUP) 3301 99-003-05 MODIFICATION:** Proposal to continue the rental mobilehome park use for the property consistent with the withdrawal of the Tentative Parcel Map 3200 21181 that provided for individually owned condo lots. This would allow building on approximately 90 vacant lots in the newer part of the RoadRunner Club, and the completion of two or three model homes in time for this coming season. Engineer Ken Discenza presenting.

Discenza stated that this MUP is over the entire property and that the modification was that property would continue to be rented spaces and not owned. Most of the residents are seasonal and this type of use does not promote the ownership of the spaces. MOTION: Approval of the MUP modification. Farley M, Haldeman S. Unanimous approval.

**4. PARKLANDS DEDICATION ORDINANCE AND RECREATION PROGRAMMING PRIORITY LIST (PLDO) RECOMMENDATIONS FOR 2019/2020 are requested by the County.**

The members agreed that the splash pad was still the number one request. MOTION: To forward the request for a splash pad with the group picnic area and additional trash bins as secondary items. Farley M, Brandin S. Unanimous approval.

**E. NON-ACTION ITEMS:**

**1. SDGE/SEMPRA Distribution Communications Reliability Improvement Project (DCRI) presentation. We are not being asked to advise on this item but SDGE wants the community to know about these upcoming installations.** Clint Backhouse presenting.

Backhouse stated that this was a non-commercial wireless upgrade and that this enhancement would improve reliability and lessen wildfire risk. Farley had questions about what this will do and asked for more information. Poles would be installed separately from existing poles and wires, and would be 5 to 10 feet higher than existing poles in some areas.

**F. GROUP BUSINESS:**

**1. Announcements & Correspondence Received:** Property Condition Agreement Draft Ordinance available for a 30 day public review (until 10/23) at:

<https://www.sandiegocounty.gov/content/sdc/pds/advance/propertyconditionagreement.html>

**2. Discussion Items:** 2040 Vision Borrego. Postponed until next meeting.

**3. Subcommittee Reports & Meeting Updates:** GSP Advisory Committee, Code Compliance Committee Petrash distributed a code compliance report she received from Michael Johnson, Planning Manager, Code Compliance. Falk announced that the GSP Advisory Committee had had its last meeting.

**G. ADJOURNMENT**

**MOTION: Adjourn. Petrach M, Haddock S. Unanimous approval. Meeting adjourned at 7:27 pm.**

**The next regular meeting will be held November 7, 2019, 4:30 pm, Borrego Springs Library Community Room, 2850 Country Club Rd, Borrego Springs, California**