

**COUNTY OF SAN DIEGO, MEETING OF THE BORREGO SPRINGS COMMUNITY SPONSOR GROUP**

**\*\*\*MEETING AGENDA\*\*\***

**Wednesday, March 4, 2026, 4:30 p.m.**

**In-person at the Borrego Library, 2850 Country Club Rd, Borrego Springs & also via Zoom**

**Topic: Borrego Springs Community Sponsor**

**LINK FOR THE SPONSOR GROUP MEETING**

**<https://us02web.zoom.us/j/87441838477?pwd=KaozaCd2G6oQ54vPHnPMYv6kjegAvg.1>**

**THE PUBLIC IS ALWAYS WELCOME TO OUR MEETINGS**

**WE REPRESENT YOU WHEN ADVISING THE COUNTY OF SAN DIEGO ON LAND USE ISSUES**

**Please note that discussion items might be arranged according to interest in public discussion and might not exactly follow the agenda as given below.**

**A. CALL TO ORDER/ROLL CALL**

**B. APPROVAL OF MINUTES FOR THE MEETING of February 4, 2026, (Attached)**

**C. PUBLIC COMMUNICATION (will be limited to 3 min):** Opportunity for members of the public to speak to the Group on any subject within the Group's authority that is not on the posted agenda.

**D. ACTION ITEMS**

1. Socially Equitable Cannabis Program, Nancy McRae to present a summary previous CSG action. Elena Thompson Presenting.
2. Potential land development on Palm Canyon Road, Jan Stubbs presenting. (Note this is discussion item only, and likely not a "voting item" however I have placed it here on our agenda). (Attached Power Point Presentation).

**E. NON-ACTION ITEMS:**

1. Report from the Borrego Springs Rotary. Diane Johnson presenting.
2. Report on the Borrego Spirit award. Melissa Huston presenting.
3. Proposed Cross Walk on Palm Canyon Drive. Jim Dax presenting.
2. Status update on the letter regarding Short Term Rentals update. John Peterson presenting. (Attachment)

**F. GROUP BUSINESS:**

1. Need a temporary secretary for the April 1, 2026 meeting (Nancy will be missing this meeting).
2. Schedule for the summer break for the CSG.
3. Status of required training for all members of the CSG.
3. Correspondence received: none

**G. ADJOURNMENT**

The next regular meeting is scheduled for April 1, 2026, at 4:30 at the Borrego Springs Library.

The Chair has appointed the following BSCSG Members to serve as points of contact for the following areas:

- a) Road Maintenance, Bill Haneline
- b) Dark Sky Ordinance and issues, Rebecca Falk
- c) Association of Planning Groups, Jim Dax
- d) Landscaping at the La Casa Solar Panel Field, Bill Haneline
- e) Report from the Infrastructure Committee, Bill Haneline.

Potential items for our next Sponsor Group meeting which is scheduled for April 1, 2026:

- a) Report on flood control studies being conducted in the basin. Of specific note is the extent of the area of study. Presentation by the San Diego County Public Works Flood Control and Federal Emergency Management Administration (FEMA). Power Point Presentation. (Four Attachments)

Emails sent to the Chair at [petersonenv@hotmail.com](mailto:petersonenv@hotmail.com) will be forwarded to the appropriate person.

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**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 and to be added to the Sponsor Group email list to receive agendas and agenda packets, contact the Chair at [petersonenv@hotmail.com](mailto:petersonenv@hotmail.com) . Address U.S. mail to: Community Sponsor Group, P.O. Box 1371, Borrego Springs, CA 92004-1371. For agendas, minutes and Community Plan, visit: <https://www.sandiegocounty.gov/content/sdc/pds/gpupdate/comm/borrego.html> .

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<p style="text-align: center;"><b>Borrego Springs Community Sponsor Group Members:</b> Chairperson: John Peterson; Vice-Chairperson: Jim Dax; Secretary: Nancy McRae Members: Bruce Durbin, Bill Haneline, Rebecca Falk, Melissa Huston, Anne O'Connor, vacate seat: #9 (Sondra Boddy who been recommend by the CSG for this open seat).</p> <hr/> <p>Standing Committees None</p>
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List of attachments: Click on this [2026-03-04 Public Folder](#)

Draft meeting minutes Sponsor Group meeting dated February 4, 2026

- 1) Power Point Presentation for the item D.2 from Jan Stubbs
- 2) Letter regarding STR's in Borrego Springs. Borrego Springs CSG to Supervisor Desmond.

COUNTY OF SAN DIEGO, MEETING OF  
**THE BORREGO SPRINGS COMMUNITY SPONSOR GROUP**

\*\*\*DRAFT MINUTES\*\*\*

Wednesday, February 4, 2026

In-person at the Borrego Library, 2850 Country Club Rd, Borrego Springs & also via Zoom

**THE PUBLIC IS ALWAYS WELCOME TO OUR MEETINGS**

**WE REPRESENT YOU WHEN ADVISING THE COUNTY OF SAN DIEGO ON LAND USE ISSUES**

**A. CALL TO ORDER/ROLL CALL**

John Peterson, Chair Present

Jim Dax, Vice-Chair Present

Bruce Durbin Present

Bill Haneline Present

Rebecca Falk Absent

Anne O'Connor Absent

Nancy McRae, Secretary Present

Seat #5 - Vacant Melissa Huston was seated during meeting, and voted on motions after she was seated.

Seat #9 - Vacant

**B. APPROVAL OF MINUTES FOR THE MEETING of January 7, 2026**

Motion: Jim Dax

Second: John Peterson

Discussion: None

Vote: Unanimous (of the 5 members present)

**C. PUBLIC COMMUNICATION** (limited to 3 min per person): Opportunity for members of the public to speak to the Group on any subject within the Group's authority that is not on the posted agenda.

Elena Thompson - Attended recent County Supervisor meeting on advancement of cannabis "social equity" program - 3 out of 5 Supervisors voted to advance the cannabis program in unincorporated areas. It was framed as a "moral obligation." They are putting people who were previously in prison due to drug-related convictions to work under this cannabis program. They have approved cannabis pot shops, lounges, special events, manufacturing (hash) and agricultural (growing cannabis). All 28 Sponsor Groups/Planning Groups (SG/PG) in attendance spoke out against this. BSCSG was not present. Jim Desmond voted against program. He said it doesn't make sense to prioritize 500 people formerly in prison for breaking what was the law at that time versus 500,000 residents in the backcountry. Major concerns were land use, adverse environmental impacts - stench,

use of scarce water resources (it takes a lot of water to grow cannabis), road safety, public health especially youth, public safety in unincorporated areas, enforcement. There are armed guards at the pot shops in Encinitas. Is this what we want for Borrego? Anyone in Borrego who really wants cannabis can mail order it.

Becky Rapp - appreciates Elena's comments. It was obvious that the County officials completely ignored the downsides of this program. Approval should be based on science, public health, traffic safety and community planning. SG/PG presented well-researched information and cases from other jurisdictions detailing serious impacts that this program would bring to backcountry, and highlighted the lack of funding for already strained infrastructure. The SG/PG testimony was completely ignored and discussion was dominated by corporate interests. A sad day for the county and a clear example of public voices being sidelined.

John Peterson - Appreciated comments. Emphasized that we cannot discuss this issue at this meeting because it is not on the agenda. Said the BSCSG voted on issue a year or so ago, resulting in a 4 - 4 vote, so the BSCSG couldn't write a letter pro or con. He said if there is interest we can put it on the agenda again.

Elena said great idea to keep it alive and bring subject to the BSCSG.

No further public comment.

#### **D. ACTION ITEMS**

**1. Seating of our newest member of the BSCSG, Melissa Hutson into Seat # 5.**

Welcomed with great enthusiasm to the group.

**2. Proposed crosswalk on Palm Canyon Drive. Issue remains regarding its location across Palm Canyon Drive. The results of the site visit conducted on January 14, 2026, Jim Dax presenting.**

Peterson: Field trip was requested by BSCSG at last month's meeting, and county staff came out. Jim Dax, Dave Garmon and Jim Wermers were there. Peterson requested update on the results of the field trip.

Jim Wermers - There were 2 reps from the county Department of Public Works (DPW) plus a driver. The County still thought the first proposal (western end) was the safest location. Other options were discussed in an hours-long discussion. During the meeting, 12 people were seen crossing the street exactly where BS has proposed the crosswalk (eastern end). When this was pointed out, the County staff replied that jaywalking is allowed, but you're on your own; you are only protected when you are in the crosswalk and crosswalks are safest between two left turning driveways into the shopping centers. The fact that virtually no one will use the proposed crosswalk was not the concern.

At the end of the meeting a compromise was proposed: County works with the Traffic Advisory Committee (TAC). The DPW submits its recommendations to the TAC, the TAC reviews and submits their recommendations to the County. The DPW will submit their proposed location, and will also submit the BS proposal provided there's no left turn into the Mall. Jim Wermers readily agreed to that, to the surprise of the DPW reps. The next TAC meeting will probably be in March. Jim Wermers and one member of the BSCSG will attend meeting.

Haneline: Has worked with TAC before - said they put out their own studies out and are very open to things.

Dax: We will get a crosswalk somewhere.

**3. Report on flood control studies being conducted in the basin. Of specific note is the extent of the area of study. Presentation by Sara Agahi, Vicky Zhang and others.**

Peterson: A number of us went to joint task force of DPW and FEMA meeting in January. Tonight's BSCSG discussion has been deferred to March at the request of the people above. Concern is that the study area was determined by the Boyle report Boyle which dates to 1989 so it's been in place for 35 years. The study area implemented for the current study was restricted to the old Boyle study which didn't include the south end of the basin, so Deep Well, Rams Hill, Old Borrego and other residential neighborhoods were not included. At the Flood meeting, Peterson requested that this issue come before the BSCSG for discussion.

Wermers: We all know that Rams Hill is in the Flood Zone. That's why they built all those massive berms and other flood mitigation measures back in the early 1980's when it was first developed. Just west of there you can see the flood plain. Just because it doesn't show up on the Boyle map doesn't mean it doesn't flood.

Peterson - Feds and County will be here for discussion on March 4.

**4. Potential land development on Palm Canyon Road, Jan Stubbs presenting.**

Jan Stubbs wanted to share some documents, but Zoom technology eluded him. He has a short power point presentation. Peterson suggested doing that at March 4 meeting. Two lots, one is next to Natchez nursery across from mall, 3.3. ac zoned C36 allows transient habitation - lodging. He wants to put 10 x 20 feet units built by JDB Builders at a cost of \$54K each. Have contracted with them to install one in his backyard. Wants to install several of them on his lot.

Peterson - Asked Stubbs to send the power point presentation prior to the March meeting and it can be shown at the meeting. Zoning C42 and C36 issues to be discussed.

**E. NON-ACTION ITEMS**

**1. Report on Borrego Springs Community Resource Center (CRC at [borregocrc.org](http://borregocrc.org)).  
Martha Deichler, Executive Director, presenting.**

Deichler was Principal of the BS Elementary school and then Superintendent of the BS school district several years ago. She realized there was a whole section of the BS population that wasn't being represented - not only the Latin X population, but also the elderly, infirm and others. When Covid hit, we had a fabulous food bank going, and then Covid vaccines were made available. That's when she realized that not everyone in the community knew how to use computers. A group of people got together to help them learn how to use computers, file for unemployment, etc. There was a need to get people access to life savings shots, employment information, and other resources. With help of the Borrego Valley Endowment Fund (BVEF) and Jim and Anne Wermers we were able to open the Community Resource Center (CRC). Our needs are many. The CRC Board addresses needs as they come in. Some of their programs include:

Food Bank - no income verification needed. Several hundred people are served weekly. Sometimes the whole community is asked to come get food, such as the last fresh vegetable drop off of 36K lbs.

Let's Go Borrego - heavily supported by BVEF and grant for \$200K

Spanish and English classes

Ballet Folkloric

AA

Computer literacy - fundraiser to buy new computers, huge need for computer literacy

RAM radio in CRC does music, internet radio station

Caregiver program - rather than having to move out of town to receive care, CRC will help find trained people to be caregivers. Win-win: provides jobs, provides care.

Dog Training on Sunday

Jewelry making (for children)

Grief Support Group - non-denominational, well attended

Social Workers from the County come regularly to sign people up for benefits if they qualify.

Citizenship class - very high interest in this class

Martha is a volunteer. The CRC has one paid employee. It runs on grants, volunteers and donation

**2. Report on the Borrego Spirit award. Melissa Huston presenting.**

John and I presented to Adriane, part of the County District 5 staff, putting together a recognition opportunity for people behind the scenes doing impactful community service to acknowledge and show appreciation for these people. Community can nominate people.

Peterson: Idea is to do it twice a year through an ad hoc committee of members of the BSCSG with cooperation of local residents. Can't run the community without volunteers and its important to acknowledge them - not the already highly visible ones, but the unsung heroes behind the scenes.

MP: When does the nomination process start?

Peterson: Hope to have first award presented by Jim Desmond at Borrego Days October 2026. Talking with district office possibility of multiple awards to individuals and organizations.

### **3. Status update on the letter regarding Short Term Rentals (STR). John Peterson presenting.**

December meeting we voted to send letter to Desmond regarding STR. It's been a work in process. Peterson wants to make sure info is accurate and reflects current conditions. He's been working with Chase O'Farrell, a district office staff member in Desmond's office. The question is what is the impact of STRs and how many do we have? Received communication this week from Maria Zambrano - Assistant Treasurer-Tax Collector that said (read verbatim by Peterson):

"The County of San Diego does not distinguish between hotel operators and individual STR establishments when collecting TOT tax. However, we can provide the following data:

- Number of STRs identified in Borrego Springs - 164 have **current** active listings.
- Number of compliant STRs in Borrego Springs - 99 active certificates for BS
- Number of non-compliant STRs in Borrego Springs - 85 are non-compliant out of the current 164 active listings. We are preparing to send Non-compliance letters to the 85 non-compliant operators during the first week of February."

Peterson: We ending up getting a report from her (in agenda attachments) on TOT collected. Outside of Rancho Santa Fe, BS collects more TOT than any other backcountry community - \$940K/year. What amount of that is from hotels and what is from STRs?. The county doesn't break them out. They are preparing to send non-compliant operators letters in first week of February. All SG/PG in County didn't know of this action this either.

We are still working on letter for Desmond and will get it out this month with accurate information. 164 STRs in BS. This affects our community.

MP: How many STRs out of how many rentals total? How many long term rentals are available?

Peterson: Unknown.

Dax: Approx 190 STR, of that there are additionally several hundred attached units, modular homes, the percent that are unoccupied at some point in the year is 44%. Two realtors that he knows thinks that 500 STRs is too high; couple hundred is probably more accurate.

Stubbs: He said he is a realtor. Contacted AirBnB industry monitor which shares data. They show 85.

Durbin: Advises caution. The question we should be asking: the cities and counties are taxing property twice, taxing residential rate and that property is paying its property tax, but then TOT is collected on those STRs. Cities/counties are double dipping. They are playing us. What are those entities doing about the double taxation on those properties? Need to make people aware. They're turning a blind eye because they're getting more money.

MP Elena Thomson: This issue is beyond the scope of the BSCSG. How many hotel rooms in Borrego Springs?

Peterson: We're trying to find out.

Thomson: I'm a big fan of protecting private property rights. There's triple taxation - STRs are also paying federal and state income tax on income. There may be concern among the BSCSG members, but she hasn't heard that there is concern outside the SG. All Borregans would be better off supporting good project development. We have developers who have capital and want to build houses for different income levels. We should get behind that rather than regulate private property.

Peterson: TOT is not the issue. The issue is how are STRS affecting our housing market and our community? We don't have a lot of Long Term Rental (LTR) property out here. We've had people try to find LTR, teachers especially, and they have to go to Salton Sea or Ocotillo Wells. It's not the collection of the taxes that's the issue.

Haneline: How did they get that STR number? Did they go through the paperwork?

McRae: The number of STRs could still be in the mid to high hundreds, for example there are many other rental platforms besides AirBnb, but if anyone just goes on the AirBNB website and puts in a set of dates in season for a rental for 2 adults, hundreds show up. Rams Hill has its own "Stay and Play" STR program that has many homes in it. Are these part of the STR count? McRae supports Elena's comment that we should be supporting developers who have capital and want to build houses for different income levels or developers like Rams Hill that can intentionally build homes for STRs as part of their project development. There are pros and cons to STRs. They do affect the ability of people to rent long term, but they also house many tourists who come to the community and on whom the community is largely dependent. It's a complicated issue.

Durbin - STRs are commercialization of residential zones. To Elena's point, the government isn't doing anything because they're getting a lot of money. In LA you can't build an ADU and use it for a STR. The idea behind California's ADU law is that it's supposed to provide affordable housing - it's not for STRs.

Peterson: TOT last fiscal year collected by county was \$9.5 million dollars

Durbin: Borrego has the most hotel rooms in the unincorporated areas. RSF has the La Costa Resort and Escondido (just slightly ahead of BS in TOT collected) has Lawrence Welk village. There are enough hotel rooms to house all our visitors.

Peterson: Julian TOT is only \$30K.

Stubbs: The big issue is housing affordability and availability especially for someone who isn't wealthy. What most of the cities are looking at is a large portion of their possible rental inventory is vacant most of the time because it's a second, third, fourth home for someone who doesn't use it. So some of these places are considering a tax on vacant housing.

Dax: That tax was just voted down in City of San Diego

## **F. GROUP BUSINESS**

1. Status update regarding search for candidates for vacant seats.

Peterson: Still looking for candidates. Last vacancy is to be filled by Sondra Boddy. She is In process of going through last final things to be seated in Seat #9. Quorum # is five.

2. Status of required training for all members of the CSG.

- Annual training either live (via zoom link) or screening of slides for members who have previous in-person training. Note that live (zoom) training for all new members is required.
- Required ethics training (every two years) via a monitored two-hour on-line training course. Melissa completed ethics training, tedious but insightful, a good reminder. Peterson will get an update from the county on who needs needs what.
- Haneline - Form 700

3. Correspondence received: Zambrano to Board of Supervisors August 6, 2025, Quarterly Report on TOT Annual Report.

The Chair has appointed the following BSCSG Members to serve as points of contact for the following areas:

1. Road Maintenance, Bill Haneline - Nothing new
2. Dark Sky Ordinance and issues, Rebecca Falk
3. Association of Planning Groups, Jim Dax Attended 1/7 meeting in Lakeside, main issue is to get representation for unincorporated areas, did discuss cannabis program, it was understood by everyone there that the county would approve this so it was a moot point, transportation issues, fire season, emergency evacuation routes, CalTrans programs changing roadways pertaining not just to fire evacuation. Next meeting in June.
4. Landscaping at the La Casa Solar Panel Field, Bill Haneline - Wrote Tony Zazana again, but they are not responding. Dax - As a group, what is the next step? Peterson - So much is documentation. Start documenting efforts to contact. Chair can send them a communication that we are planning to bring this forward as an

action item if no response. Durbin - landscaping implies greenery and water. Maybe we should just switch to hardscape and boulders, rusty artwork, dinosaur shapes, whatever, don't just focus on plants. Haneline - We're just talking creosote and boulders.

5. Haneline - Infrastructure meeting - Discussed crosswalk, but also Zito copper wire going to homes with broadband, some neighborhoods do have the fiber. Zito working on a grant to get more money to bring carbon fiber into valley. Dax - he got new fiber optic lines. Haneline - those are still hooked into copper lines. Will they trench it into your house or how will it get into your home? Dax - 500 ft of trench.

6. STR (Short Term Rentals), Nancy McRae

Emails sent to the Chair at [petersonenv@hotmail.com](mailto:petersonenv@hotmail.com) regarding these topics will be forwarded to the appropriate person.

## G. ADJOURNMENT

Motion: Durbin

Second: Dax

Discussion: None

Vote: Unanimous of 6 members presents. Meeting adjourned at 5:57

**The next regular meeting is scheduled for March 4, 2026, at 4:30 at the Borrego Springs Library and via Zoom.**

Potential items for our next Sponsor Group meeting which is scheduled for March 4, 2025:

1. Open Crosswalk, Flood studies, Stubbs power point presentation, schedule for remainder of year

To sign up for County of San Diego email or text notices about various programs and topics that you can choose, visit: <https://public.govdelivery.com/accounts/CASAND/subscriber/new?preferences=true#tab1> or search for the program at the county you are interested in and scroll down to their email sign up link.

For further information and to be added to the Sponsor Group email list to receive agendas and agenda packets, contact the Chair at [petersonenv@hotmail.com](mailto:petersonenv@hotmail.com) . Address U.S. mail to: Community Sponsor Group, P.O. Box 1371, Borrego Springs, CA 92004-1371. For agendas, minutes and Community Plan, visit: <https://www.sandiegocounty.gov/content/sdc/pds/gpupdate/comm/borrego.html> .

Borrego Springs Community Sponsor Group Members:

Chairperson: John Peterson

Vice-Chairperson: Jim Dax; Secretary: Nancy McRae

Members: Bruce Durbin, Bill Haneline, Melissa Huston,

Rebecca Falk, Anne O'Connor,

Vacant seat: #9 (Sondra Boddy has been recommend by the BSCSG for this open seat).

DRAFT

February 9, 2026

Honorable Supervisor Jim Desmond  
San Diego County Board of Supervisors, Fifth District  
1600 Pacific Coast Highway  
San Diego, CA 92101

Dear Supervisor Desmond,

The Borrego Springs Community Sponsor Group voted on December 3, 2025, to bring the issue of Short-Term Rentals (STRs) to your attention. We believe STRs have adversely impacted our community in several significant ways and we would like to bring this to your attention. Our primary concerns are outlined below.

### **Short-Term Rental Issues in Borrego Springs**

#### **1. The number of STR s is difficult to identify.**

In working with your staff Chase O Farrell, we were put in contact with Myrna Zambrano, Assistant Treasurer-Tax Collector. (We would like to thank both of them for their cooperation in the matter. They were both very cooperative in assisting in gathering this information.)

We were first provided with a copy of the report dated August 6, 2025 (Zambrano to Board of Supervisors) that detailed the quarterly report of Transient Occupancy (TOT) fees collected during FY 2024/25. This report documented that the TOT fees collected from Borrego Springs was \$940,251. This amount is significant considering that Borrego Springs has a higher TOT collection rate than all other communities in the unincorporated part of the County with the exception of Rancho Santa Fe and Escondido. However, it was noted that the TOT funds are collected from both hotels/motels as well as STR s and the report does not differentiate between hotels and STRs.

On Tuesday February 3, 2026 we also received an email from Ms. Zambrano regarding the tracking of STRs within our community. This email stated that the number of STRs in Borrego Springs is identified as 164 current active listings, with 99 having active certificates. The number of non-compliant STRs is estimated at 85 (those not having active certificates) and the office is preparing to send out letters to the non-compliant operators.

From this data set there appear to be a significant number of properties within our community that are being used for STRs, although the exact number is difficult to estimate.

## **2. Severe Shortage of Long-Term Rental Housing**

Borrego Springs is experiencing a critical shortage of long-term rental housing. We regularly hear from residents who are unable to find housing within the community. Teachers, park staff, firefighters, EMTs, hospitality workers, and other essential employees often cannot secure local rental housing and are forced to seek housing near the Salton Sea—far from Borrego Springs and outside San Diego County.

As a result, local businesses, the school district and other entities struggle to hire and retain employees due to the lack of available and affordable housing. We believe that this is a result of significant portions of the rental market being used for STRs.

## **3. Rising Home Prices and Loss of Local Economic Benefit**

The proliferation of STRs has contributed to escalating home prices in a region already facing a severe housing affordability crisis. In Borrego Springs, we believe that many STRs are owned by individuals who do not reside in the community. Consequently, STR profits often leave the local economy rather than supporting local residents and businesses.

## **4. Erosion of Community Character**

STRs are also affecting Borrego Springs sense of community. When homes are occupied by short-term visitors rather than permanent residents, the close-knit character of our community is diminished.

### **Need for County Action**

We respectfully request that the County take steps to actively regulate and enforce STR regulations for the following reasons:

1. Enforced registration and permitting would allow the County to accurately track STR activity, ensure compliance with TOT requirements, and capture revenues currently at risk of being lost.
2. Accurate data would provide a foundation for addressing housing affordability challenges and the severe shortage of long-term rental units.
3. San Diego County is now among the last counties in California that has yet to fully register and regulate STRs, despite their increasingly significant impacts on local communities.
4. Effective planning actions cannot be implemented to address the impacts outlined above without adequately tracking the number and locations of STRs.

### **Specific Requests for Action**

We respectfully request your support in encouraging the County to implement the following reasonable and balanced measures:

- Enforcement and regulation for the registration and licensing of all STRs.
- Utilize existing systems to ensure consistent collection of Transient Occupancy Tax revenues for STRs.
- Limit the number of STRs in any given community to a defined percentage of available housing. An annual lottery system could be used to determine eligible STR operators, while non-selected owners could rent their units under one-year leases.
- Regulate the number of non-resident-owned STRs within each community.

The Borrego Springs Community Sponsor Group appreciates your attention to these issues and your support for the responsible regulation of Short-Term Rentals. We respectfully request a meeting with your staff at the earliest opportunity to further discuss these concerns and potential solutions.

Sincerely,

John Peterson, Chair  
Borrego Springs Community Sponsor Group  
P.O. Box 512, Borrego Springs California 92004  
858-22-0877, petersonenv@hotmail.com

# Borrego Springs Community Support Group

Palm Canyon Lodging Project

# C36 Zone

2360

## C36 GENERAL COMMERCIAL USE REGULATIONS

### 2360 INTENT.

The provisions of Section 2360 through Section 2369, inclusive, shall be known as the C36 General Commercial Use Regulations. The C36 Use Regulations are intended to create and enhance commercial areas where a wide range of retail goods and services are permitted. Typically, the C36 Use Regulations would be applied where central area commercial facilities were desired in association with administrative and office uses. Various applications of the C36 Use Regulations with appropriate development designators can create community or regional shopping complexes, central business districts, or small but highly diverse commercial developments.

### 2362 PERMITTED USES.

The following use types are permitted by the C36 Use Regulations:

#### a. Civic Use Types.

- Administrative Services
- Ambulance Services
- Child Care Center
- Civic, Fraternal or Religious Assembly
- Clinic Services
- Community Recreation
- Cultural Exhibits and Library Services
- Essential Services
- Fire Protection Services (see Section 6905)
- Law Enforcement Services
- Minor Impact Utilities
- Parking Services
- Postal Services
- Small Schools

#### b. Commercial Use Types.

- Administrative and Professional Services
- Agricultural and Horticultural Sales (all types)
- Animal Sales and Services: Grooming
- Animal Sales and Services: Veterinary (Small Animals)
- Automotive and Equipment: Parking
- Automotive and Equipment: Repairs, Light Equipment

# Zone2

2362

Automotive and Equipment: Sales/Rentals, Farm Equipment  
Automotive and Equipment: Sales/Rentals, Light Equipment  
Business Support Services  
Communications Services  
Convenience Sales and Personal Services  
Eating and Drinking Establishments  
Financial, Insurance and Real Estate Services  
Food and Beverage Retail Sales  
Funeral and Interment Services: Undertaking  
Medical Services  
Participant Sports and Recreation: Indoor  
Personal Services, General  
Repair Services: Consumer  
Retail Sales: General  
Retail Sales: Specialty  
Spectator Sports and Entertainment: Limited  
Transient Habitation: Lodging

c. Industrial Use Types.

Custom Manufacturing (see Section 6300)

d. Agricultural Use Types.

Horticulture (all types)  
Tree Crops  
Row and Field Crops

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 6187 (N.S.) adopted 11-19-81)  
(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)  
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)  
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)  
(Amended by Ord. No. 8175 (N.S.) adopted 11-19-92)  
(Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)

2363 PERMITTED USES SUBJECT TO LIMITATIONS.  
The following use types are permitted by the C36 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Residential Use Types.

Family Residential "1"

b. Commercial Use Types.

Agricultural Services "9"

# Smart Studio floorplan



# Exterior



# Bed and Kitchen



# Cooking Area



# Another View



# Bathroom



# Palm Canyon Site Plan

