

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

Thursday, Feb 7, 2013

Borrego Springs High School Community Room
2281 Diegueño Road, Borrego Springs, CA 92004

Administrative Items

- A. Call to Order: R. Caldwell called the meeting to order at 4:30PM.
- B. Roll Call: *Present* - Beltran, R. Caldwell, Haldeman, King, Webb
Absent – Dr. Caldwell
- C. Members and those present reviewed maps and material relevant to agenda items.
- D. King moved to approve the Jan 3, 2103 minutes as presented. Haldeman seconded. The motion passed unanimously (5 in favor, 0 opposed, 0 abstained).
- E. Public Communication:
- *Borrego Water District Solar Panels* - Jim Engelke said that he and his client, Klaus Vogel, met with a Borrego Water District (BWD) sub-committee yesterday. Their proposal was to locate solar panels at the locations of the BWD wells. The result of the meeting was that the proposal should proceed. There are three sites, one at the high school, one around Charlie White's property, and the third one is down on the Kuhrts property. Klaus Vogel, a Borrego Springs summer resident and the owner of a large German solar company, is the project proponent. Mr. Engelke and Mr. Vogel have not met with the school district yet.
 - *Sponsor Group Vacancy* - R. Caldwell announced that applications for sponsor group membership had been solicited. March 4, 2013 is the deadline to apply for the open seat. That will give R. Caldwell time to check voter registration and review the applications before the March 7, 2013 sponsor group meeting. Applicants will be interviewed at the March 7 meeting and a recommendation may be made to the county. R. Caldwell will notify the four applicants already on file.
- F. Public Correspondence: Rich Caldwell called Cid Tesoro, Flood Control District Manager, at the County Department of Public Works. Sara Agahi, the senior civil engineer, returned the call and briefed R. Caldwell regarding the status of the geomorphology study. Basically, nothing has changed since Mr. Tesoro briefed the sponsor group back in the spring of 2012. Single residence construction is allowed to proceed per Mr. Tesoro's presentation. Commercial and industrial development is on hold because of the alluvial fan code issues. Ms. Agahi's group is working on the drainage and hydrology guidelines which they hope to give to their technical advisory committee for independent review with the hope of updating the respective manuals by spring 2013. The larger issue is the updated FEMA map for the Borrego Valley. They are currently negotiating the contract with the U.S. Army Corps of Engineers. They hope to settle the contract issue soon so that they can proceed with the mapping which then will be

combined with the county's work to become a recommendation to FEMA to change the Borrego Valley flood map. No timeline for completion was provided. R. Caldwell received a call this afternoon from Kevin Johnston, the environmental and land use planner at the county, who has been assigned the task of the General Plan cleanup. They are finally reading the Borrego Springs community plan that was drafted in the summer of 2008 and adopted in August 2011. Mr. Johnston is trying to identify inconsistencies between the community plan and existing ordinances. Mr. Johnston raised three very specific issues. One had to do with landscape plans for native plants. The community plan included specific language related to building permits. The county took issue with this requirement because something as simple as a permit for a shed (outbuilding) would trigger a requirement for a landscaping plan which is inconsistent with the ordinances throughout the rest of the county. The second issue has to do with the heights of buildings. Most of the height around the building core is "G" which is a 35 height, or 2 stories. The community plan requires mixed use, high density, multi-story construction to be in the village core. R. Caldwell said that if the community plan remains unchanged, then the county will have to change all of the "G" designations, which will be a lot of work. Mr. Johnston would like to change the wording in the community plan to something like "encourage" in lieu of "required". The third issue has to do with noise abatement from such things as HVAC (i.e. air conditioning). Mr. Johnston requested that the community plan be changed to agree with the county ordinance. R. Caldwell countered that Borrego Springs has a much lower base (noise) level. Therefore, something that would be undetectable in Ramona could be a real annoyance in Borrego Springs. In general, Mr. Johnston would like to change the community plan to agree with existing county ordinances. R. Caldwell prefers that we be creative collaborators. That is to say, help fix the problem while not losing the sponsor group's objective. The county would like to have a draft by the end of the month. The sponsor group consensus is to reconstitute the community plan committees to address these issues (see Non Action Items below). R. Caldwell will send an email. R. Caldwell will forward PDF files containing other correspondence to group members. R. Caldwell said that he'd received correspondence regarding the housing element. R. Caldwell spoke to the county planner and the bottom line is that the county picked one parcel, the large triangle south of The Mall, that was identified as a site for low income, high density housing. Abby King suggested that Bill Wright owns the parcel. No rights or entitlements would be changed. This is simply a notice requesting public comment.

G. Schedule and/or reports of subcommittees and meetings: None

Action Item

- A. *Consideration of ZAP89-025W9 for Approval: "Modification of Existing Cell Tower to Accommodate Sprint Antenna" at 2324 Stirrup Road, Borrego Spring – Haldeman motioned to approve the project. Webb seconded. The motion passed unanimously (5 in favor, 0 opposed, 0 abstained).*

Non Action Items

- A. *Update from J. Rowling, General Manager, Borrego Water District: “Policy for Water and Sewer Service to New Developments”; and “Proposed New Water and Sewer Installation Charges for a Single Family Residence, or Duplex Residence for FY 2013 & 2014”* - Jerry Rowling from the Borrego Water District (BWD) provided a follow-up report regarding the County’s recent amendment to the ground water ordinance. The BWD, at times, has required mitigation for new water use of up to 3:1 or three water credits per new residence. The current requirement is 1:1, also referred to as “no net gain”. Until now, residential construction on existing lots required 2:1 mitigation. A water credit is defined by the type of crop or irrigation that is currently used. The new county ordinance’s established water credit criteria as follows for one acre of irrigated land: one acre of citrus as 4.9 acre feet, or 4.9 credits per acre of citrus; nursery plants are 4.5 acre feet; palm trees are 3.7 acre feet; tamarisk grove is 1.7 acre feet; warm season turf is 5.1 acre feet; cool winter turf is 5.6 acre feet; and potatoes are 0.8 acre feet. The BWD still requires a 2:1 mitigation for any new subdivision. The current fee for each new water meter connection is \$4,500 for all ¾” meters and the current fee for a 1” meter is \$4,800 with a short lateral and \$5500 with a long lateral. The new fee for a ¾” meter goes to \$5,500 for a short lateral and \$6,875 for a long lateral. The new fee for a 1” meter is \$7,460 for a short lateral and \$8,819 for a long lateral. The BWD has water credits for sale and they have a list of private parties who have them for sale as well. The BWD policy is that they must sell water credits for their acquisition cost. BWD currently has water credits for sale from the Palm Canyon Resort landscaping project. BWD paid the Resort \$70,000 to remove their lawn and to re-landscape with desert plants. BWD obtained 14 to 15 water credits from the project. The BWD board is considering reducing the price of these credits to be competitive with the market because BWD paid two times the market price for the Palm Canyon Resort credits. Water credits from the conversion of lawn to desert landscape are not recognized by the county, only by BWD. Therefore, the Palm Canyon Resort water credits would only be valid for new sub divisions, which require 2:1 mitigation. However, they would only be good for the BWD portion of mitigation. The county does not require mitigation for residences on existing lots, only the BWD requires mitigation. There are currently around 1,800 private lots in the Borrego Valley.
- B. *Community Plan* – there are five special study areas in the plan that was adopted in August 2011: Borrego Valley Farm Lands; Economic Development and Vitalization; Resource Conservation; Christmas Circle, Anza Borrego Desert State Park Buffer Zone. R. Caldwell suggested that committees be formed to continue working on the special study areas. Sponsor group members by committee are as follows:

Borrego Valley Farm Lands: King

Economic Development and Vitalization: R. Caldwell, Haldeman

Resource Conservation: Beltran, King, Webb

Christmas Circle: R. Caldwell, Haldeman
Anza Borrego Desert State Park Buffer Zone: Beltran, Webb

R. Caldwell requested that members read the relevant sections of the Community Plan and come to the March meeting with recommendations for committee nominations from the community.

R. Caldwell moved to adjourn at 5:32PM. Haldeman seconded. The motion passed unanimously (5 in favor, 0 opposed, 0 abstained).

Approved
March 7, 2013