

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

Thursday, Mar 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, Dr. Caldwell, Haldeman, King, Webb
Absent - None
- C. King moved to approve today's agenda. Haldeman seconded. The motion passed (6 in favor, 0 opposed, 0 abstained)
- D. Members and those present reviewed maps and material relevant to agenda items.
- E. Haldeman moved to approve the Feb 7, 2013 meeting minutes as amended. Webb seconded. The motion passed (6 in favor, 0 opposed, 0 abstained).
- F. Public Communication:
- R. Caldwell spoke to Kevin Johnston who is the planner that is working on aligning the approved community plan with the rest of the county code and ordinances. R. Caldwell alerted the development committee members to the proposed set of changes. Mr. Johnston hopes to have draft language for the three sections by the end of March. However, they will not be ready for the April meeting. The proposed changes will be circulated to the sponsor group for review before the county attends the May 2013 meeting to discuss them with the sponsor group.
 - R. Caldwell contacted various community members to offer them a chance to participate in the study groups.
- G. Committee Reports - None
- H. Public Comment: None

Non-Action Items

- I. *Mobilite Cell Site – 3774 Yaqui Pass Road – Pre-Application Discussion of Possible Design Changes with Project Proponent:* Amy Ablakat from PBC Corp reported to the sponsor group as a representative for Mobilite. She began with a discussion of the pre-application that was submitted back in February 2012. The project was approved for a 60 foot high windmill design tower that would house two carriers, Verizon and an unnamed company. There were some technical issues with the windmill design that required a design change. During the re-design process, Verizon realized that a 72 foot tower would be required. The re-design required that the application be resubmitted. Verizon subsequently put the project on hold. Mobilite decided to pick up the project but kept Verizon as the anchor tenant. The site is required because the area does not have available fiber optic service. Therefore, microwave or wireless “back-haul” is necessary to bring

the site into the network and on air. Borrego Springs fire station does have telephone but they need offsets to the capacity and coverage to another site. Yaqui Pass would be the other site. The reason that this tower must be higher is because the Borrego Springs fire station is at a higher elevation so Yaqui Pass needs to be taller in order to maintain coverage. The tower would cover between .5 to 1.0 miles from the tower. Ms. Ablakat provided the sponsor group with photos of various faux mono pole tower designs and requested that sponsor group members indicate their preferred design. Ms. Ablakat recommended the mono-eucalyptus because the cell site will have a lot of equipment which will result in a top-heavy appearance. The eucalyptus design will allow the equipment to be camouflaged most easily. In addition, Ms. Ablakat believes that the eucalyptus design will blend better with the existing trees near the project site. Another option is a lattice tower. However, a wind mill design is not feasible with the 72 foot tower. Besides, the wind mill would not allow for adequate screening of the tower equipment. Ms. Ablakat would like to know any future development plans that are near the project site so that Mobilite can collaborate with developers of future projects to make the tower project as aesthetically pleasing as possible and to make it consistent with any future proposals. To her knowledge, there are no master plans in the area of the project. Current zoning does not require camouflage nor does it require a red beacon. King and R. Caldwell preferred the lattice tower with no faux foliage. Haldeman and Webb prefer a tree, presumably the mono-eucalyptus. Beltran prefers the mono-eucalyptus or the palm. Ms. Ablakat said that she has not met with the new owners of Casa de Zorro yet. Verizon currently provides cell service at the fire station tower but offset service is needed so an additional site is required. Mark Jorgensen said that he has Verizon and that he can get cell service whenever he can see the Borrego Valley so he doesn't feel that he needs an additional tower. Ms. Ablakat replied that monitors of the existing tower at the fire station indicate that there's too much network traffic for the single tower. While Ms. Ablakat did not provide simulations for a non-camouflaged mono pole or the lattice tower, she will request that those simulations be provided to the sponsor group for comparison.

Action Items

- J. *Continuing Discussion of Specific Plans & Special Study Areas in the Borrego Springs Community Plan of August, 2011 and Study Group Formation* – Sponsor group members volunteered for the special study area groups at the last sponsor group meeting. R. Caldwell spoke to community members between the February and March, 2013 sponsor group meetings and some of those people were present at the meeting. There are five community plan special study areas: Borrego Farmlands, Economic Development and Vitalization, Resource Conservation Areas, Christmas Circle, and the Anza Borrego Desert State Park buffer zone. These special study areas were created when the community plan was drafted. However, not enough time was available then to address all related issues in depth and no specific policies existed to proceed. Policy formation, recommendations,

and community input are the priority of the current effort. Sponsor group members expressed their preferences for study group membership at last month's meeting. Subsequently, Rich Caldwell recruited additional members from the community. Study groups will meet for one hour, beginning at 3:15PM, prior to the monthly sponsor group meeting so that sponsor group members and county staff may also meet at the same time and place. The study groups will start with the community plan and fully develop policies in conjunction with county staff in order to forward recommended policies and ordinances to the board of supervisors. King moved to authorize that five study groups be formed and to meet on a monthly basis prior to the monthly sponsor group meeting at 3:15PM for one hour in order to develop policies for the community plan. Haldeman seconded. The motion passed unanimously. The first study group meeting will be Thursday, April 4, 2013 at 3:15PM. In the meantime, study group members are asked to read the relevant sections of the community plan and to recruit additional members from the community. There is no deadline. The study group meetings will be noticed in accordance with the Brown Act.

- K. *Recommendation to the Board of Supervisors for re-appointment of members, Beltran, Haldeman, King, and Webb, all with terms expiring Jan 7, 2013* - Beltran, King, Haldeman and Webb's terms expired on Jan 7, 2013. It's legal to continue in service on the board until replaced or reappointed so everything is legal in the interim. However, recommendations must be made to the board of supervisors in order for members to be formally reappointed for another term. Beltran moved to reappoint Beltran, King and Haldeman, Webb. King seconded. The motion passed unanimously (6 in favor, 0 opposed, 0 abstained).
- L. *Discussion of Applications Submitted and With Applicants Present to Fill Seat Vacated by Member Shugart, and Possible Recommendation to the Board of Supervisors of a Replacement member Candidate* - Sponsor group seat no. 2 is vacant due to the expiration of Kerin Shugart's term and her subsequent resignation. Haldeman moved to recommend that Rebecca Falk be appointed as a member of the Borrego Springs Community Sponsor Group. Dr. Caldwell seconded. The motion passed (5 in favor, 0 opposed, King abstained).

King moved to adjourn at 5:32PM. Dr. Caldwell seconded. The motion passed unanimously (6 in favor, 0 opposed, 0 abstained).