

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

Thursday, Apr 4, 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, Webb
Absent – King
- C. Beltran moved to approve the April 4, 2013 agenda. Web seconded. The motion passed (5 in favor, 0 opposed, 0 abstained)
- D. No maps or other documents were available for review.
- E. Webb motioned to approve the March 7, 2013 minutes as amended. Haldeman seconded. The motion passed (5 in favor, 0 opposed, 0 abstained).
- F. Public Communication:
- Caldwell reported that he had not heard from the county planner who was working on the three proposed changes to the Borrego Springs Community Plan.
 - Caldwell reported that he attended the March 21 board of directors meeting for the Borrego Village Association. Caldwell said that he was surprised that many of the items in the Economic Development & Vitalization special study area had already been done in the village core. Caldwell intends to attend future monthly meetings.
 - Caldwell forwarded a copy of the site implementation agreement to sponsor group members. Caldwell needs to study it more in order to understand it more completely. There is a 30 day public review period that will end on April 22, 2013. The item was not placed on the agenda but Caldwell encouraged individuals to comment separately or forward their comments to Caldwell and he will forward them to the county.
- G. Committee Reports: Haldeman said that there is a community park subcommittee and that she and King recently discussed ideas about the park. King has maintained all along that Christmas Circle should be the community park and that trying to do something on the designated park site across Country Club Rd. from the post office without a maintenance entity won't work and that it's not worthwhile to invest any more effort given the circumstances. The county continues to remind the sponsor group that there is money available but that the money can't be spent until something is done at the designated park site. The designated park site and Bill Wright's parcel across Sunset Rd. are the only two parcels in the community zoned for high density. There are no other locations for a retirement center other than those two parcels. Haldeman doesn't think that it makes sense to lose that option by building a park at the designated park site.
- H. Public Comment: R. Caldwell introduced the new *Borrego Sun* staff reporter/photographer, Kyle Roan.

Non-Action Items

1. *Mobilite Cell Site – 3774 Yaqui Pass Road – Pre-Application Discussion of Possible Design Changes with Project Proponent, with Changes Subsequent to March 7 Presentation:* Margaret from Mobilite was present to discuss this project. Picking up from the March presentation, Mobilite updated views of various project configurations. Mobilite is willing to change the configuration (appearance) of the project to accommodate community preferences. Webb asked if it was the project is a 5G network that would require towers every 1.0 mile. Margaret never directly answered the question. Webb rephrased his question to, “how wide of an area will this project service?” Margaret explained that propagation is affected by topography, power output, and type of equipment used, such as antenna design. The coverage in a “vacuum” with “standard output”, according to Margaret, would be 0.5 miles to 1.0 mile radius. Beltran asked, “What is the output (watts)?” Margaret said that “it could power a light bulb”. She will email the power output to R. Caldwell, who will forward the info to Beltran. Beltran also asked if the output frequencies were in the 1.9 to 2.2 Giga-hertz spectrum. Margaret said that she would also email the transmission frequencies to R. Caldwell. Margaret said that she has a project in Boulder Creek and the coverage, using directional antennas, is about 2.0 miles. There is a knoll in the opposite direction of that project and the coverage is limited to 0.5 miles. Margaret was going to have the engineer generate a new propagation map that she would email to R. Caldwell. The sponsor group has not seen one yet. Mobilite normally leases the land for 30 years, so Mobilite doesn’t normally own land. Beltran asked if the simulations (views) provided today were representative of the proposed “top heavy design”. Margaret explained that the simulations show the two microwave antennas, one to the fire station and the other to the soon-to-be-proposed San Felipe tower site. R. Caldwell asked if the views show the maximum equipment installed. Margaret said “no, that there would be an additional carrier installation (additional panel antennas) below”. Among the sponsor group, the Eucalyptus and the monopole are the favored configurations. Beltran asked Margaret to explain two terminology items that we frequently used during the March presentation. The two terms are “backhaul” and “offsets”. Margaret explained that she had omitted two other proposed tower sites. Verizon has an existing site at the fire station that is maxed out. “Offset” is used to relieve one site of capacity by sending it to a different site. Cell towers must eventually connect to the telephone system, usually through copper or fiber optic cables. The fire station site connects using copper but it’s maxed out. It’s expensive to install fiber optic and has environmental impacts. Microwave is substituted when copper and/or fiber optic is not practical. This increased capacity is called

“backhaul”. Margaret just submitted a pre-application for the San Felipe Creek tower site. From the San Felipe Creek tower site, it would connect to the Superstition Mountain site. Superstition Mountain is a switch site, which is a very large network hub. This project will require notification to owners of surrounding properties so it will be coming back for review again.

2. *Continuing Discussion of Specific Plans & Special Study Areas in the Borrego Springs Community Plan of August, 2011* – The study groups met today for the first time between 3:15PM and 4:15PM. Attendance was good.

Action Items

1. *Possible Discussion and Possible Appeal of March 29, 2013 Planning Commission Decision Approving Modification PDS2012-3301-09-012W to MUP09-012, an Approved but Un-Built Solar Facility* – This is a revision to the already-approved MUP for the solar facility at the airport. The current revisions are changes to the solar collector sizes and some other, unspecified variations. Beltran asked what is planned or what could happen to the remaining undeveloped land of the project. Nothing is certain. Beltran requested that the county planner be asked to provide the information. No urgency to “rush” the planning commission. No vote was taken.

Dr. Caldwell moved to adjourn at 5:13PM. Haldeman seconded. The motion passed unanimously (5 in favor, 0 opposed, 0 abstained).