

County of San Diego
BORREGO SPRINGS COMMUNITY SPONSOR GROUP
MEETING AGENDA

Thursday May 7, 2015 at 4:30 P.M.
Borrego Springs High School Community Room
2281 Diegueno Road, Borrego Springs, California

Administrative Items

- A. Call to Order
- B. Roll Call of Members
- C. Approval of the Agenda
- D. Members' review of maps and other printed materials for meeting: 15 minutes
- E. Consideration and approval of Minutes from the meeting(s) of April 2, 2015 and the workshop meeting with Dept. of Parks and Recreation of April 29, 2015
- F. Public Comment: an opportunity for members of the public to speak to the Sponsor Group on any subject matter within the group's jurisdiction that is not already on today's agenda, with a time limit of three minutes (3:00) per speaker.
- G. Correspondence & Chair's report
- H. Committee reports
 - a. Study Groups – no meetings since March 5, 2015.
 - b. Parks Committee

Non-Action Items

- A. Briefing and Update on the . Micro Grid Project, San Diego Gas & Electric Company representatives
- B. Discussion and possible information briefing on [Governor of California Executive Order B-29-15](#) as it relates to the Borrego Springs Community Plan and county ordinances and regulations

Action Items

- A. 2015 General Plan "Clean-Up" Amendment, DPS Staff Recommendations for review, input, comments and approval.

The next regular meeting will be held June 4, 2015 at 4:30 P.M. at the Borrego Springs High School Community Room, 2281 Diegueno Road, Borrego Springs, CA 92004. **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, Information, or Non-Action items.** For further information contact the Chair at Rich@BorregoValleyInn.com or (760) 767-3319. Address all U.S. Mail to: Rich Caldwell, Chair, Borrego Springs Community Sponsor Group, P.O. Box 1371, Borrego Springs, CA 92004-1371.

Public Disclosure

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County of San Diego
BORREGO SPRINGS COMMUNITY SPONSOR GROUP
MEETING MINUTES
Thursday April 2, 2015 at 4:30 P.M.
Borrego Springs High School Community Room
2281 Diegueno Road, Borrego Springs, California

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Administrative Items

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- A. Chair R. Caldwell called the meeting to order at 4:30 p.m.
 - B. Roll Call of Members. Members present: Tom Beltran, Rich Caldwell, Rebecca Falk, David Farley, Bonnie Petrach and Sam Webb. Member absent: Judy Haldeman. Note: Mr. Farley was approved by the Board of Supervisors but has not completed the required training so cannot vote.
 - C. Approval of the Agenda. Falk moved to approve the agenda; Petrach seconded. All were in favor. Farley Abstained.
 - D. Members' review of maps and other printed materials for meeting: Not applicable.
 - E. Consideration and approval of Minutes from the meeting(s) of March 5, 2015: Minor corrections were noted. Webb moved to approve; Caldwell seconded; all were in favor of approval with corrections. Farley abstained.
 - F. Public Comment: an opportunity for members of the public to speak to the Sponsor Group on any subject matter within the group's jurisdiction that is not already on today's agenda, with a time limit of three minutes (3:00) per speaker.

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Dr. Sylvia Caldwell asked about the burned out house. She asked why it hasn't been torn down and is code enforcement looking into it.

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G. Correspondence & Chair's report: None

H. Committee reports

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- a. Study Groups: No Meetings since March 5, 2015.
 - b. Parks Committee – report on March 23, 2015 follow-up meeting with Dept. of Parks & Recreation staff. Background on the Parks Committee was given by Caldwell. In July 2014 a letter was received from County Parks & Recreation requesting an update list for the Parks Land List utilizing the \$250,000 available. In October 2014 a committee was formed. The members felt that the money was never going to reach the \$4 million needed to develop the 16 acres set aside previously. They used a fresh approach, using existing monies, and developed an idea for a smaller park. The first reading of the report was at the February 2015 meeting. At the March meeting the report was adopted. Today Caldwell saw on the April 7, 2015 County Board of Supervisors Agenda was the Capital Improvement Needs Assessment. This included a request from Libraries for \$9.5 million for the new Borrego Springs Library and Parks and Recreation requested \$2 million to develop the original 16 acres into a park. Parks & Recreation and Libraries will combine their plans and both projects will be developed together. When the California Environmental Quality Act (CEQA) is approved they will start public talks and meetings to discuss what the community feels is needed for a successful park. The BSCSG's part in this is over and the County will move forward with the plans. There will be no fee district and no new money needed from Borrego Springs. The County will cover the on-going costs. Bob Blum had contacted Public Works, Michael Long, with questions. He asked about sidewalks and the public right of way pieces. Mr. Long said that the contractor selected for the joint project will also design public right of ways for the area. Any other projects the community would like, in addition to what the contractor proposes, will have to go through Public Works regular planning process. Additional work by Public Works will be reviewed by the Public Projects Committee and prioritized. After that they will seek funds. No meeting has been scheduled due to staff turnover. Parks & Recreation will seek and need the communities help. They will conduct public outreach to get public input. It was suggested they go to various groups

51 in Borrego Springs including the Chamber of Commerce for ideas. They need ways to reach
52 out to others also. It is on the Chambers agenda for April 21, 2015. Bob Blum said that
53 Richard Orn did a great job on the committees report and some of those ideas may be used
54 and some may not in the final plan. Caldwell said this is a collaboration among County staff
55 so it can be built as one project. It will go to CEQA 3-4 months after the Board of
56 Supervisors approves the project. Supervisor Horn wants the library built soon and this is an
57 exciting new development. Connectivity to village core, covered walkways, traffic calming,
58 additional traffic circles must all be considered. Jim Wills asked if a traffic circle by the Post
59 Office was approved would the money come out of the money for the project and Bob Blum
60 said he thinks so. Caldwell said new ideas and ways to design parts of the project must be
61 included from the start. The County assumes the responsibility to design the park and
62 library. They will have open public meetings for ideas for the entire project. Falk asked if
63 the \$2 million will allow them to use all 16 acres. Caldwell said they will use as much as
64 possible. Depending on the money part of the park may be developed in one section and
65 trails through the rest. No decision has been made yet. Falk was concerned about the
66 response from the Chamber reported in the Borrego Sun and stated that we should have
67 better outreach to them. Farley suggested a flyer be made to reach out to our community and
68 post in various places around town. The County will be responsible for developing the flyer
69 and arranging the meetings but we can assist will posting them. Jim Wilson suggested we
70 engage the Hispanic community through the school district. Mike McElhatten reported on
71 the garden behind the Borrego Spring Art Institute. He said that the first phase is almost
72 done and the second stage will start when additional funds are raised. Caldwell said that the
73 16 acres of land set aside for the park has just sat for 13 years and it is very exciting that it
74 will be developed into a park our community will be proud of.

75 76 **Non-Action Items**

77 A. None

78 79 **Action Items**

80 A. None.

81 The meeting was adjourned at 5:25 p.m. after Falk so moved, Petrach seconded and the motion was
82 approved unanimously. Farley abstained.

83 Bonnie Petrach, Secretary

84 The next regular meeting will be held May 7, 2015 at 4:30 P.M. at the Borrego Springs High School Community
85 Room, 2281 Diegueno Road, Borrego Springs, CA 92004. **If this Agenda is revised, a revised copy will be**
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90 91 **Public Disclosure**

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County of San Diego
BORREGO SPRINGS COMMUNITY SPONSOR GROUP
WORKSHOP MEETING MINUTES
Wednesday April 29, 2015 at 4:30 P.M.
Borrego Springs High School Community Room
2281 Diegueno Road, Borrego Springs, California

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Administrative Items

- 8 A. Chair R. Caldwell called the meeting to order at 4:30 p.m.
- 9 B. Roll Call of Members. Members present: Rich Caldwell, Rebecca Falk, Judy Haldeman, Bonnie
10 Petrach and Sam Webb. Member absent: Tom Beltran, David Farley.
- 11 C. Approval of the Agenda. Haldeman moved to approve the agenda; Falk seconded. All were in favor.
12 Members' review of maps and other printed materials for meeting: Not applicable.

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Non-Action Items

- 15 A. New County park concept design public input, involvement, and comment workshop, to be
16 conducted by County of San Diego Dept. of Parks and Recreation staff. The meeting was turned
17 over to Jill Bankston, Chief of Development, County Dept of Parks and Recreation. An overview of
18 the process was given. Suggestions and recommendations for the new park were requested from
19 residents and documented by their staff. County staff will return in the fall with recommended plans
20 which can be accomplished within the budget allotted.

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Action Items

- 23 A. None.

24 The meeting was adjourned at 6:27 p.m. after Falk so moved, Webb seconded and the motion was
25 approved unanimously. Farley abstained.

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Bonnie Petrach, Secretary

28 The next regular meeting will be held May 7, 2015 at 4:30 P.M. at the Borrego Springs High School Community
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2015

GENERAL PLAN CLEAN-UP

INTRODUCTION



Purpose

As part of the August 3, 2011 adoption of the General Plan Update, the Board of Supervisors directed staff to bring forward a General Plan 'clean-up' every two years in the form of a General Plan Amendment (GPA). The General Plan Clean-Up is intended to provide a regular mechanism for making changes to the General Plan to allow for corrections discovered during the Plan's implementation or to reflect changing circumstances.

This is the second General Plan Clean-Up processed since 2011. The types of changes included in the current project fall into the following categories: Land Use Map & zoning, General Plan text revisions, Mobility Element Network, and community/subregional plans.

2015 – Types of Changes

Land Use Map & Zoning

The Land Use Map and zoning items in the current project include a few different types of changes. Seven of the items involve open space acquisitions by the County's Department of Parks and Recreation (DPR). These acquisitions typically require changing the General Plan designation and zoning to reflect limits associated with intended preservation or active recreational uses of open space. The current project includes the correction of four mapping errors, of which, three are associated with zoning regulations that are inconsistent with the current General Plan designation. In addition, changes are proposed for three items as a result of minor planning group requests. These planning group requests can be accommodated in the Clean-Up when consistency with applicable policies of the General Plan and community plans can be demonstrated, the proposed change can be processed under the CEQA Addendum (to the GP EIR) used for the project, and there is not significant property owner opposition.

General Plan Text Revisions

The current project includes changes to the Land Use Element, the Conservation and Open Space Element, and the Implementation Plan. The changes to the Land Use Element involve establishing consistency between text descriptions of Regional Categories

and how these Regional Categories are mapped (most notable issues with the open space designations). The changes proposed for the Conservation and Open Space Element and the Implementation Plan are the deletion of repeated text and corrected policy reference numbers.

Mobility Element Network

Only two corrections are proposed for the Mobility Element Network. These involve correcting a table-map inconsistency, and correcting the improvement noted, for consistency with the noted classification.

Community/Subregional Plans

Changes or additions are proposed for the community/subregional plans of Central Mountain, Crest-Dehesa, Fallbrook, Pala/Pauma, and Valley Center. The Central Mountain and Pala/Pauma changes involve a zoning inconsistency issue and the correction of a page number reference, respectively. The rest of the changes are policy/text additions proposed as a result of minor planning group requests that would not pose inconsistency issues and can be processed under the CEQA Addendum.

Public Outreach

Changes to an adopted General Plan must follow the process specified by state law; even when they are corrections for a clean-up. Staff has conducted extensive outreach for the project, which will continue into the public review process and during hearing preparation. Each of the property owners subject to proposed Land Use Map and/or zoning changes, and their neighbors within 300 feet, will receive a mailed notice of the proposed changes at the start of public review and prior to the hearings. The draft plan for the project is being circulated for a 45-day public review period, starting in April 2015, and agencies and tribal governments requiring noticing/consultation offers will receive notices with links to the public review documents. Staff has been working with planning groups and stakeholders and will continue to do so as the process moves forward. Public hearings for the project at the Planning Commission and Board of Supervisors are anticipated for the fall. The project web page is at this link - www.sandiegocounty.gov/content/sdc/pds/advance/2015gpclean-up.html

SECTION 4.1 GENERAL PLAN POLICY DOCUMENT CHANGES

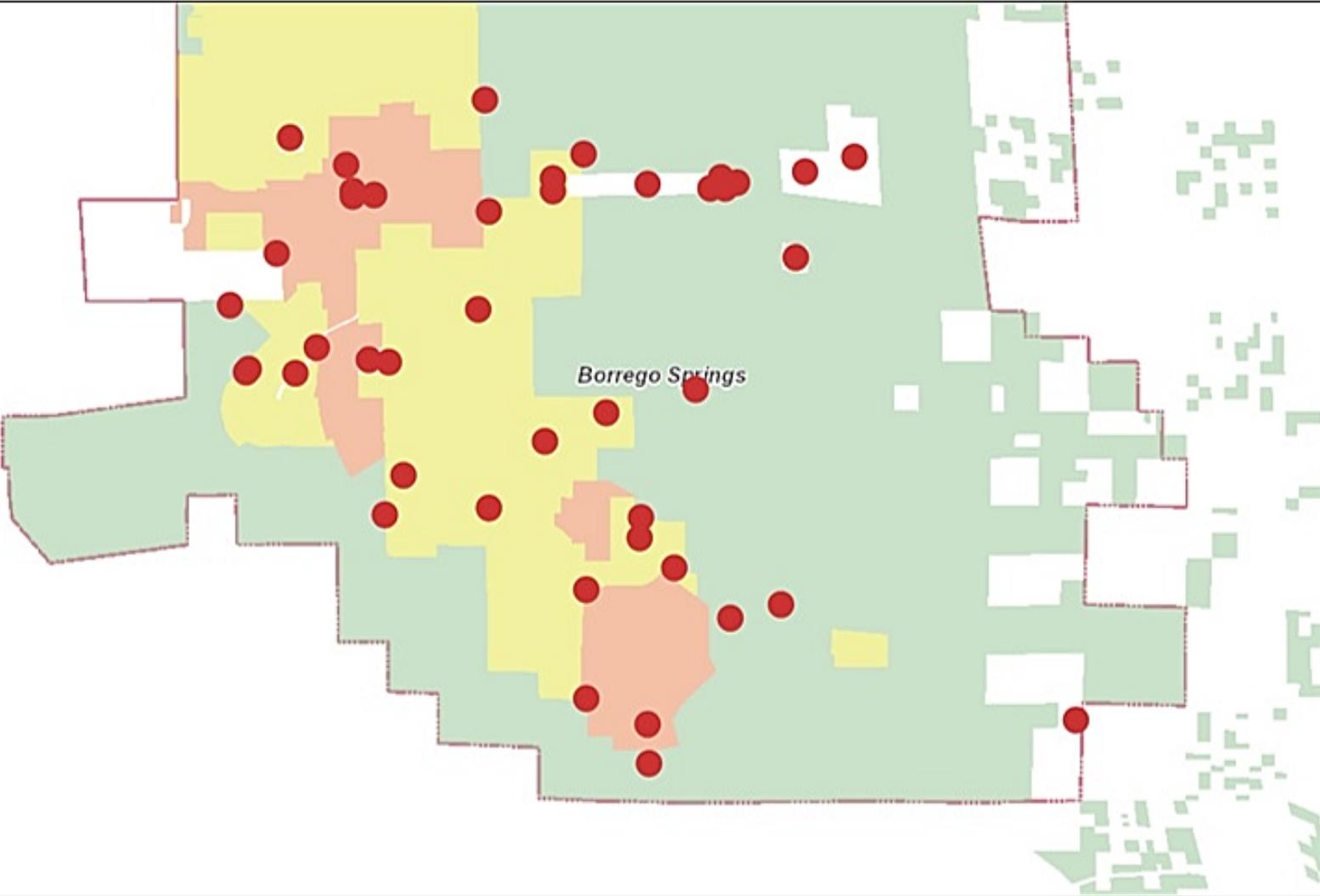
The General Plan Clean-Up includes proposed text changes to General Plan policy documents including the Land Use Element, the Conservation and Open Space Element, and the Implementation Plan, as detailed below.

Page	Section	Revision	Rationale
Chapter 3: Land Use Element			
3-7	Land Use Framework	To facilitate a regional perspective, the Regional Categories of Village, Semi-Rural Lands, and Rural Lands have been applied to all privately-owned lands within the unincorporated County, along with Open Space (Recreation) and Open Space (Conservation) which are included under the Semi-Rural and Rural Lands categories, respectively. <u>The Open Space (Recreation), Open Space (Conservation), and Public/Semi-Public Facilities designations can be assigned to any of the Regional Categories, based on ownership and location.</u> Tribal Lands, and Federal and State Lands (including MCB Camp Pendleton) and Public/Semi-Public lands are assigned to the No Jurisdiction Regional Category.	Proposed revisions/clarifications for consistency with General Plan Land Use mapping practices and to provide some explanation of the No Jurisdiction Regional Category. Areas of Open Space Land Use designations have typically been assigned to the No Jurisdiction Regional Category.
3-9	Land Use Framework Regional Categories	<u>NO JURISDICTION</u> <u>The No Jurisdiction Regional Category is applied to those areas where the County does not have land use planning jurisdiction, including lands under state or federal jurisdiction and tribal reservations.</u>	For consistency with General Plan text descriptions, the Open Space designations will be assigned to the No Jurisdiction Regional Category when under state or federal ownership and assigned to one of the other three Regional Categories (based on location) when owned by the County, a private entity, or other non-governmental organization.

Page	Section	Revision	Rationale																																																						
3-11	Table LU-1 Under the 'Designation' column	Other – with the exception of Specific Plan Area, the following designations are compatible with the No Jurisdiction Regional Category (see page 3-7)	Proposed clarification for Table LU-1 'Land Use Designations and Compatible Regional Categories.' The table does not include the No Jurisdiction Regional Category in the columns for compatibility with Land Use designations. The designations listed under 'Other' include Tribal Lands, Public Agency Lands, Specific Plan Area, Public/Semi-Public Facilities, Open Space – Conservation, and Open Space – Recreation. The addition of the text along with the revisions to the compatibility 'X' marks (see below) will serve to clarify the mapping of Regional Categories.																																																						
3-11	Table LU-1 Compatibility table for the Land Use designations under 'Other'	<table border="1"> <thead> <tr> <th data-bbox="499 893 779 938">Designation</th> <th data-bbox="779 893 1066 938">Maximum Density</th> <th data-bbox="1066 893 1199 938">Maximum FAR^a</th> <th colspan="3" data-bbox="1199 893 1545 917">Compatible Regional Category^f</th> </tr> <tr> <th data-bbox="499 917 779 938"></th> <th data-bbox="779 917 1066 938"></th> <th data-bbox="1066 917 1199 938"></th> <th data-bbox="1199 917 1289 938">Village</th> <th data-bbox="1289 917 1409 938">Semi-Rural</th> <th data-bbox="1409 917 1545 938">Rural Lands</th> </tr> </thead> <tbody> <tr> <td colspan="6" data-bbox="499 938 1545 963">Other – with the exception of Specific Plan Area, the following designations are compatible with the No Jurisdiction Regional Category (see page 3-7)</td> </tr> <tr> <td data-bbox="499 963 779 987">Tribal Lands (TL)</td> <td data-bbox="779 963 1066 987">—^f</td> <td data-bbox="1066 963 1199 987">—</td> <td data-bbox="1199 963 1289 987">X</td> <td data-bbox="1289 963 1409 987">X</td> <td data-bbox="1409 963 1545 987">X</td> </tr> <tr> <td data-bbox="499 987 779 1011">Public Agency Lands</td> <td data-bbox="779 987 1066 1011">—^{f, h}</td> <td data-bbox="1066 987 1199 1011">—</td> <td data-bbox="1199 987 1289 1011">X</td> <td data-bbox="1289 987 1409 1011">X</td> <td data-bbox="1409 987 1545 1011">X</td> </tr> <tr> <td data-bbox="499 1011 779 1036">Specific Plan Area (SPA)^g</td> <td data-bbox="779 1011 1066 1036">refer to individual SPA</td> <td data-bbox="1066 1011 1199 1036">—</td> <td data-bbox="1199 1011 1289 1036">X</td> <td data-bbox="1289 1011 1409 1036">X</td> <td data-bbox="1409 1011 1545 1036">X</td> </tr> <tr> <td data-bbox="499 1036 779 1060">Public/Semi-Public Facilities (P/SP)</td> <td data-bbox="779 1036 1066 1060">—^h</td> <td data-bbox="1066 1036 1199 1060">0.50</td> <td data-bbox="1199 1036 1289 1060">X</td> <td data-bbox="1289 1036 1409 1060">X</td> <td data-bbox="1409 1036 1545 1060">X</td> </tr> <tr> <td data-bbox="499 1060 779 1084">Open Space—Conservation (OS-C)</td> <td data-bbox="779 1060 1066 1084">0</td> <td data-bbox="1066 1060 1199 1084">—</td> <td data-bbox="1199 1060 1289 1084">X</td> <td data-bbox="1289 1060 1409 1084">X</td> <td data-bbox="1409 1060 1545 1084">X</td> </tr> <tr> <td data-bbox="499 1084 779 1109">Open Space—Recreation (OS-R)</td> <td data-bbox="779 1084 1066 1109">1 unit per 4, 8, or 16 gross acresⁱ</td> <td data-bbox="1066 1084 1199 1109">—</td> <td data-bbox="1199 1084 1289 1109">X</td> <td data-bbox="1289 1084 1409 1109">X</td> <td data-bbox="1409 1084 1545 1109">X</td> </tr> </tbody> </table>	Designation	Maximum Density	Maximum FAR ^a	Compatible Regional Category ^f						Village	Semi-Rural	Rural Lands	Other – with the exception of Specific Plan Area, the following designations are compatible with the No Jurisdiction Regional Category (see page 3-7)						Tribal Lands (TL)	— ^f	—	X	X	X	Public Agency Lands	— ^{f, h}	—	X	X	X	Specific Plan Area (SPA) ^g	refer to individual SPA	—	X	X	X	Public/Semi-Public Facilities (P/SP)	— ^h	0.50	X	X	X	Open Space—Conservation (OS-C)	0	—	X	X	X	Open Space—Recreation (OS-R)	1 unit per 4, 8, or 16 gross acres ⁱ	—	X	X	X	Revisions to the Regional Category compatibility 'X' marks for compatibility with Regional Category mapping descriptive text on page 3-7. The Land Use designations of Tribal Lands and Public Agency Lands receive the No Jurisdiction Regional Category. The two Open Space designations and Public/Semi-Public Facilities can be assigned to any of the Regional Categories, depending on ownership and location.
Designation	Maximum Density	Maximum FAR ^a	Compatible Regional Category ^f																																																						
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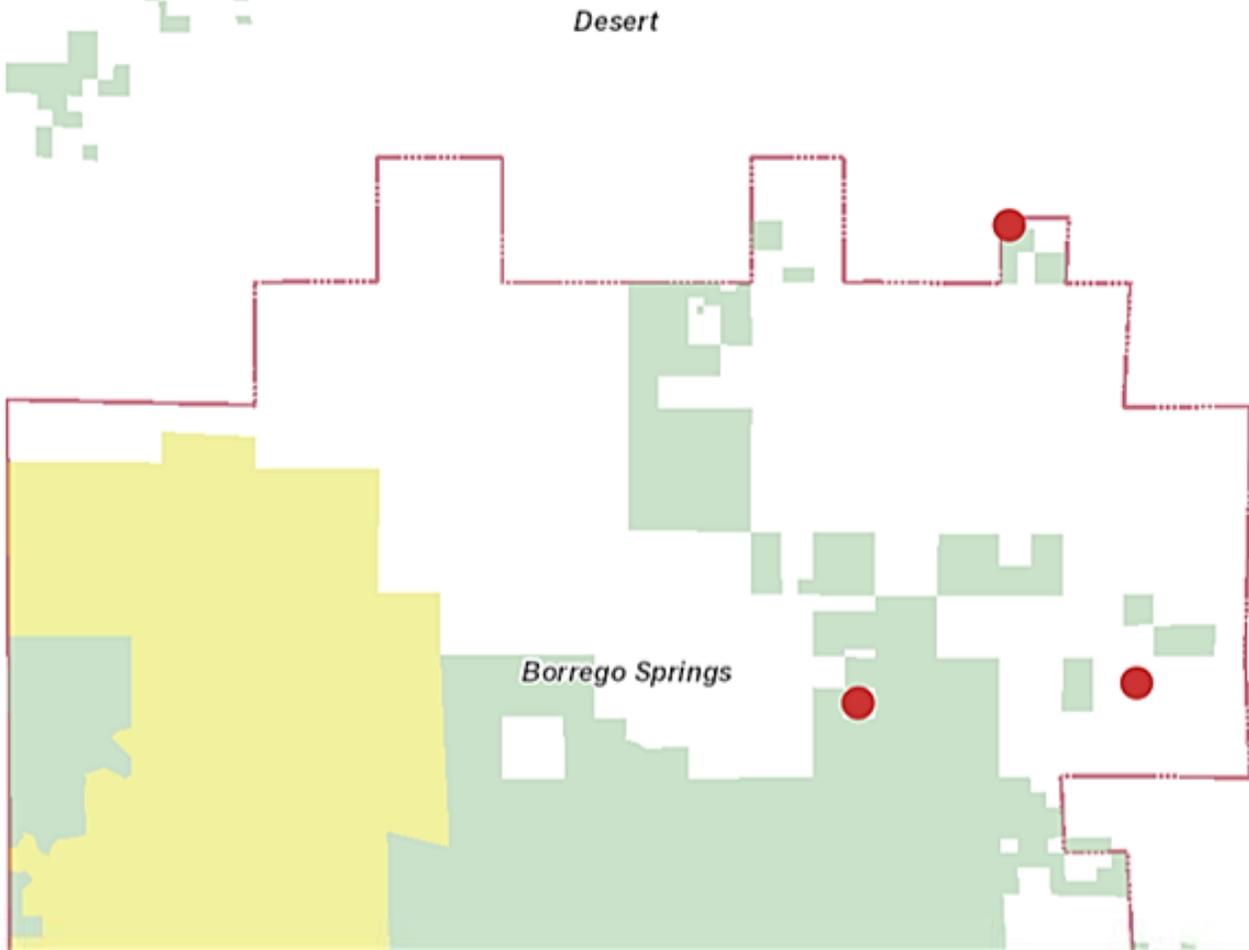
Page	Section	Revision	Rationale
Chapter 5: Conservation and Open Space Element			
5-14	Agricultural Resources - Context	The County of San Diego is the only major urban county with a farm gate value consistently ranked among the top ten agricultural counties (ranked eight for several years) in California. The County has the fourth highest number of farms of any county in the country and third highest number of farms of any county in California. Agriculture is the fifth largest component of the County's economy. Agriculture in the County provides an array of economic, environmental, and social benefits that contribute to the quality of life in the region. Agriculture also provides a valuable open space resource and plays a critical role in regional wildlife conservation by providing usable open space corridors and habitat for some species.	This entire paragraph was accidentally repeated on page 5-14. This correction would just remove the second occurrence of the paragraph.
Implementation Plan			
22	Housing Preservation Section Action items 3.4.5.A and 3.4.5.B	<u>General Plan Policy # Reference</u> (column in spreadsheet) 3.4.5.A – Ministerial Procedures for Special Needs Housing – H-3.6 H-5.1 3.4.5.B – Reasonable Accommodation – H-6.6 H-5.1	The subject items in the Implementation Plan call for action items to improve procedures and public information on reasonable accommodation for persons with disabilities. As such, the appropriate General Plan reference policy is H-5.1.

South Borrego Springs



- Regional Categories
 - Village
 - Semi-Rural
 - Rural
 - No Jurisdiction
- Community Plan Area/Sponsor Group
- Properties with No Jurisdiction Regional Category (That are not State, Federal, or Tribal lands)

North Borrego Springs



- Regional Categories
 - Village
 - Semi-Rural
 - Rural
 - No Jurisdiction
- Community Plan Area/Sponsor Group
- Properties with No Jurisdiction Regional Category (That are not State, Federal, or Tribal lands)