

County of San Diego
BORREGO SPRINGS COMMUNITY SPONSOR GROUP
MEETING MINUTES

Thursday April 6, 2017 at 4:30 P.M.
Borrego Springs High School Community Room
2281 Diegueno Road, Borrego Springs, California

Administrative Items

- A. **Call to Order** - 4:30
- B. **Roll Call of Members** – Members present; Chair Rebecca Falk, Bonnie Petrach, Tom Beltran, Judy Haldeman, Linda Haddock and David Farley.
- C. **Approval of the Agenda** – Bonnie Petrach moved to approve the agenda as presented. Linda Haddock seconded.
- D. **Members’ review of maps and other printed materials for meeting: 15 minutes**
- E. **Consideration and approval of Minutes from the meetings of March 2, 2017** – Linda Haddock moved to approve the minutes, Judy Haldeman seconded. Discussion was made for improving the minutes to better follow the meeting’s agenda. Two changes were made to amend the minutes. Falk, Petrach, Haldeman, Farley voted to approve. Beltran Abstained. Motion approved.
- 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.** Patrick Mehan asked the Group if one of the three Library Plans had been accepted by the County. Judy Haldeman responded that we had not been informed as of yet but County representatives were at this meeting to discuss the plan and it will be coming up later in the meeting.
- G. **Correspondence:** reminder that the annual Conflict of Interest Form 700 is due by April 3, 2017. Linda Haddock noted that the County now requires “wet” signatures and sending the form on line is no longer an option. Feb 10 mailing from San Diego County Planning Commission: Agenda, Correspondence regarding the Quimby Act having to do with funding to maintain county parks; upcoming sponsor group/planning group chair meeting in San Diego. Discussion was deferred to later in the meeting when the item comes up in Action Items.
- H. **Committee/Advisory Group reports, including Borrego Valley Groundwater Sustainability Plan Advisory Committee.** – Chair Falk announced an upcoming meeting on April 15th. For sponsor group members in San Diego. Chair Falk attended the Borrego Valley Groundwater Sustainability Advisory Committee meeting where bylaws were being hammered out and the brown act discussed. She will send a link to the committee’s website where the bylaws may be reviewed. She also noted that the public was welcome to come to the Sponsor Group to voice opinions or concerns about the water situation since she is the Group’s representative and a report will be made at each meeting. The Borrego Sun will also be running a small ad for upcoming Sponsor Group meetings in an attempt to attract more public input.

Action Items

- A. **General Plan Cleanup, two items: 199-090-18-00 RR to C40 to retain consistency with land use designation, and 198-270-20-00 remove density and leave it neutral so zoning as RMH (Rural Manufactured Home) is no longer inconsistent with General Plan density designation.** Chair Falk spoke to the County concerning these properties. Upon implementing the General Plan, the County re-zoned these properties to lesser densities than they were originally zoned for. The County is asking the Sponsor Group to approve returning the properties to the original, higher densities and in the case of 199-090-18-00 from rural residential to commercial C40. Motion was made by Linda Haddock to approve the County’s request to restore the original zoning to 198-270-20-00. Haldeman seconded. Discussion was made concerning notifying people in the area that would be affected. Since this is not a “project” notification is not necessary. More discussion on why the County is asking the Sponsor Group for input if this is just a “mapping error”. A vote was taken with all members voting aye. Motion to approve the County’s returning the zoning of 198-270-20-00 to Rural Manufactured Home passed unanimously.

The next item was **199-090-18-00**. It is an abandoned motel that was zoned C40 originally and changed during the general plan ten years ago to Rural Residential. Linda Haddock moved to approve the County’s request to rezone to C40. Judy Haldeman seconded. Farley made public comment about the condition of the motel and his opposition to the change in zoning but further recused himself from the discussion since he lives in the area and any changes would affect his property. Beltran spoke about the problem with Fire Department response time to that area and that the Community Plan calls for development more towards the “Village” core and not the outlying areas. Haddock disagreed and noted that we could use another motel in the area. Haldeman said we are here to correct a mapping error and not a project and should approve the request. Beltran agreed that it was a mis-match of mapping but disagreed that

it was a mistake or error because the Borrego Springs Community Plan was a very deliberate and well thought out document that was voted on by the Group. John Young, a resident in the area, voiced his opposition and concern about returning the zone to higher density. The vote was called with Haldeman, Petrach and Haddock voting Aye. Beltran – Nay. Falk – Abstain. Farley – Recused. The rules of order will need to be consulted whether a quorum was reached.

- B. **Borrego Springs Library Park Concept (park, not library building) plan for public comment and sponsor group consideration and recommendation.** Mark Massen, Senior Park Project Manager for San Diego County gave a presentation about the new park. He noted that over three hundred and fifty people made on line recommendations for park improvements along with the good participation from the residents who attended the meetings. He announced that “B N BUILDERS” will be awarded the contract to build the park. Mark “walked” us through the park and its many facilities and features. Mark opened the discussion for questions from the Group and the public. Motion to approve the park plan was made by Linda Haddock. Judy Haldeman seconded. Motion passed unanimously.
- C. **Rams Hill Golf Cottages (Grading Plan PDS2016-LDGRMN-20116 and Building Plan PDS2016-CMASPC-000064), Site Plan Permit Exemption for consideration and recommendation.** Mark Linman made a presentation saying that the golf course has nowhere on site for golfers to stay a night or two. They have County approval and permits for a multi-story, 300 room hotel. They want to change that to smaller, single story cottages. The exemption will allow their project to move forward faster. Farley moved to support the plan exemption. Linda Haddock seconded. Ayes include Farley, Haddock, Petrach and Falk. Tom Beltran voted Nay and Judy Haldeman recused herself. Motion approved.
- D. **APN: 200-271-34-00 Request to support Quimby Act Amendment,** county park maintenance funds. Request is from the Chair of the Valley Center Community Planning Group via Lisa Fitzpatrick at the County. Chair Falk gave a little background on the request. Quimby Act prevents park money that is obtained by assessing developers and used for purchase of parks lands does not go to ongoing costs like maintenance. This amendment would allocate 20 percent of that money for ongoing maintenance costs. Tom Beltran made the motion to wait for more information, but specifically from Lyle Brecht and the Borrego Water District. Bonnie Petrach seconded. All Ayes, Motion passed. Chair Falk committed to contact Lyle Brecht for Borrego Water District input.
- E. **Discussion and possible action on adding a verbal “Minutes Summary” at the beginning of each meeting, and a “Next Steps” section to each minutes, outlining actions to be pursued or that were promised at that meeting, both to be provided by the Secretary.** Bonnie Petrach moved to support adding a “next steps” section to the agenda. Judy Haldeman seconded. Motion passed unanimously.

Informational and Non-Action Items

- A. **Continuing read-through of the Borrego Springs Community Plan,** along with discussion and questions, starting at page 38, Issue LU-3.9 Multi-story Construction. Due to the length of this meeting, the ongoing discussion was tabled until the May 4th. Meeting.

Motion was made to adjourn the meeting by Bonnie Petrach with Tom Beltran seconding. All ayes, motion approved. The meeting was adjourned at 7:09 p.m.

Next Steps

1. Chair to ask Borrego Water District to consult their attorney and give an opinion on the proposed Quimby Act Amendment.
2. Report back on Rules of Order on vote on Action Item A, the abandoned hotel, 199-090-18-00.

David Farley, Secretary

The next regular meeting will be held May 4, 2017 at 4:30 P.M. at the Borrego Springs High School Community Room, 2281 Diegueno Road, Borrego Springs, CA 92004. For further information contact the Chair at rebfolk7@gmail.com. Address U.S. mail to: Community Sponsor Group, P.O. Box 1371, Borrego Springs, CA 92004-1371.

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