

DS8

General Plan (Adopted Aug 2011)	VR2
Property Specific Request	VR4.3
Requested by: Ken Decenza (Wright Family)	
Community Recommendation	VR4.3 ¹
Opposition Expected ²	No
Spot Designation/Zone	Yes
Impact to FCI Timeline	None
Change to GPU Principles Needed	No
Level of Change	Moderate

Notes:

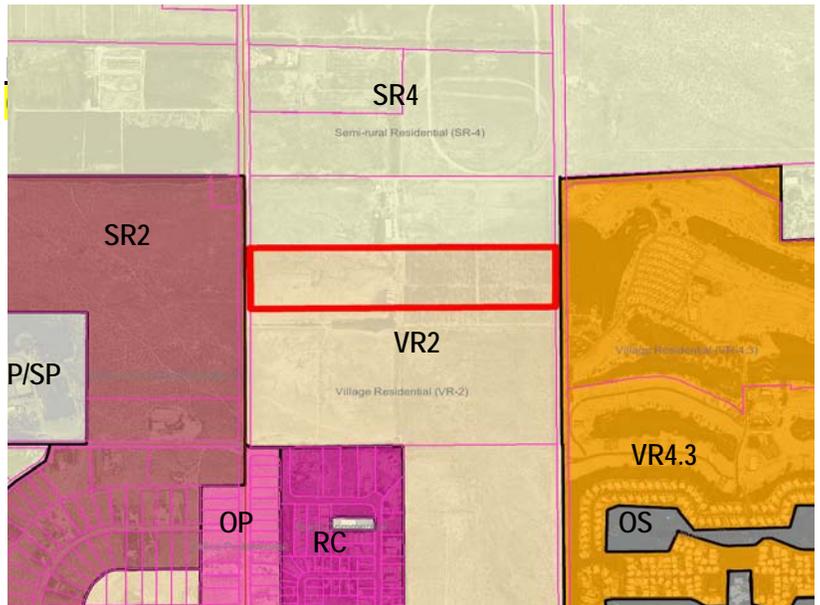
- 1- Borrego Springs CSG meeting minutes of February 3, 2011
- 2- Based on staff's experience

Property Description	
Property Owner: Sonora Desert Palms LLC	
Size: 33.8 acres 1 parcel	
Location/Description: Borrego Spring Subregional Group Area 0.7 miles north of Palm Canyon Drive, via Di Giorgio Road; Outside County Water Authority boundary	
Prevalence of Constraints (See following page): ● - high; ◐ - partially; ○ - none	
○	Steep slope (greater than 25%)
●	Floodplain
○	Wetlands
○	Habitat Value
◐	Agricultural Lands
◐	Fire Hazard Severity Zone

Land Use	
<i>General Plan</i>	
Scenario	Designation
Former GP	4.3 du/ acre
GP (Adopted Aug 2011)	VR2
Referral	VR4.3
Hybrid	VR2
Draft Land Use	SR4
Environmentally Superior	SR10
<i>Zoning</i>	
Former — RS4; 6,000-sq. ft. minimum lot size	
Adopted Aug 2011 — Same as existing	



Aerial

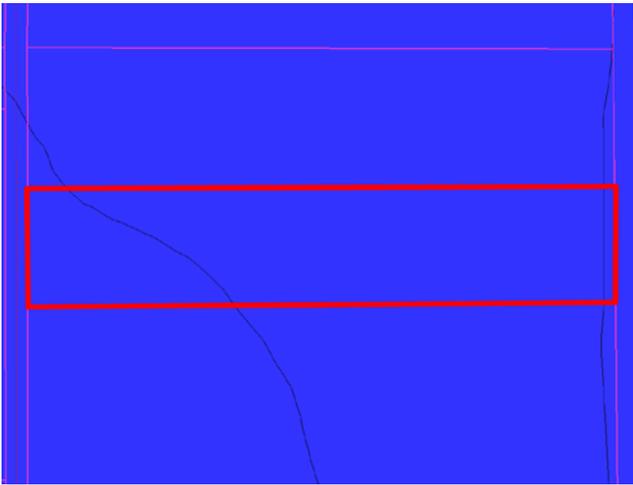


Adopted Aug 2011

Discussion

Subject parcel is surrounded by proposed designations SR2, SR4, VR4.3 and VR2; however, changing this parcel to a VR4.3 designation would create an island of VR2 designated land to the south. To resolve this island of spot designation would require also designating this area as VR4.3, resulting in approximately 390 additional units.

DS8 (cont.)



Floodplain (100-year)



Prime Agricultural Lands



Fire Hazard Severity Zones

DS8 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Village Residential 4.3	Village Residential 2	Moderate

Rationale for Moderate Category Classification

The request for a VR4.3 density (4.3 dwelling units per acre) was evaluated as part of the Referral Map. However, the Planning Commission/Staff Recommendation included VR2 for this property and the surrounding area. To avoid a spot designation of VR2, an additional 137 acres of VR4.3 designation would have to be applied to the area south of the subject property. The potential for 390 additional units would require additional environmental documentation in order to comply with State law.

Guiding Principles/General Plan Changes Necessary to Support the Request

Additional area to the south of the property would need to be re-designated as VR4.3.

Impact to Forest Conservation Initiative Remapping Timeline

None

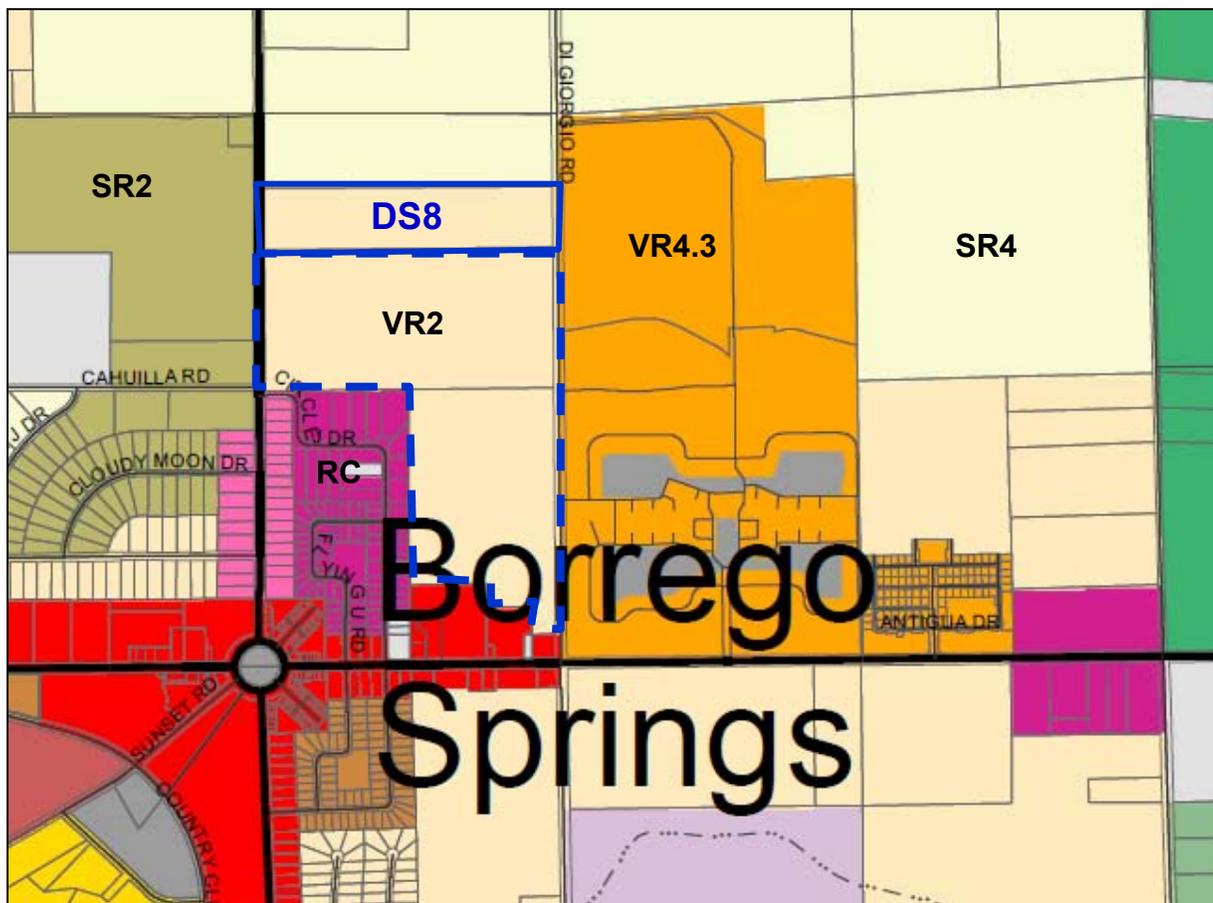


Figure 1: Property Specific Request ——— Additional Remapping Necessary for Change - - - -

DESERT/BORREGO SPRINGS

2000 Census Population.....3,271
 Community 2020 Target¹37,871
 April 2004 WC Map Population15,440



APRIL 2004 WORKING COPY MAP

With approximately 5,000 vacant parcels already existing in the Borrego Valley, village and semi-rural densities are generally applied only to areas that reflect existing parcelization and development patterns. With the exception of the existing agricultural land, areas that lack a well-defined pattern of parcelization (small parcels) are proposed at Rural Lands densities.

KEY COMMUNITY ISSUES

- The subregion is completely groundwater dependent; in terms of Borrego Springs, the entire valley is reliant on one aquifer
- Significantly more water is taken out of the aquifer than is replenished
- Disproportionate water usage—high water users in the Borrego valley include agriculture along with golf courses and commercial landscaping—accounts for approximately 90 percent of the valley’s annual water use
- Difficulty accessing private in-holdings within the State Park

COMMUNITY-SPECIFIC PLANNING RATIONALE

- Infrastructure and services are available in the community of Borrego Springs
- Although the Borrego Valley is outside the CWA boundary, limited sewer and water service are available through the local water districts (these districts are dependent upon groundwater)

- With the intent of providing greater flexibility for agricultural landowners, and based on community preference as well as Board of Supervisors and Planning Commission direction, semi-rural densities are applied to the existing agricultural land
- Reflecting highly parcelized areas, village densities extend south, and another node southeast, of the existing town center
- Rural Lands densities are applied to reflect draft language of the Subregional Plan including, “Preserve the eastern half of the Valley (east of Borrego Valley Road and north of Rango Way) from urban uses because of its distance from the town center”

TRAFFIC FORECASTS

If the April 2004 Working Copy map is developed to its full capacity in the year 2020, preliminary traffic forecasts² indicate there would be approximately 4 lane-miles of roads operating at LOS E or F in Borrego Springs. The preliminary estimate for improving deficient roads to an acceptable level of service (LOS D) is approximately \$7 million.

Traffic forecasts for the April 2004 Working Copy map are substantially improved over the existing general plan, which produces approximately 58 lane-miles operating at LOS E or F. The preliminary cost estimate for road improvements associated with the existing general plan is \$96 million for Desert/Borrego Springs.

¹ Community target not yet endorsed by the Board of Supervisors: 12,000.

² Based on traffic forecasts for the August 2003 Working Copy map.