



DRAFT WORK PRODUCT



**Borrego Valley Groundwater Basin
Borrego Springs Subbasin**

**Modifying Land Use Plans, Policies
and Ordinances for Consistency
with GSP Sustainability Goals**

Advisory Committee Meeting



May 31, 2018

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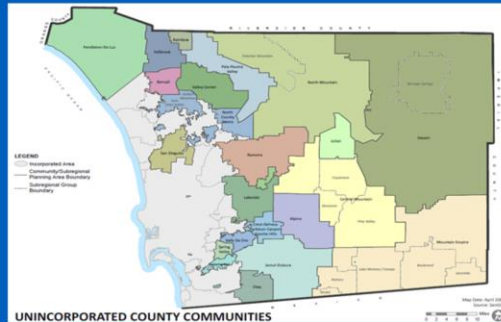
The Core team will present a summary of applicable plans, policies, ordinances and permitting processes that govern development in Borrego Springs. The Core team will discuss the interrelation of the GSP under development with future updates to the Borrego Springs Community Plan, General Plan and Borrego Water District Policies and Regulations including changes in future land use to bring planning processes in line with GSP sustainability goals including a transition to lower water intensity land uses.

County of San Diego General Plan

The County's General Plan is the basis for all land use decisions.

The General Plan establishes standards for population density, building intensity, and distribution of land uses

All zoning, subdivisions, and public works projects must be consistent with the General Plan



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The County's General Plan outlines the County's vision for growth, community services, infrastructure, quality of life, and environmental resources. The development and implementation of the GSP is relevant to several General Plan elements, such as the Land Use Element, Conservation and Open Space Element, and the Housing Element.

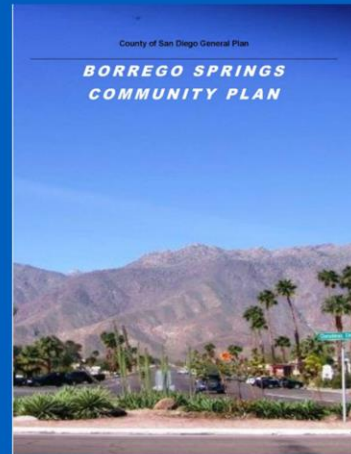
The Land Use Element designates the general location and intensity of land uses. The Land Use Element includes a Community Services and Infrastructure section, which addresses the availability of public infrastructure such as roads, drainage facilities, sewer and water lines, and treatment plants, as appreciable growth cannot occur without such services being available or in place. The conservation and open space element focuses on the conservation and use of natural resources such as water. And the housing element provides a comprehensive assessment of current and projected housing needs for all economic segments of the region.

Borrego Springs Community Plan

Considered part of the General Plan, addresses issues important to the community

Community Plan looks at elements such as:

- Land Use
- Mobility
- Conservation and Open Space
- Safety



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Community Plans are part of the General Plan. These plans focus on a particular region or community within the overall General Plan area. They are meant to refine the policies of the General Plan as they apply to a smaller geographic region. As legally required by State law, Community Plans must be internally consistent with General Plan goals and policies of which they are a part. They cannot undermine the policies of the General Plan. Community Plans are subject to adoption, review and amendment by the Board of Supervisors in the same manner as the General Plan.

The Community Plan describes local elements such as land use, mobility, conservation and open space, and safety.

The Borrego Springs Community Sponsor Group is a 7-member group of representatives that assists the Director of Planning, the Zoning Administrator, the Planning Commission and the Board of Supervisors (BOS) in the preparation, amendment and implementation of community and sub-regional plans.

Zoning Ordinance

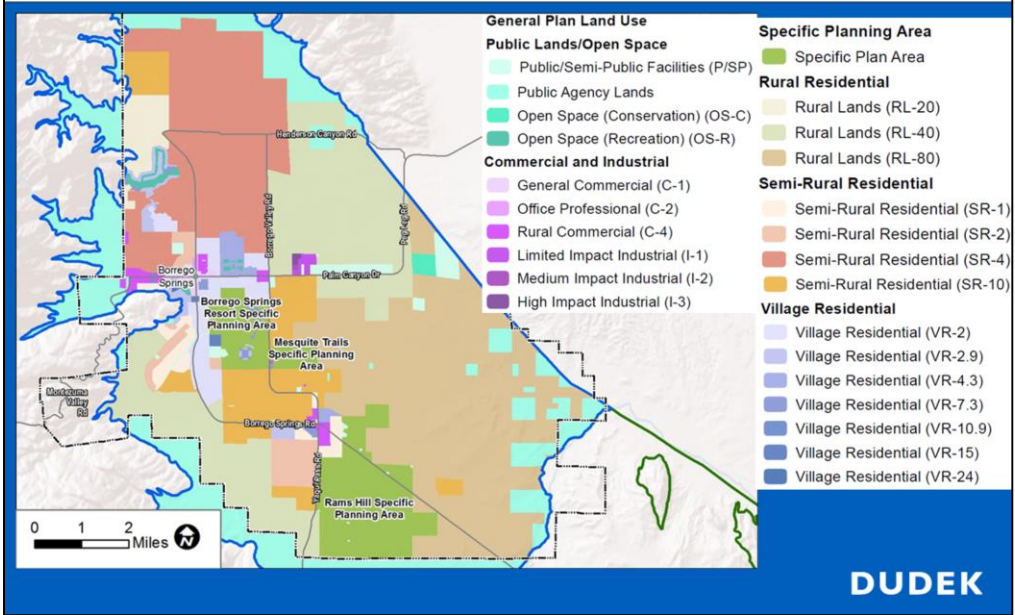
- **Distribution of zones is based on the land use pattern established in the General Plan**
- **Assigns each property a zone that describes rules under which land may be utilized**
- **Zoning maps illustrate how zones have been distributed**
- **Zoning Use Regulations:**
 - Residential (R)
 - Commercial (C)
 - Industrial (I)
 - Special Purpose (S)
 - Specific Planning Area (SPA)

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Zoning is based on the land use designations established in the General Plan. Each property has an affiliated zoning box, which identifies the use regulation and various development parameters such as setbacks, height and minimum lot size. Zoning maps illustrate how zones have been distributed in the Borrego Springs Community and existing zoning includes: Residential (R), Commercial (C), Industrial (I), Special Purpose (S) and Specific Planning Area (SPA). Interestingly, there is no designated agricultural land use in the Borrego Springs Community; however, the existing land uses provide for use of land for agriculture.

The use of overlay zones may also add additional development parameters, such as lands within a flood plain, or lands which require additional design review.

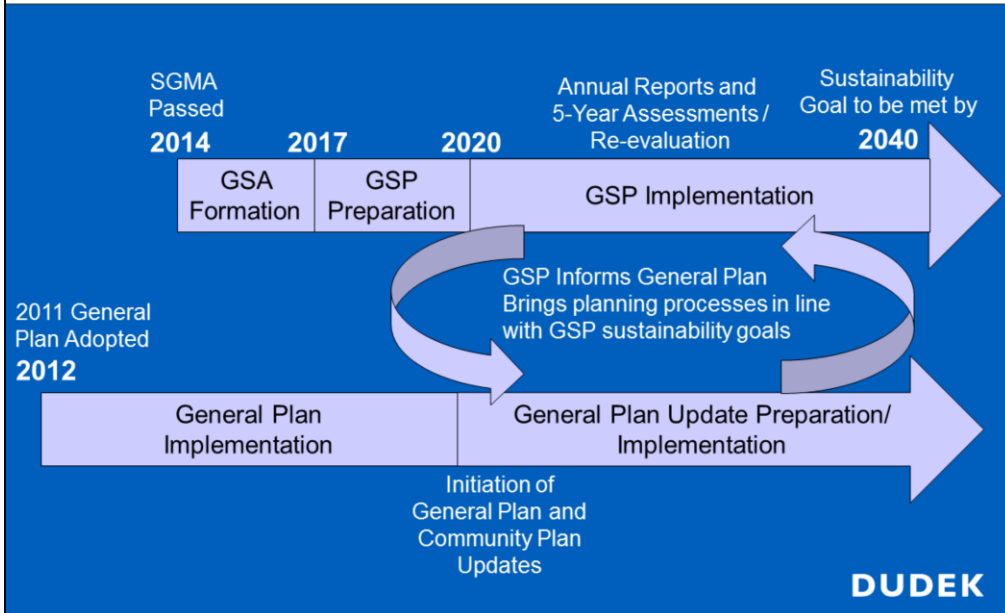
Borrego Springs Land Use Designations



The Groundwater Sustainability Plan (GSP), particularly chapter 4, and Project No. 3 – Modification of Land Use Designations, will provide important input on possible ways to increase consistency between GSP sustainability goals and the General Plan land use designations and policies. Following public workshops, public input and a visioning process during the GSP preparation, some land use changes may be recommended to reflect land use constraints, such as water availability, and GSP sustainability goals, such as water conservation.

GSP & Land Use Plans: Separate but Interrelated

6



This slide illustrates the interrelation of the Groundwater Sustainability Plan (GSP) and future updates to the Borrego Springs Community Plan, General Plan (GP) and Borrego Water District Policies and Regulations. They are all living documents, separate but interrelated.

Potential changes in future land use to bring planning processes in line with GSP sustainability goals may include a transition to lower water intensity land uses.

TIMELINE NOTES:

Community plan / General Plan update process will post date GSP preparation.

Land use updates will implement land use consideration in GSP chapter 4.

GSP has a long implementation timeline and is adaptive, just like GP so the idea is they will complement each other. (The GSP will essentially take the place of the County Groundwater Study completed for the 2011 GP update).

SLIDE NOTES:

SGMA = Sustainable Groundwater Management Act

GSA = Groundwater Sustainability Agency

GSP = Groundwater Sustainability Plan

General Plan Designation / Zoning ≠ Automatic Permission to Build

7

- Numerous permit requirements constrain development in other ways
 - Flood zones
 - Access to public services
 - Water availability
 - Fire hazards
 - Adequate health/safety services

- GSP Projects and Management Actions would include land use recommendations and other implementation mechanisms such as water conservation and efficiency practices.

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The Groundwater Sustainability Plan (GSP) has a long implementation horizon. Implementation of the GSP will include recommendations to the future general plan and community plan updates. As discussed in the previous slide recommendations may include a transition to lower intensity water uses, fallowing of agricultural land, and requirements for water end use efficiency and conservation practices.

There is a large stock of parcels with general plan designations for rural or village residential that remain undeveloped. The reality of public service, physical constraints (flood zone), and health/safety constraints help to guide the future buildout possibilities and the Groundwater Sustainability Agency (GSA) will work with the community on the visioning.

Borrego Visioning

- The GSP will seek to achieve a 70% decrease in water demands by 2040
- Transition land uses to those that are low water intensity and compatible with the project water supply
- Opportunities to maximize water use for economic benefit

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Visioning process would include discussions of uses that are compatible with water restriction. Some possibilities may include: conservation, low-intensity recreational uses, eco/agritourism, and increased connectivity between community and recreational economy (i.e. Anza Borrego Desert State Park (ABDSP) and existing golf courses). Maximizing water use for economic benefit for the community as a whole, such ecotourism/ agritourism/ geotourism.