

DS24 Analysis Area

(Borrego Springs)

2012 Proposal: Change from SR10 to SR1

Requested by: Borrego Country Club Estates LLC

Staff Recommendation	Existing
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CSG Recommendation	Existing
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PC Recommendation	Alternative
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Property Description

Property Owner:

PSR: Borrego Country Club Estates LLC

Size:

169 acres

2 parcels

Location/Description:

Approximately 2 miles south of Palm Canyon Drive, at the intersection of Borrego Springs Road and Country Club Road; outside the County Water Authority boundary

Prevalence of Constraints

● - high; ◐ - partially; ○ - none

○ Steep slope (greater than 25%)

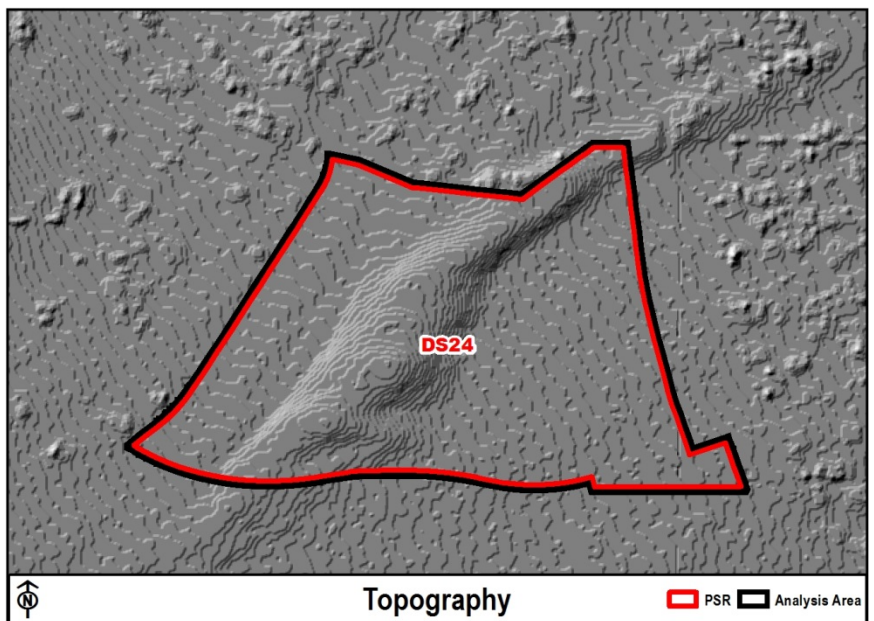
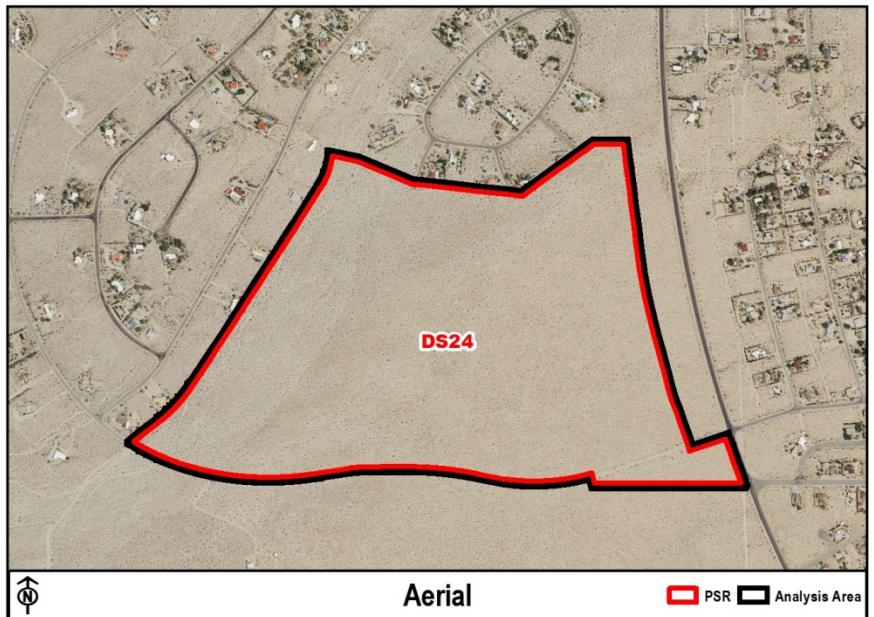
● Floodplain

○ Wetlands

● Sensitive Habitat

○ Agricultural Lands

◐ Fire Hazard Severity Zones



Staff Recommendation Rationale

Community Plan/Character & Habitat/Natural Resource Constraints (Guiding Principles 3 & 4; Policies LU-2.3, LU-2.4, LU-6.2)

- High quality habitat– dense concentration of ocotillos; high potential to host sensitive species; scenic corridor/community entry; blue line ephemeral stream – watercourse after rains
- High wind corridor – air quality impacts of removing native vegetation
- Multiple Community Plan policies - direct growth to fallowed agricultural lands, previously cleared properties, and away from native desert habitat lands
- Over 10,000 additional dwelling units possible when adding legally buildable vacant lots to additional subdivision/multi-family potential in the current General Plan

Community Development Model (Guiding Principle 2, Policy LU-1.1)

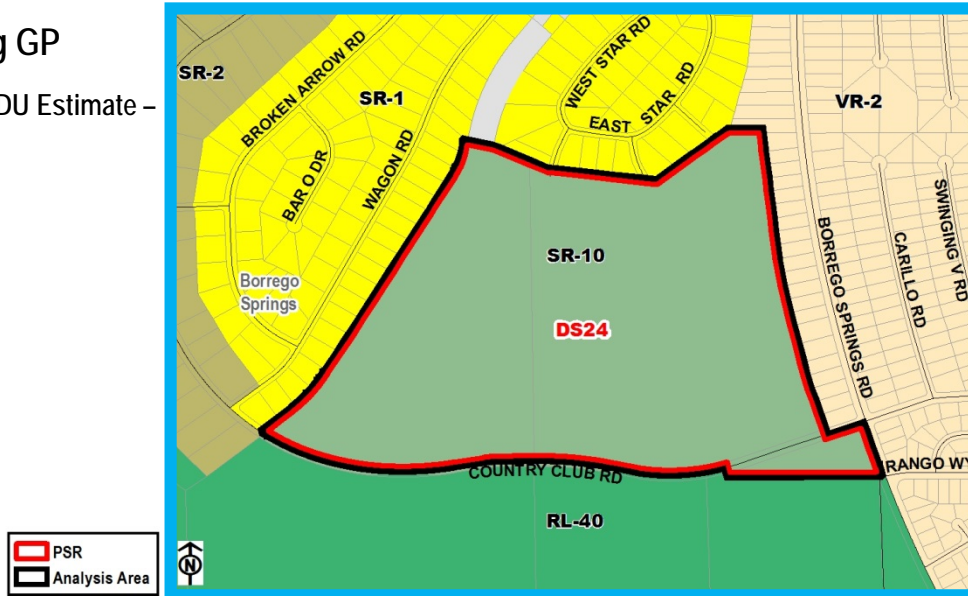
- Adjacent/nearby SR-1 and VR-2 are already subdivided to that density and most of these lots are vacant
- Subdivided vacant lots between PSR and village already have public road infrastructure and adjacent water lines to serve housing
- Issues with fire service travel time and Country Club Road access (private with no access rights along most of southern boundary)

Feasibility and Consideration of Hazards (Guiding Principle 5, etc.)

- Groundwater reductions of 70% or more with Sustainable Groundwater Management Act (SGMA) requirements and upcoming Groundwater Sustainability Plan
- Flash flood area (discussed in Department of Public Works information sheet on Borrego floodplain) due to the confluence of four nearby steep canyons to the west; this was a major project issue for pre-GPU subdivision application (no longer processing)

Existing GP

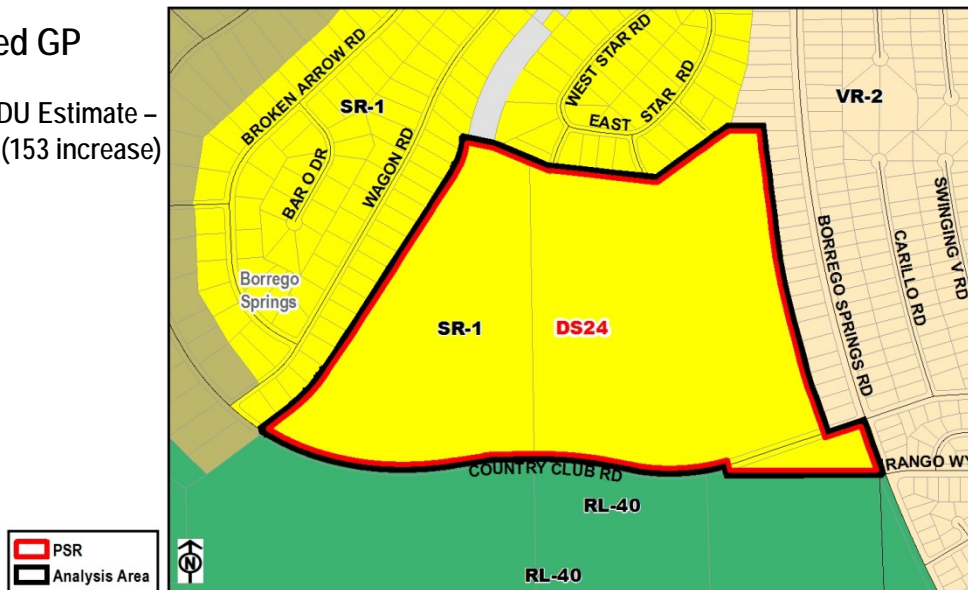
Potential DU Estimate –
16 Units



Staff Recommendation

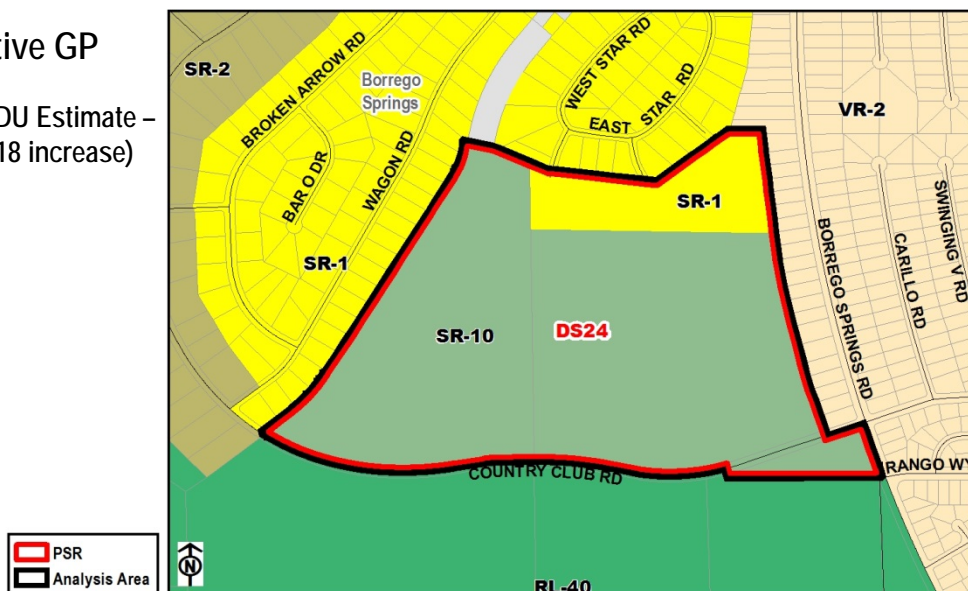
Proposed GP

Potential DU Estimate –
169 Units (153 increase)



Alternative GP

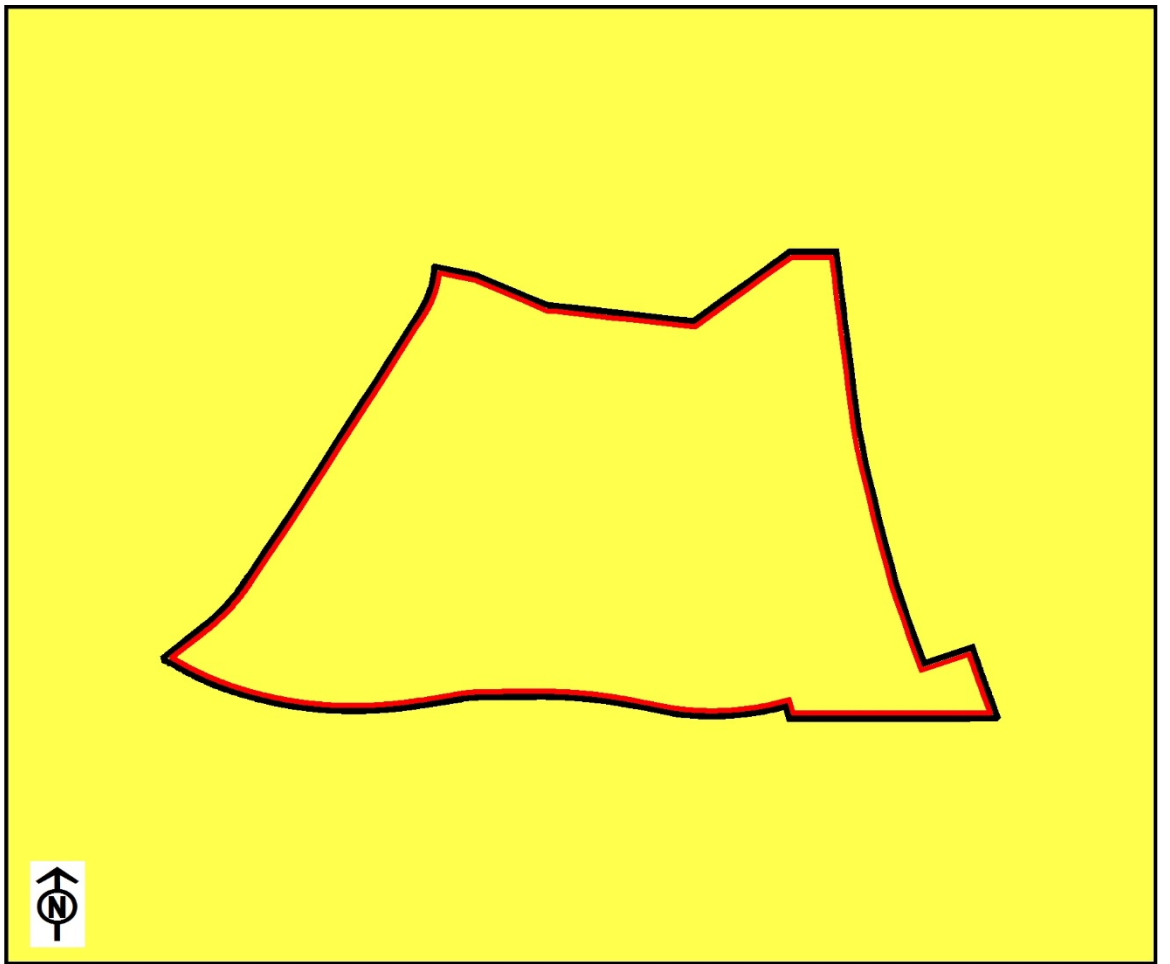
Potential DU Estimate –
34 Units (18 increase)



Fire Hazard Severity Zone

Fire Hazard
Severity Zone

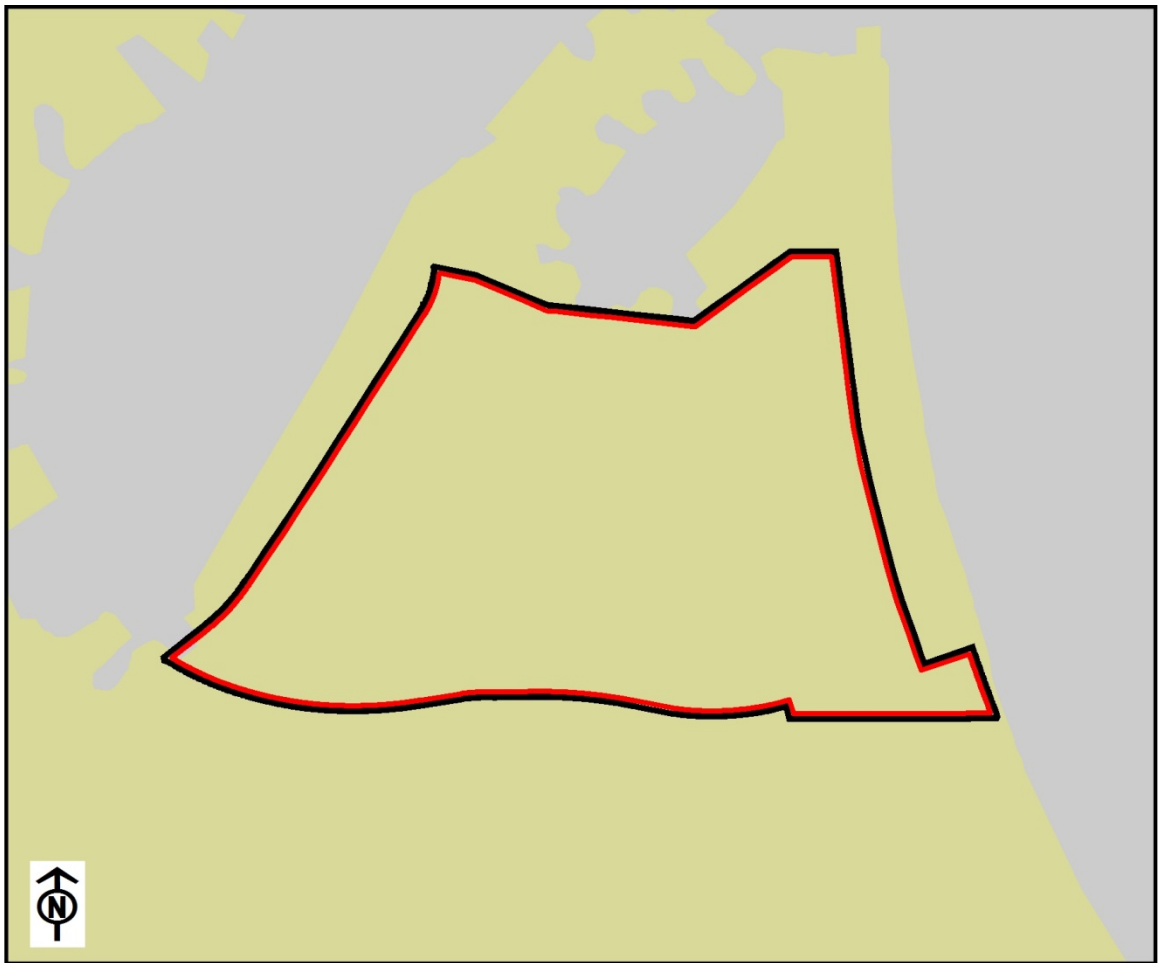
- PSR
- Analysis Area
- Moderate



Vegetation

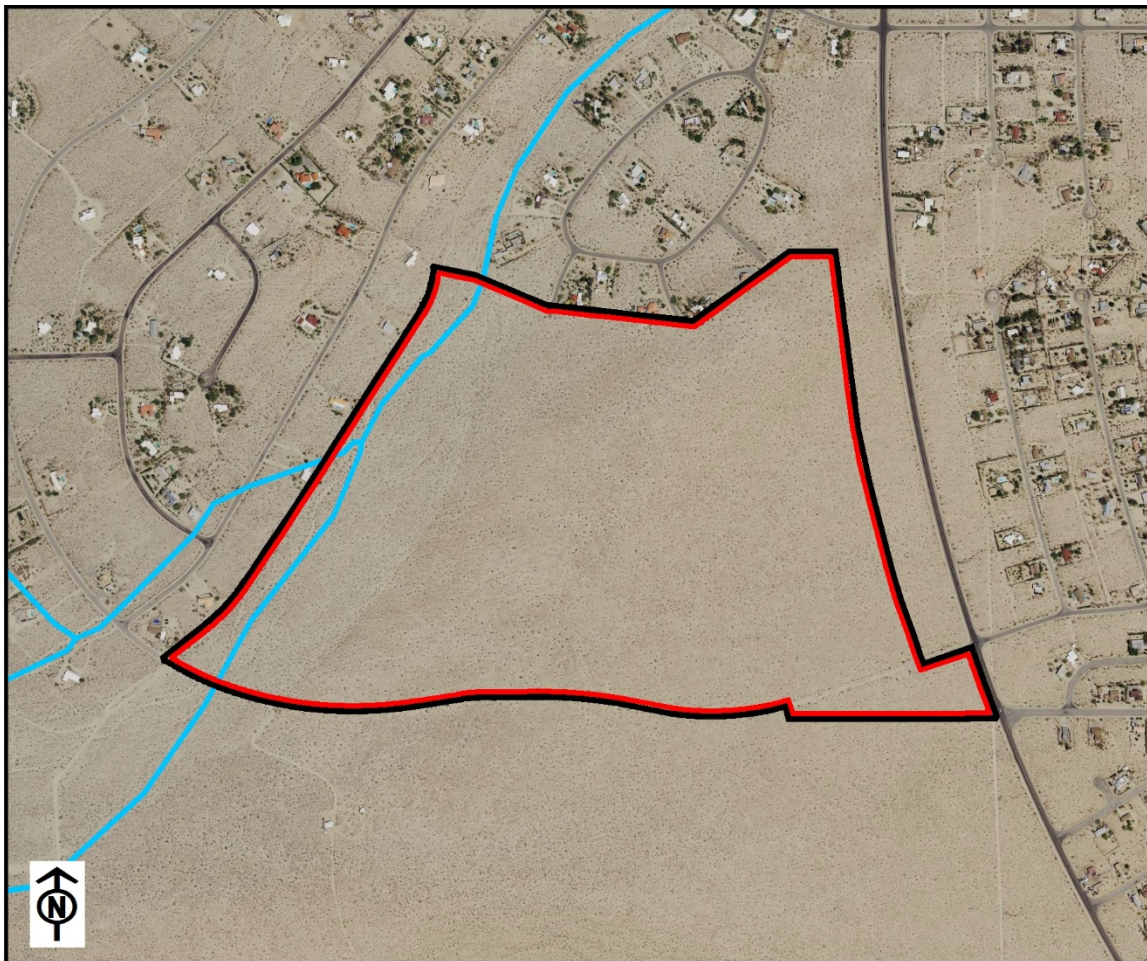
● Sensitive Habitat

- PSR
- Analysis Area
- Sonoran Creosote
Bush Scrub
(includes
Ocotillos)
- Urban,
Disturbed Habitat,
Agriculture,
Eucalyptus,
Woodland



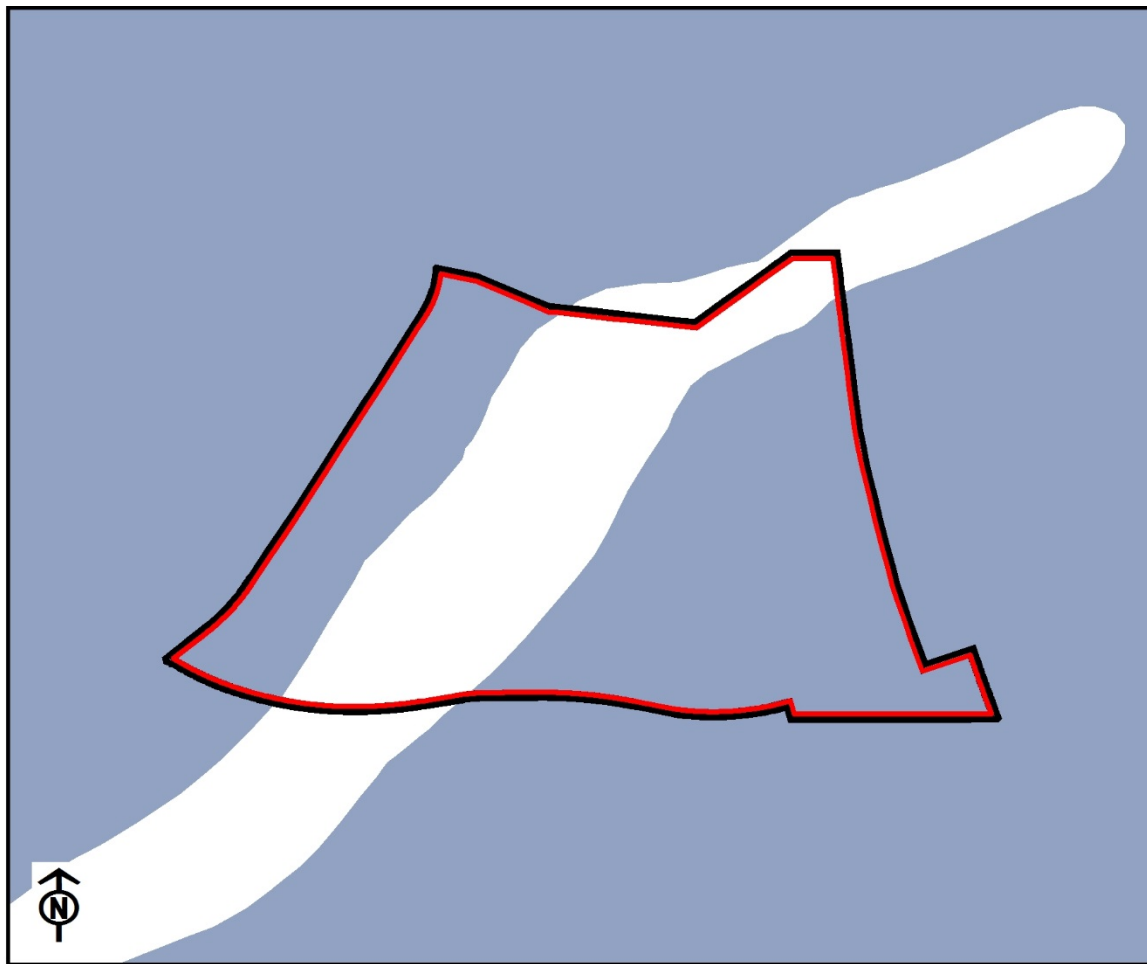
USGS Blue Line Stream

- PSR
- Analysis Area
- USGS Blue Line Stream



FEMA Floodplain

- Floodplain
- PSR
- Analysis Area
- FEMA Floodplain



Vacant Lots Map

- PSR
- Analysis Area
- Vacant Parcel
- County
- Maintained Road

