

DS8 Analysis Area

Desert (Borrego Springs)

2012 Proposal: Change from VR2 to VR4.3

Requested by: K. Discenza for B. Wright (previous owner)

Staff Recommendation	Existing
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CSG Recommendation	Existing
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PC Recommendation	Existing
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Property Description

Property Owner:

PSR: Andrews/Hund (new owner)

Study Area: Caldwell, Borrego Spr. LLC

Size:

169 acres

3 parcels

Location/Description:

Located within the Borrego Springs Village; southern portion is ¼ mile from Christmas Circle; 11 miles north of SR-78 via roads; outside the County Water Authority boundary

Prevalence of Constraints

● - high; ◐ - partially; ○ - none

○ Steep slope (greater than 25%)

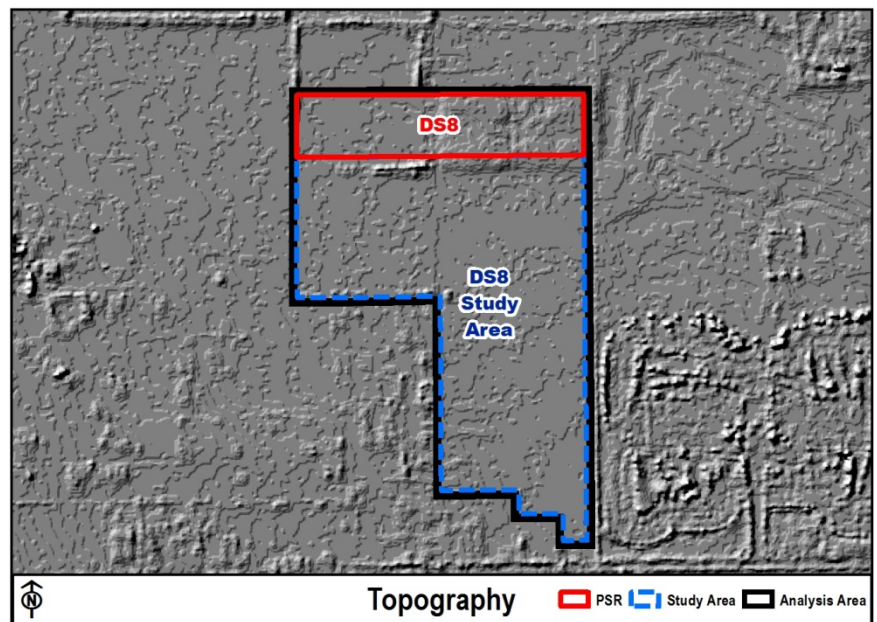
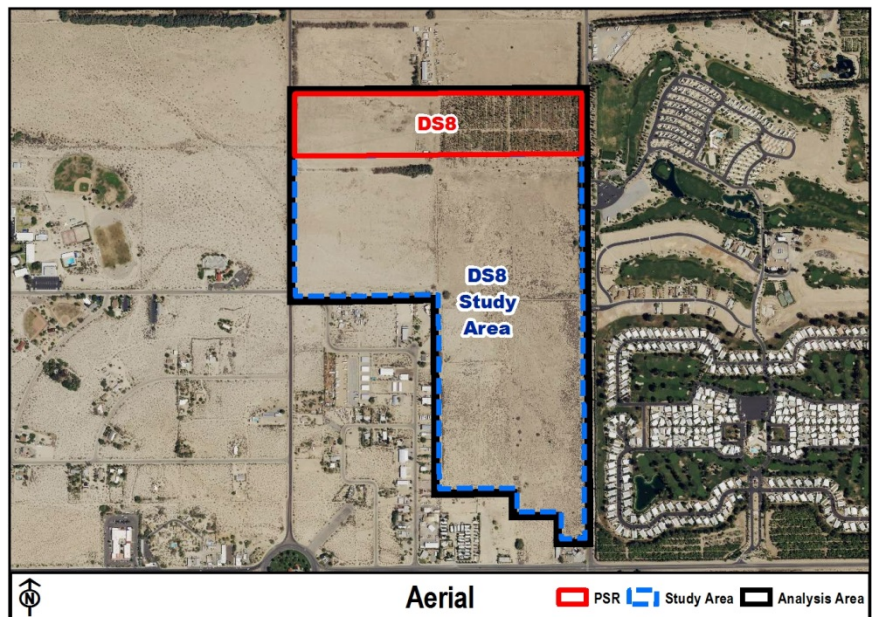
● Floodplain

○ Wetlands

◐ Sensitive Habitat

◐ Agricultural Lands

◐ Fire Hazard Severity Zones



Staff Recommendation Rationale

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

- Community Plan calls for GPAs to consider the extent of existing vacant lots in evaluating density increase proposals
- Over 10,000 additional DUs are possible when adding legally buildable vacant lots to the additional subdivision/multi-family potential in the current GP
- Adjacent VR-4.3 is more reflective of existing built density; to the west (same proximity to town center) is SR-2
- Lack of groundwater to service existing density potential in the Community Planning Area; preliminary estimates indicate reductions in water use of 70% or more will be required to meet Sustainable Groundwater Management Act (SGMA) requirements

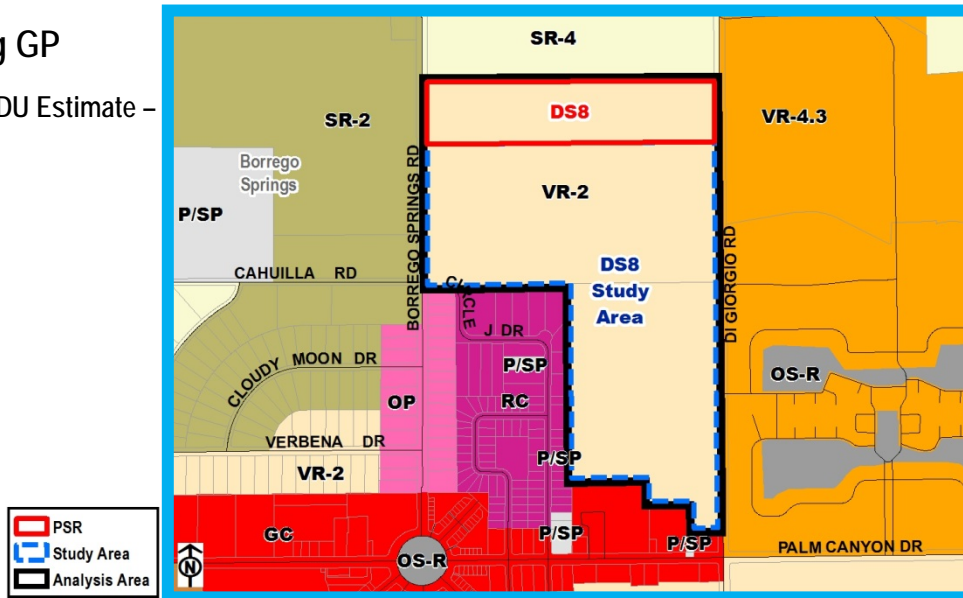
Feasibility and Consideration of Hazards (Guiding Principle 5, Policies LU-1.9, LU-6.11, S-1.1, S-9.4)

- Groundwater constraints and SGMA-GSP implications impact feasibility. Approval of such a large increase in density would result in the need for further density reductions in other areas of the CPA during the GSP implementation process.
- The entire property is within the alluvial floodplain and most of it is within the fan terminus alluvial wash, which is a particularly hazardous area – projects designed to not cause increase in flood depth of > ½ foot. Flood control would have to coordinate with FEMA; this density is not anticipated to be feasible here, from a flood control standpoint

DESERT (BORREGO SPRINGS)

Existing GP

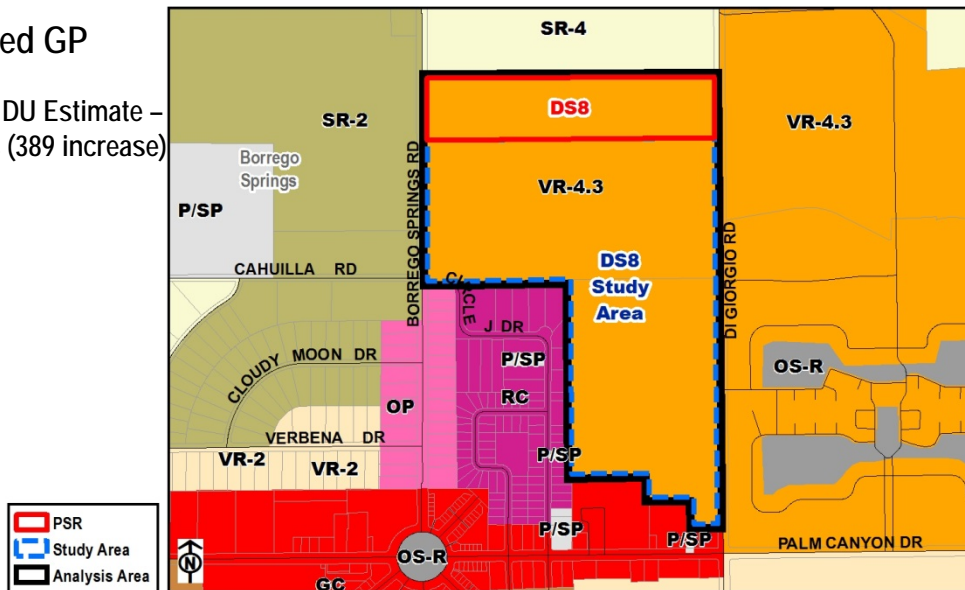
Potential DU Estimate –
337 Units



Staff Recommendation

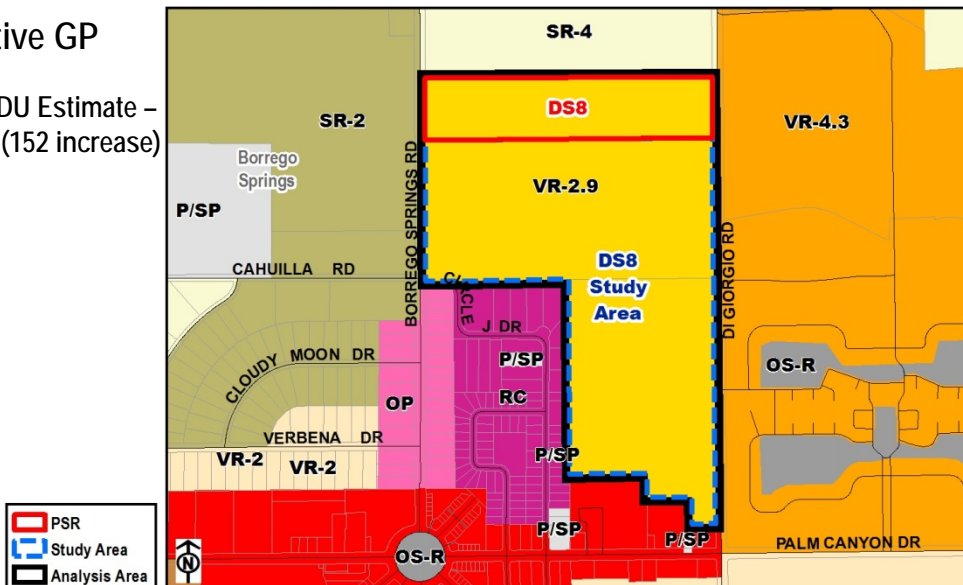
Proposed GP

Potential DU Estimate –
726 Units (389 increase)



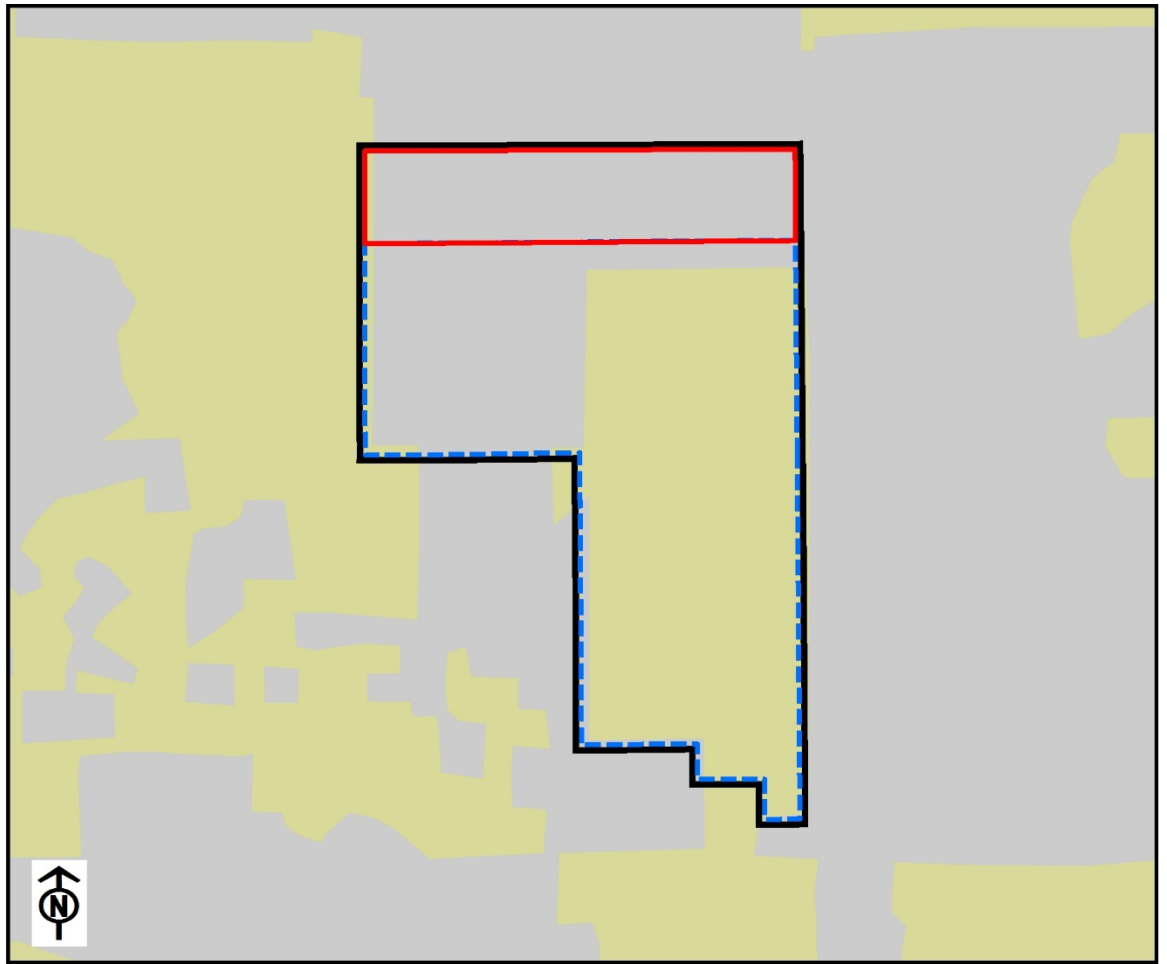
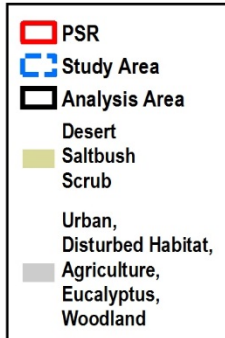
Alternative GP

Potential DU Estimate –
489 Units (152 increase)



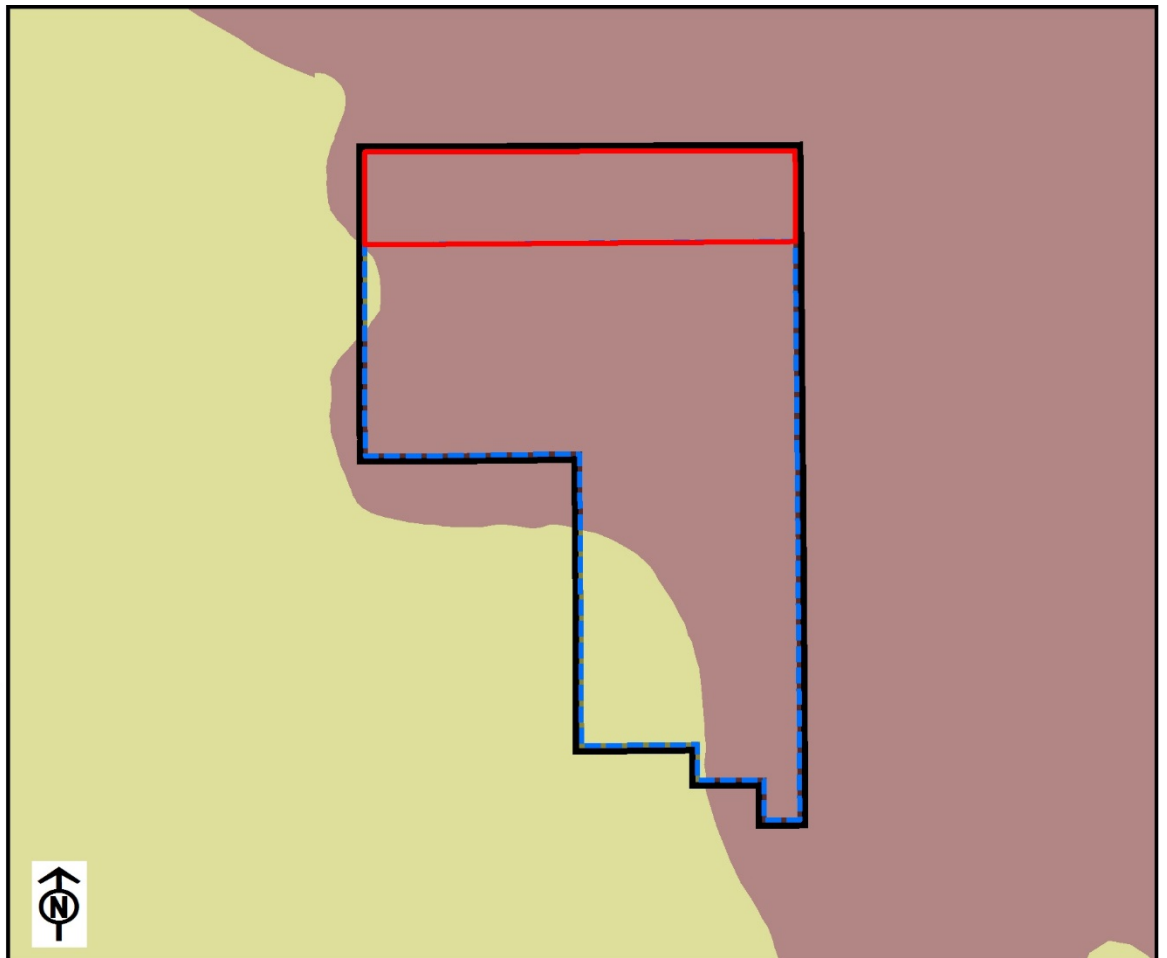
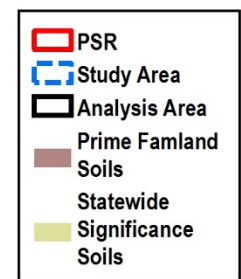
Vegetation

☛ Sensitive Habitat







Prime Agricultural Soils

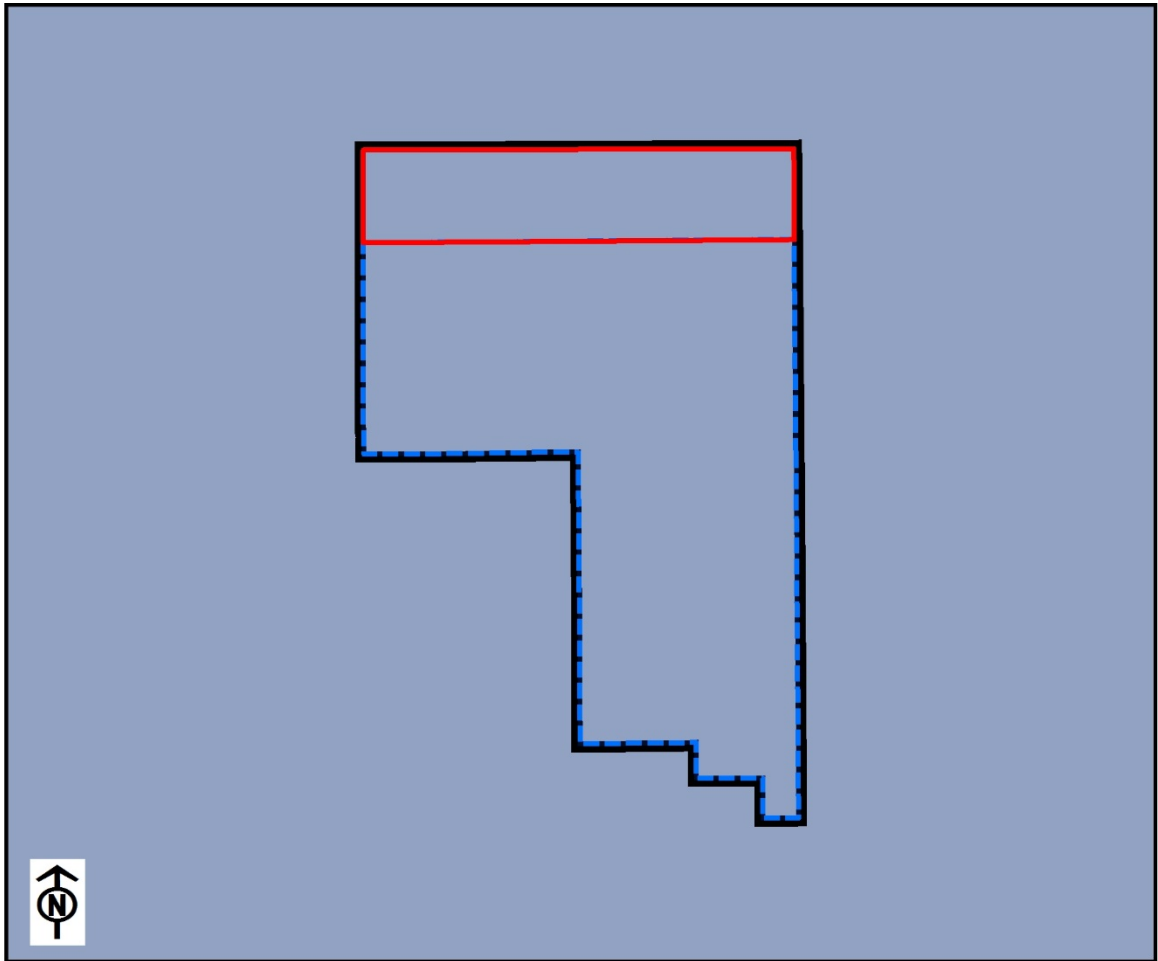
☛ Agricultural Lands



FEMA Floodplain






● Floodplain

-  PSR
-  Study Area
-  Analysis Area
-  FEMA Floodplain



Fan Terminus Alluvial Wash

● Floodplain

-  PSR
-  Study Area
-  Analysis Area
-  FAN Terminus Alluvial Wash (FTAW)
-  Floodplain Outside (FTAW)

