



VICINITY MAP



3D VIEW



AERIAL VIEW

Legend

- PSR
- Analysis Area



SITE PHOTO KEY MAP



1 Facing south from the west-central portion of the property in the area of the elevated dune.



3 Facing west at ocotillos and other vegetation types within the Sonoran creosote bush scrub community, from the central portion of the property.



5 From near the northern property line, facing southeast at the northern end of the elevated dune.



2 Facing northwest at Ocotillos from southeastern portion of the property. Areas of Ocotillos cover the majority of the property, though are generally not found in the areas (see photos 4 & 5) north and west of the elevated dune.



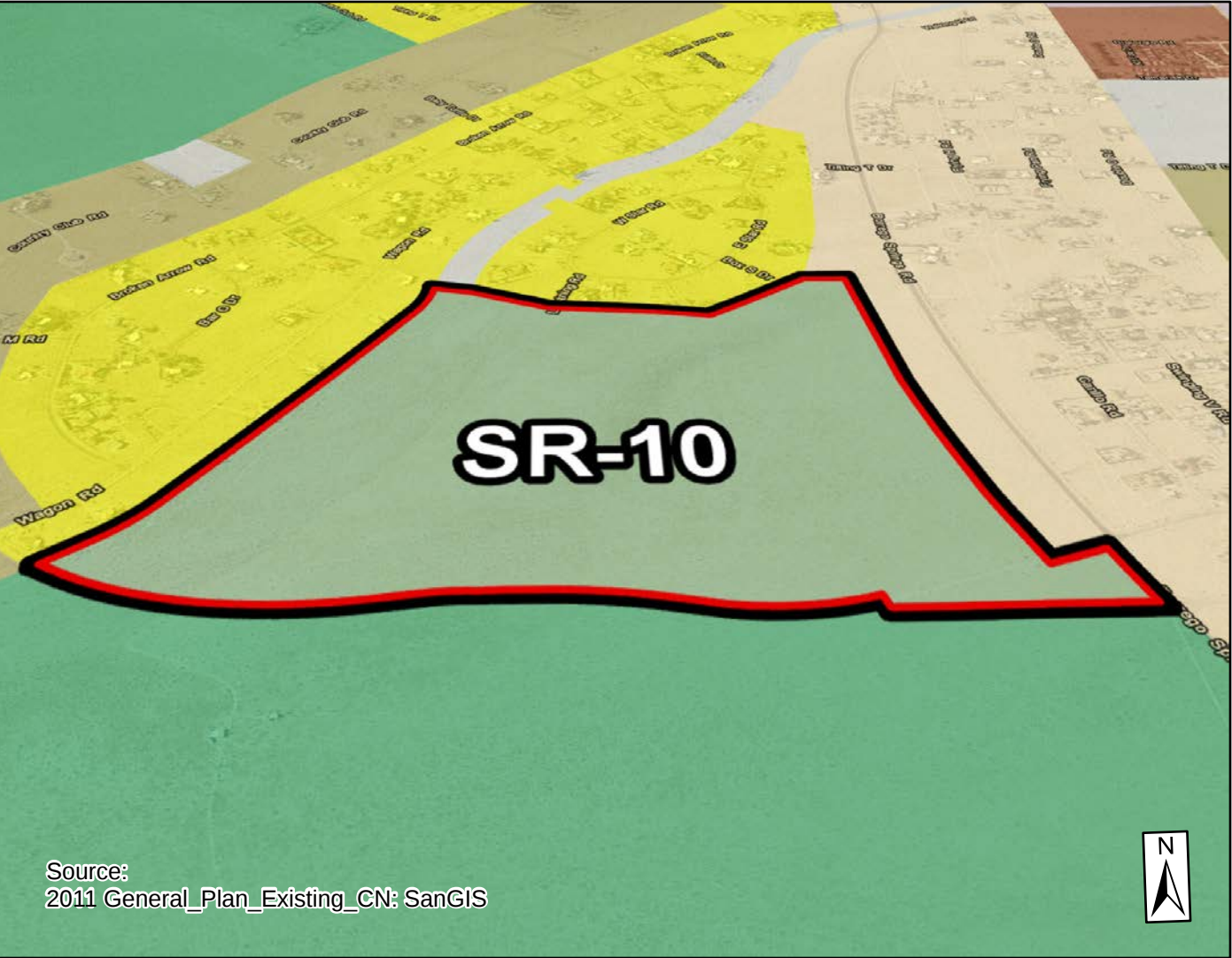
4 From the northwestern portion of the property, facing north along Culp Canyon ephemeral drainage.



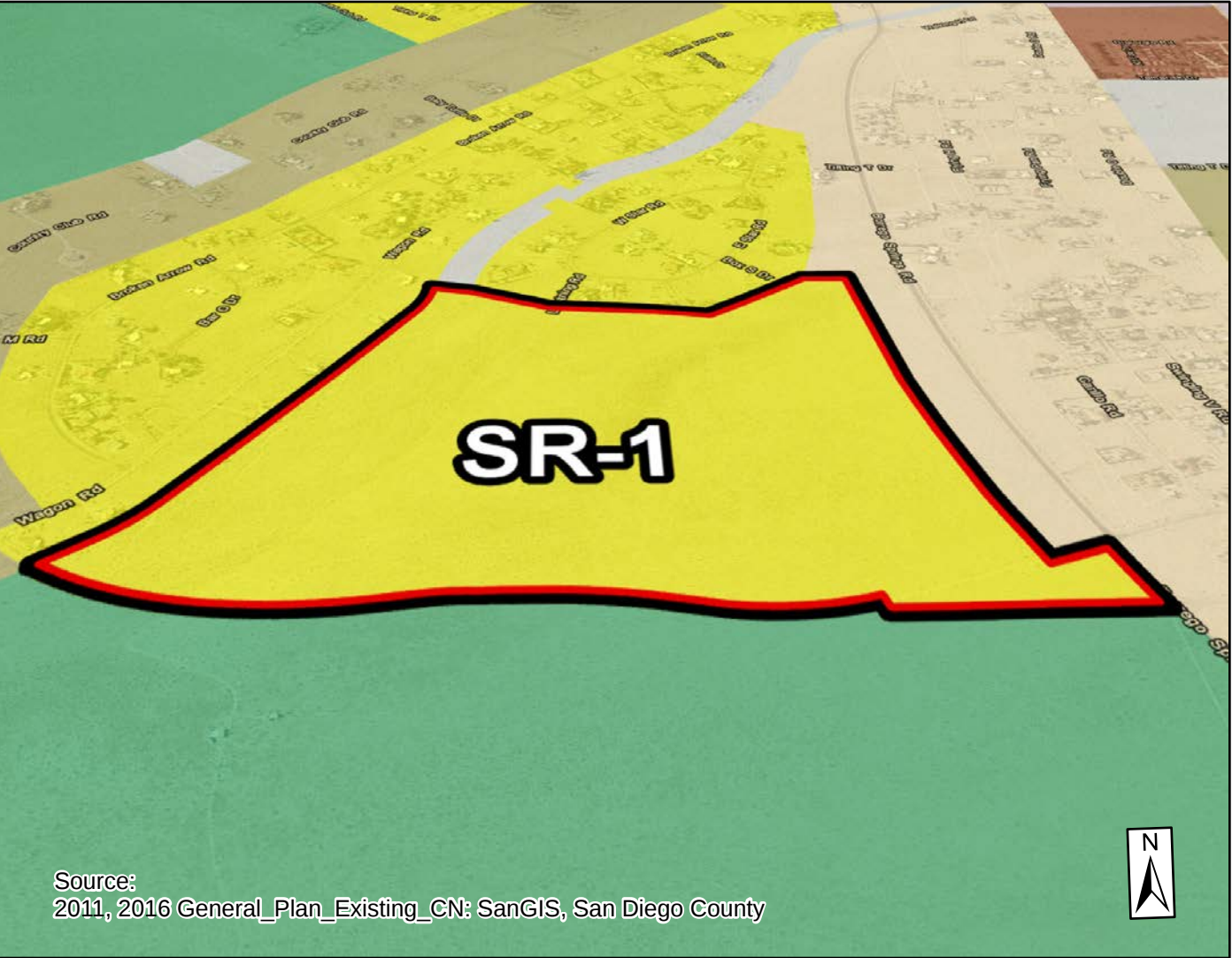
6 Facing northeast from Montezuma Valley Rd overlook (County Scenic Highway). The curving dirt road in the upper right of the picture is the dirt-private portion of Country Club Road that makes up the southern boundary of the PSR property. Photo taken from location outside key map extents.



GENERAL PLAN - CURRENT LAND USE DESIGNATIONS



GENERAL PLAN - PROPOSED LAND USE DESIGNATIONS



Legend

PSR

Analysis Area

LEGEND

- | | |
|--|---|
| <ul style="list-style-type: none">Village Residential (VR-30), 30 du/acVillage Residential (VR-24), 24 du/acVillage Residential (VR-20), 20 du/acVillage Residential (VR-15), 15 du/acVillage Residential (VR-10.9), 10.9 du/acVillage Residential (VR-7.3), 7.3 du/acVillage Residential (VR-4.3), 4.3 du/acVillage Residential (VR-2.9), 2.9 du/acVillage Residential (VR-2), 2 du/acSemi-Rural Residential (SR-0.5), 1 du/0.5,1,2 acSemi-Rural Residential (SR-1), 1 du/1,2,4 acSemi-Rural Residential (SR-2), 1 du/2,4,8 acSemi-Rural Residential (SR-4), 1 du/4,8,16 acSemi-Rural Residential (SR-10), 1 du/10,20 acRural Lands (RL-20), 1 du/20 acRural Lands (RL-40), 1 du/40 ac | <ul style="list-style-type: none">Rural Lands (RL-80), 1 du/80 acSpecific Plan Area (residential densities in italics)Office ProfessionalNeighborhood CommercialGeneral CommercialRural CommercialLimited Impact IndustrialMedium Impact IndustrialHigh Impact IndustrialVillage Core Mixed UsePublic/Semi-Public FacilitiesPublic/Semi-Public Lands - Solid Waste FacilityPublic Agency LandsTribal LandsOpen Space (Recreation)Open Space (Conservation) |
|--|---|



SURROUNDING AREA ANALYSIS - LAND USE



LEGEND

RESIDENTIAL

- Spaced Rural Residential
- Single Family Detached
- Single Family Attached
- Mobile Homes
- Multiple Family
- Mixed Use

COMMERCIAL AND OFFICE

- Shopping Centers
- Commercial and Office

INDUSTRIAL

- Heavy Industry
- Light Industry
- Extractive Industry

PUBLIC FACILITIES AND UTILITIES

- Transportation, Communications, Utilities
- Education
- Institutions
- Military

PARKS AND RECREATION

- Recreation
- Open Space Parks

AGRICULTURE

- Intensive Agriculture
- Extensive Agriculture

UNDEVELOPED

- Undeveloped; Undevelopable Natural Area
- Water
- Road Rights of Way
- Railroad Rights of Way

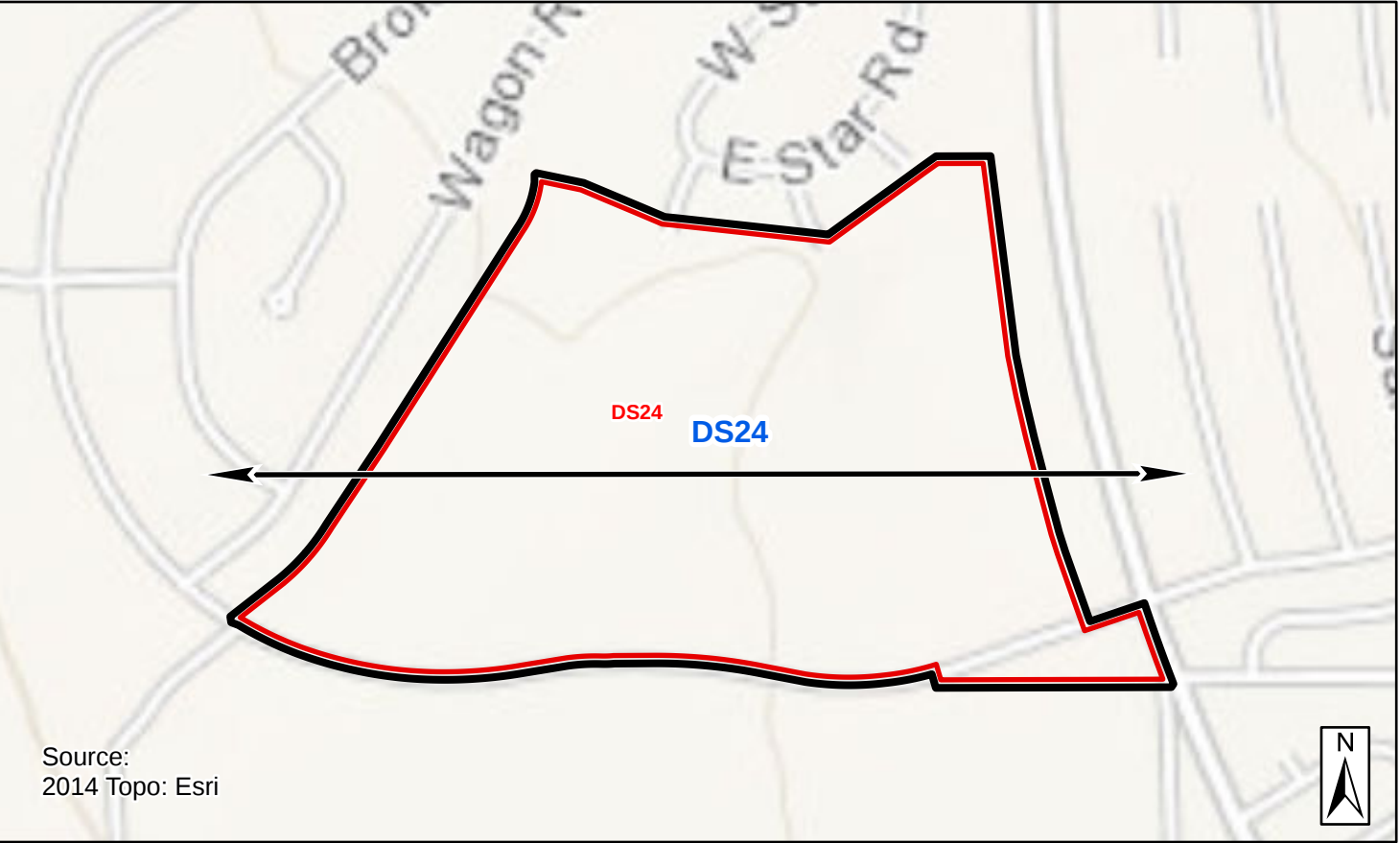
Legend

- PSR
- Analysis Area

Source:
2015 LANDUSE_CURRENT: SanGIS



TOPOGRAPHIC VIEW

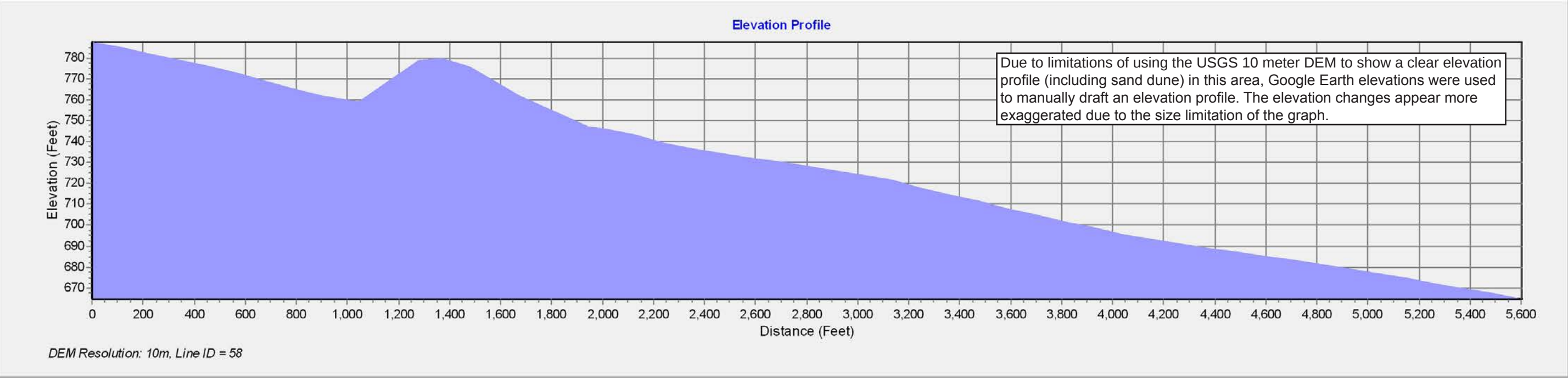


3D VIEW



Legend

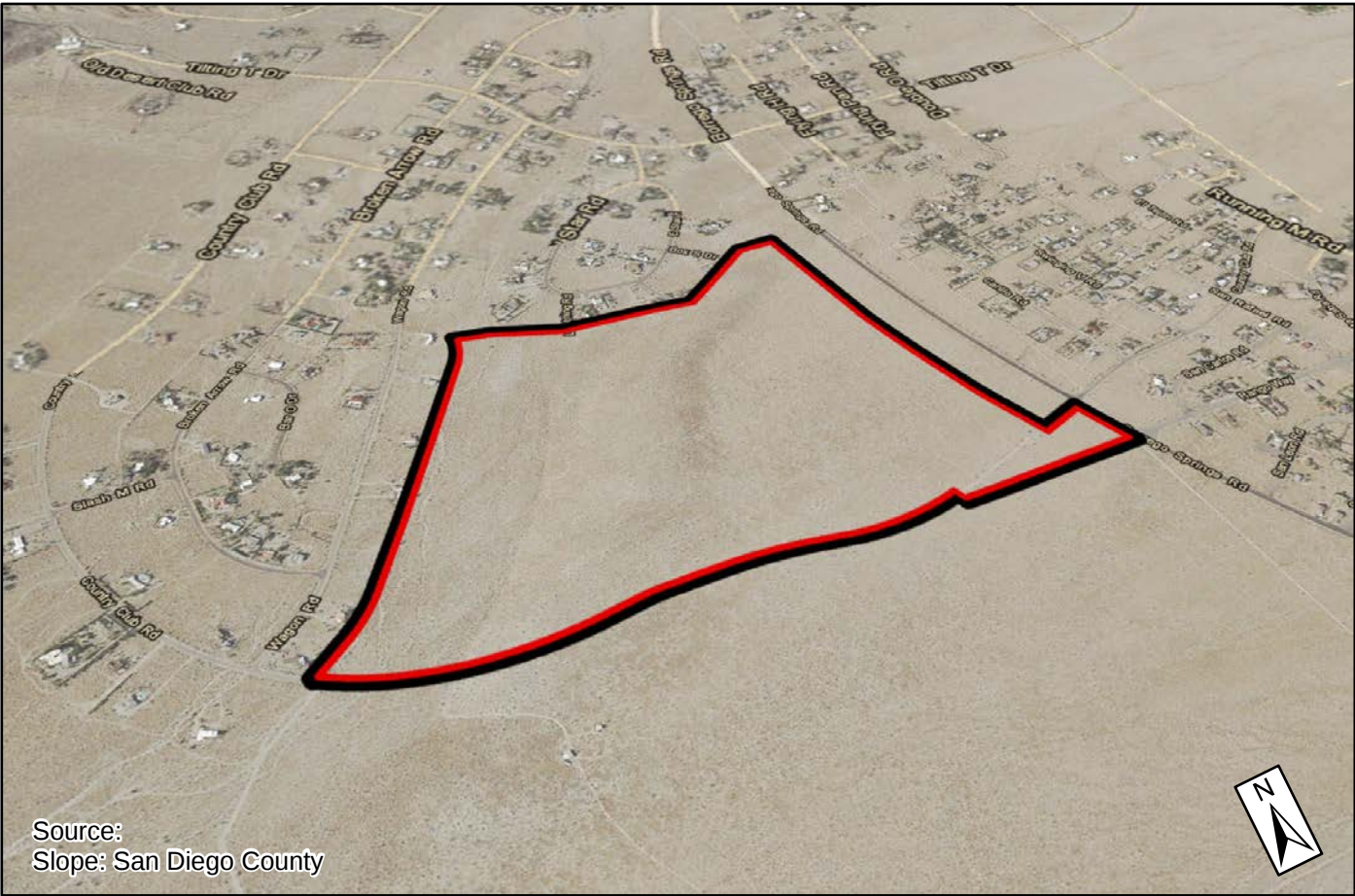
- PSR
- Analysis Area



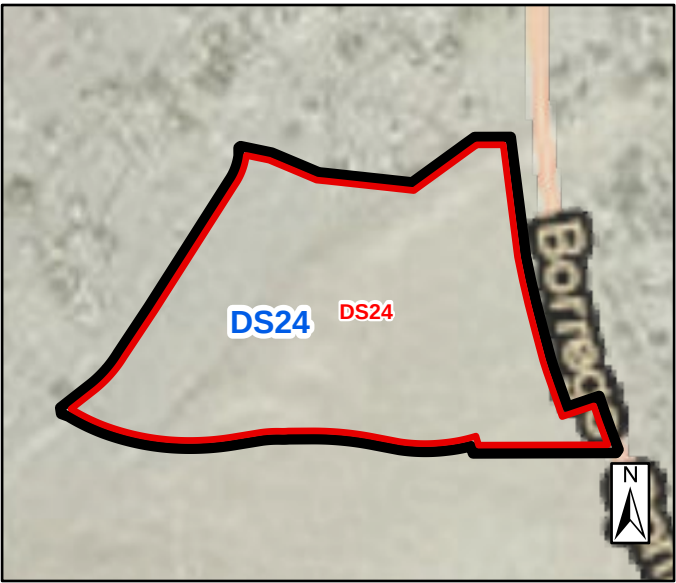
ILLUSTRATIVE SECTION ELEVATION LOOKING NORTH



STEEP SLOPES



3D VIEW

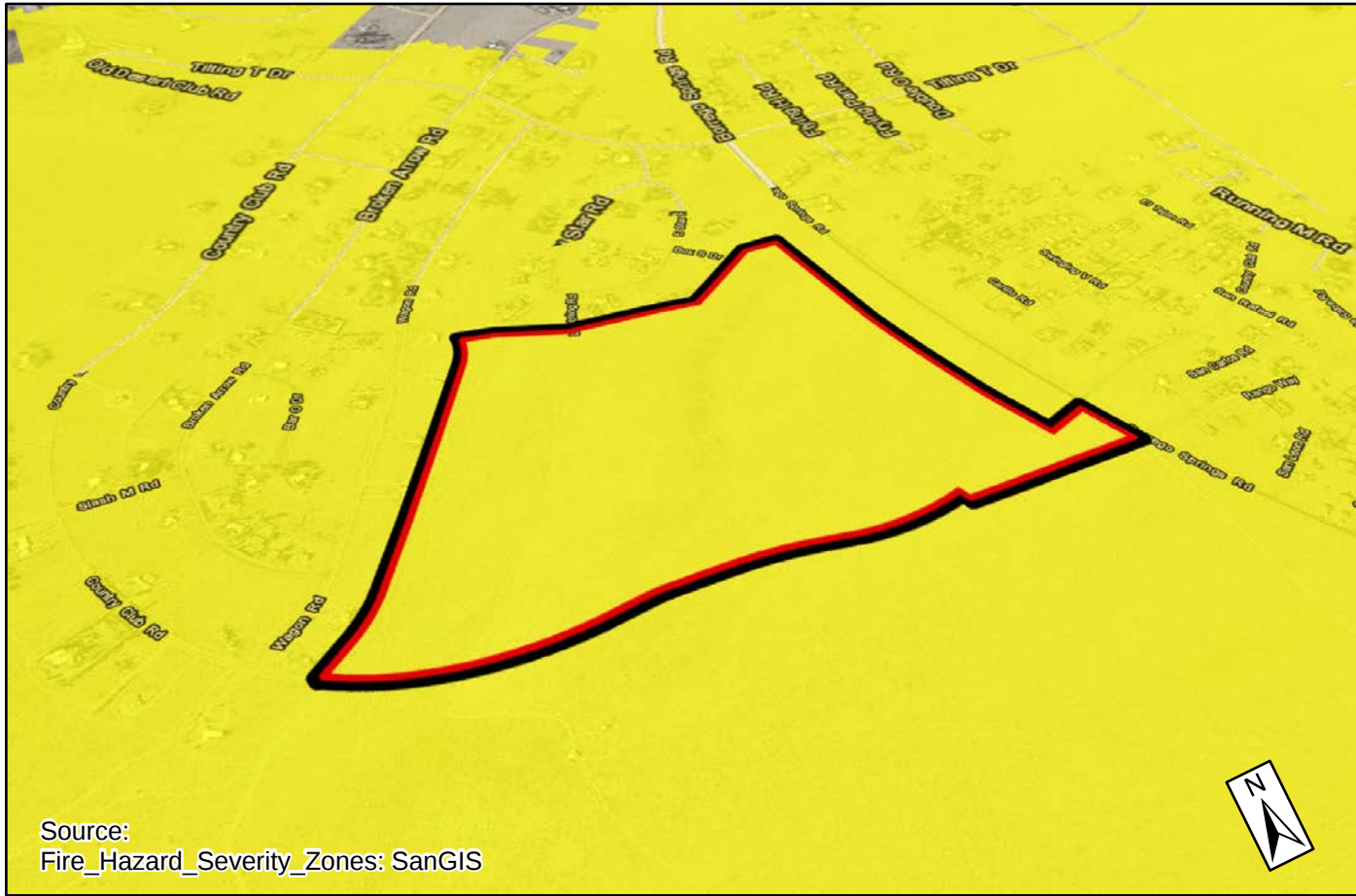


PLAN VIEW

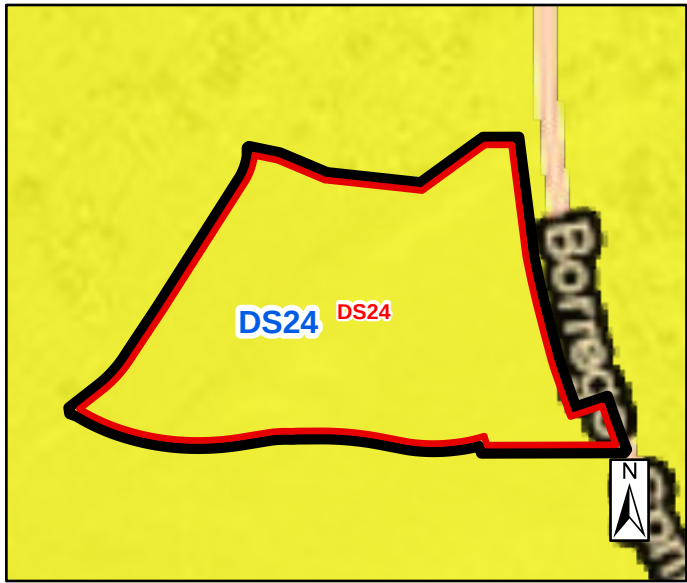


3D VIEW # 2

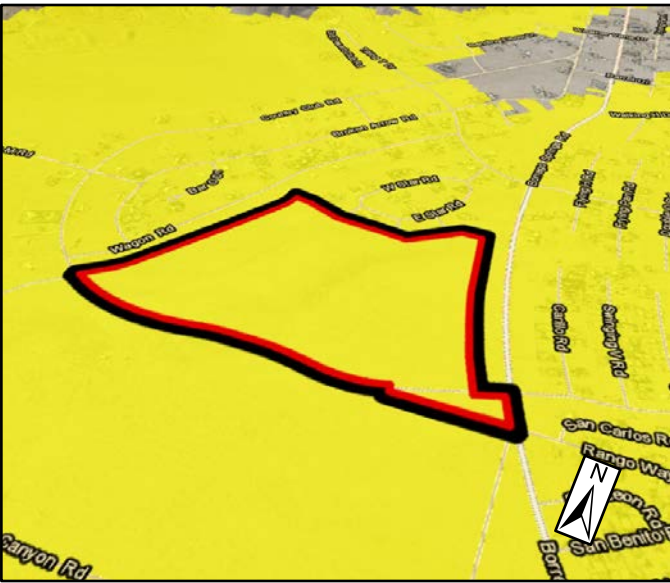
MODERATE FIRE HAZARD SEVERITY ZONE



3D VIEW



PLAN VIEW



3D VIEW # 2

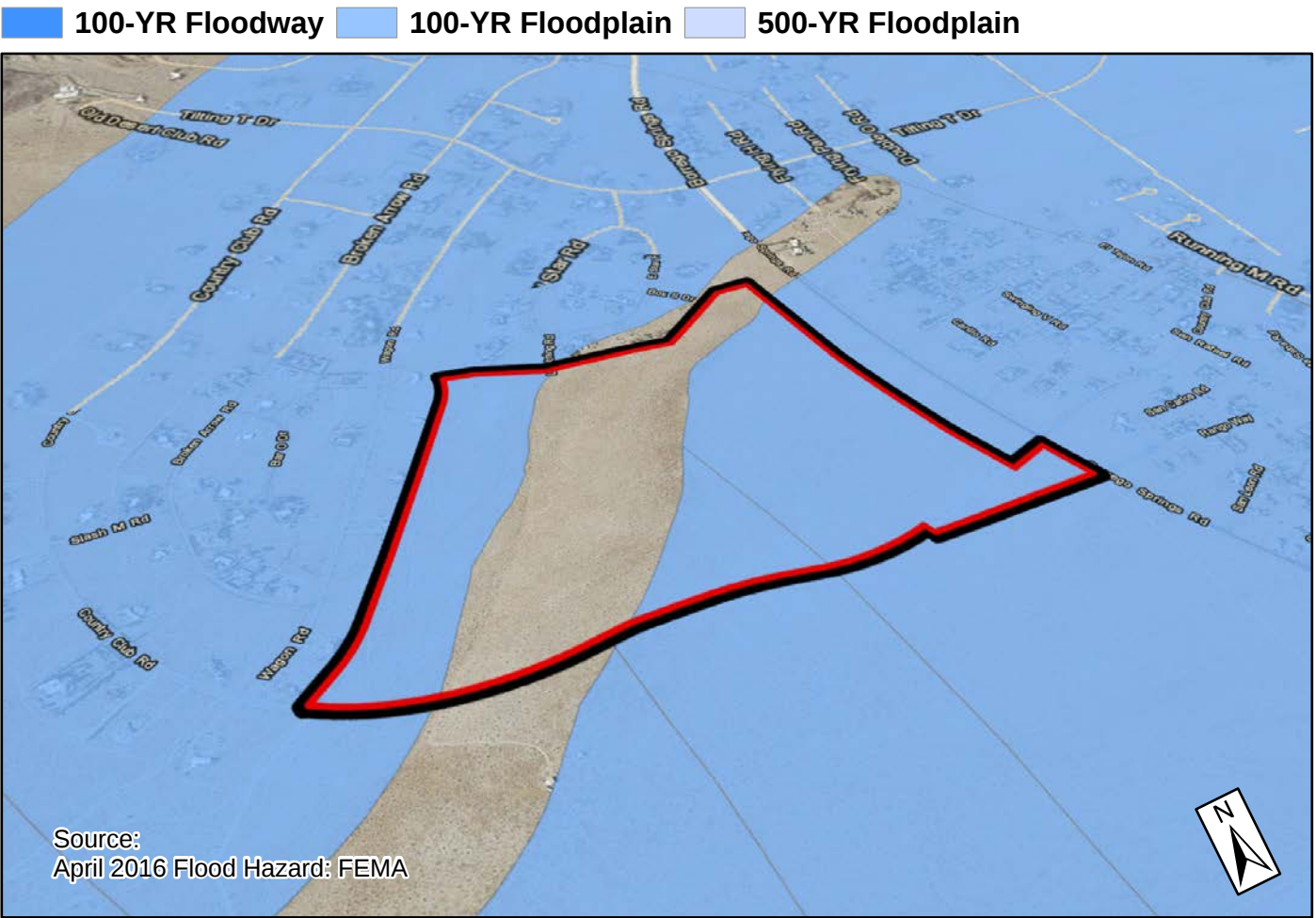
Legend



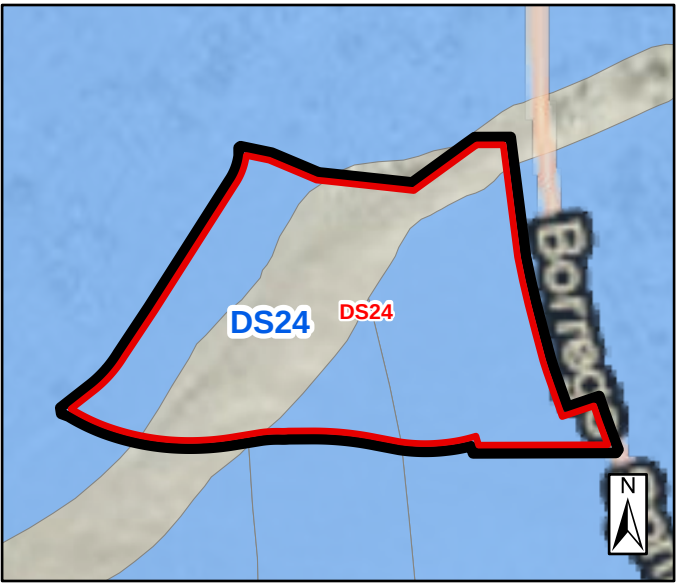
PSR



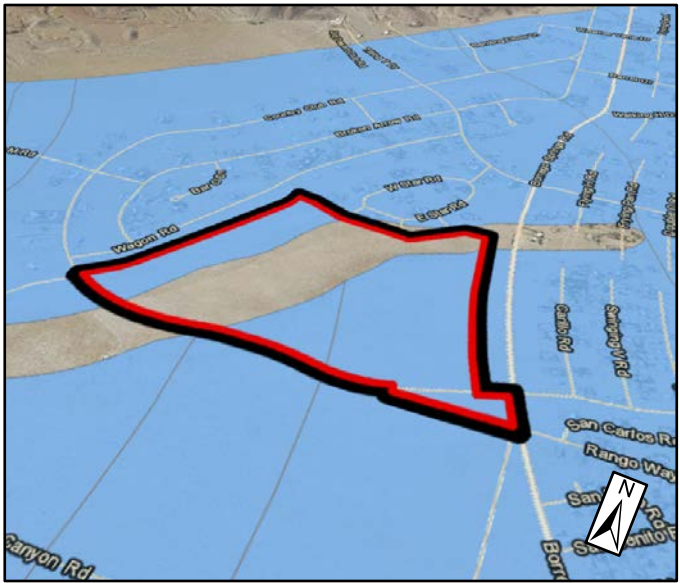
Analysis Area



3D VIEW



PLAN VIEW

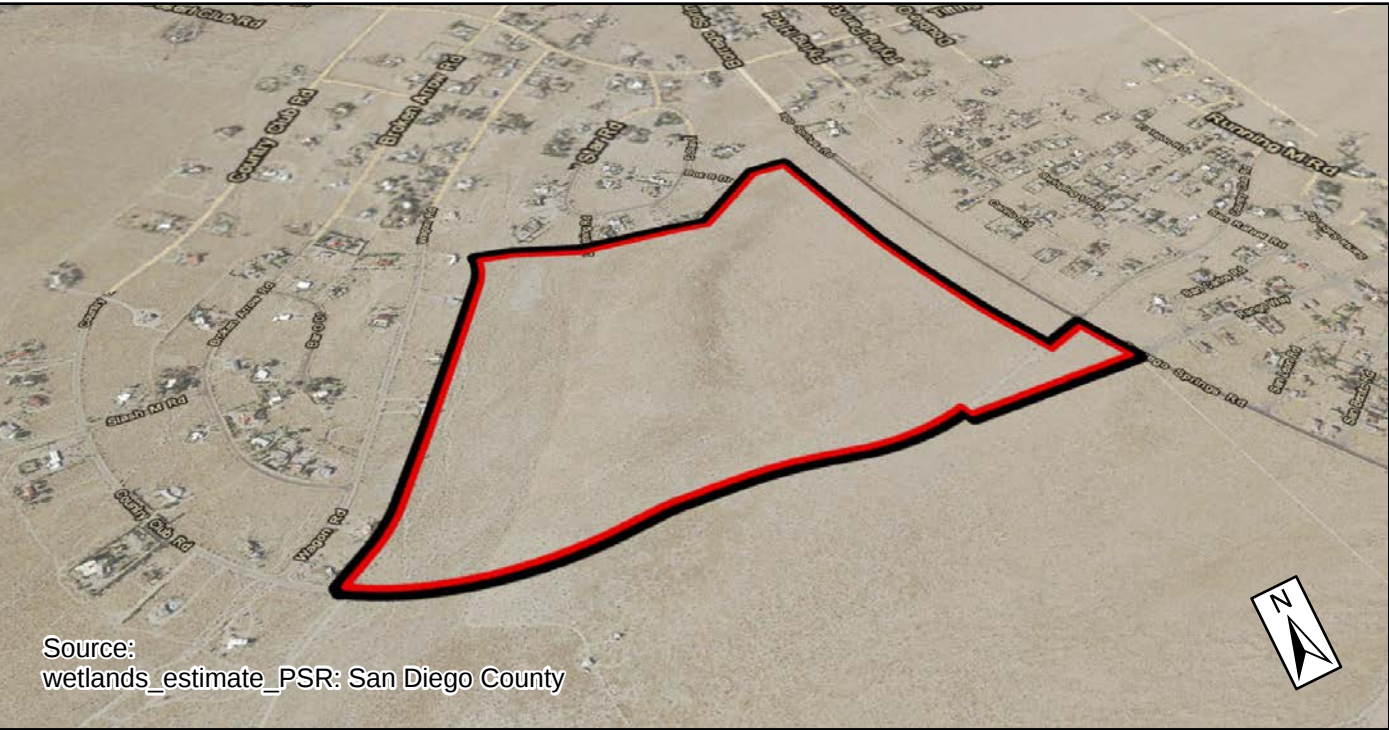


3D VIEW # 2

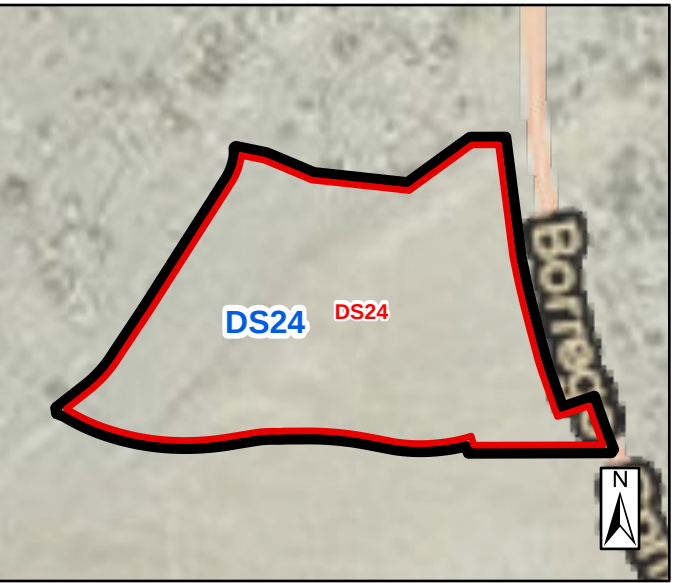
Wetland Area Wetland Buffer

The outlined area of wetlands is just an estimate, and wetland delineations by a qualified biologist would be required at the development review stage.

Note: In this aerial map, the estimated wetlands are only shown within the Analysis Area boundaries. For additional information on any estimated wetlands within the map view, but outside the Analysis Area, please email pds.advanceplanning@sdcounty.ca.gov.



3D VIEW



PLAN VIEW



3D VIEW # 2

Legend

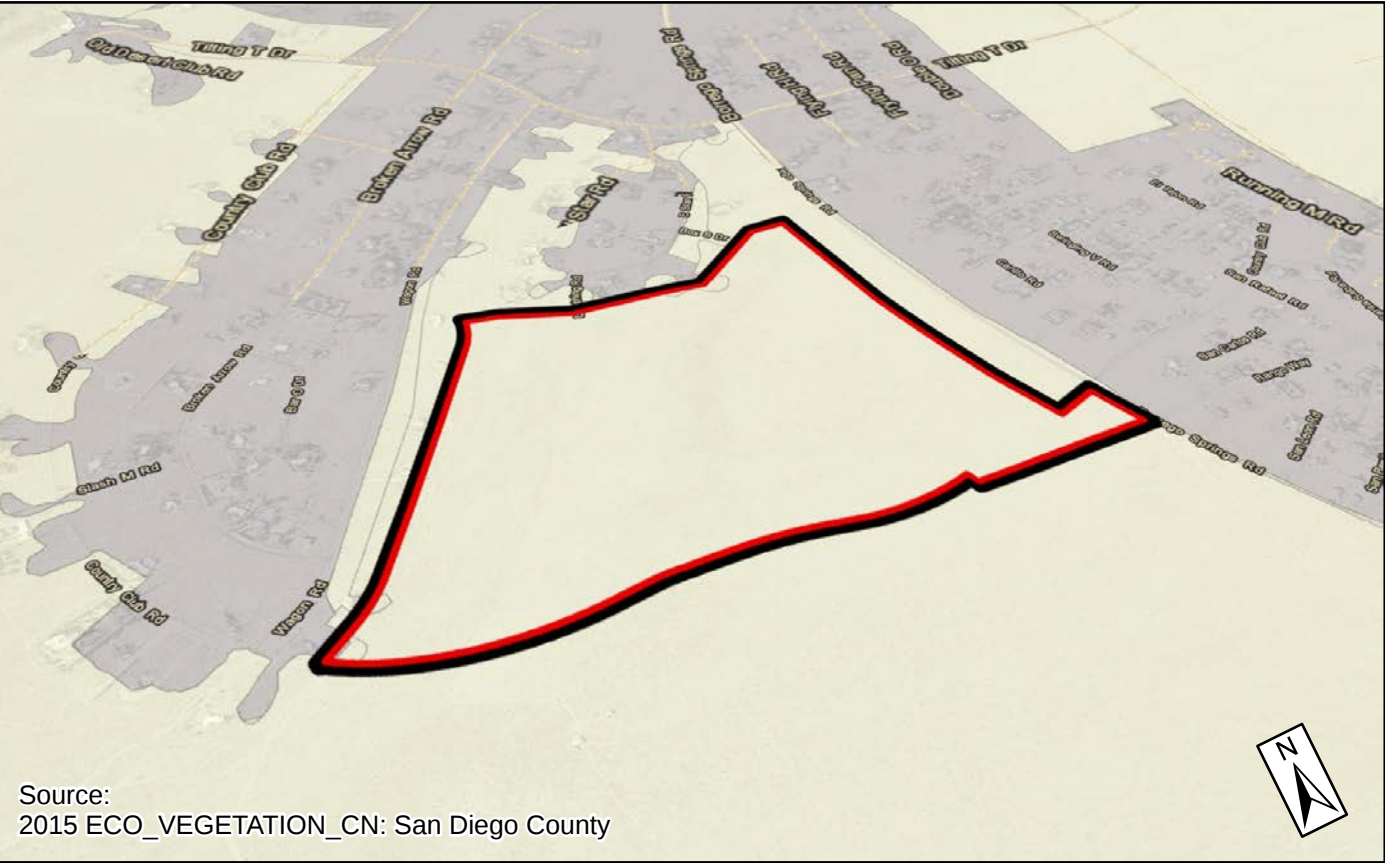
PSR

Analysis Area

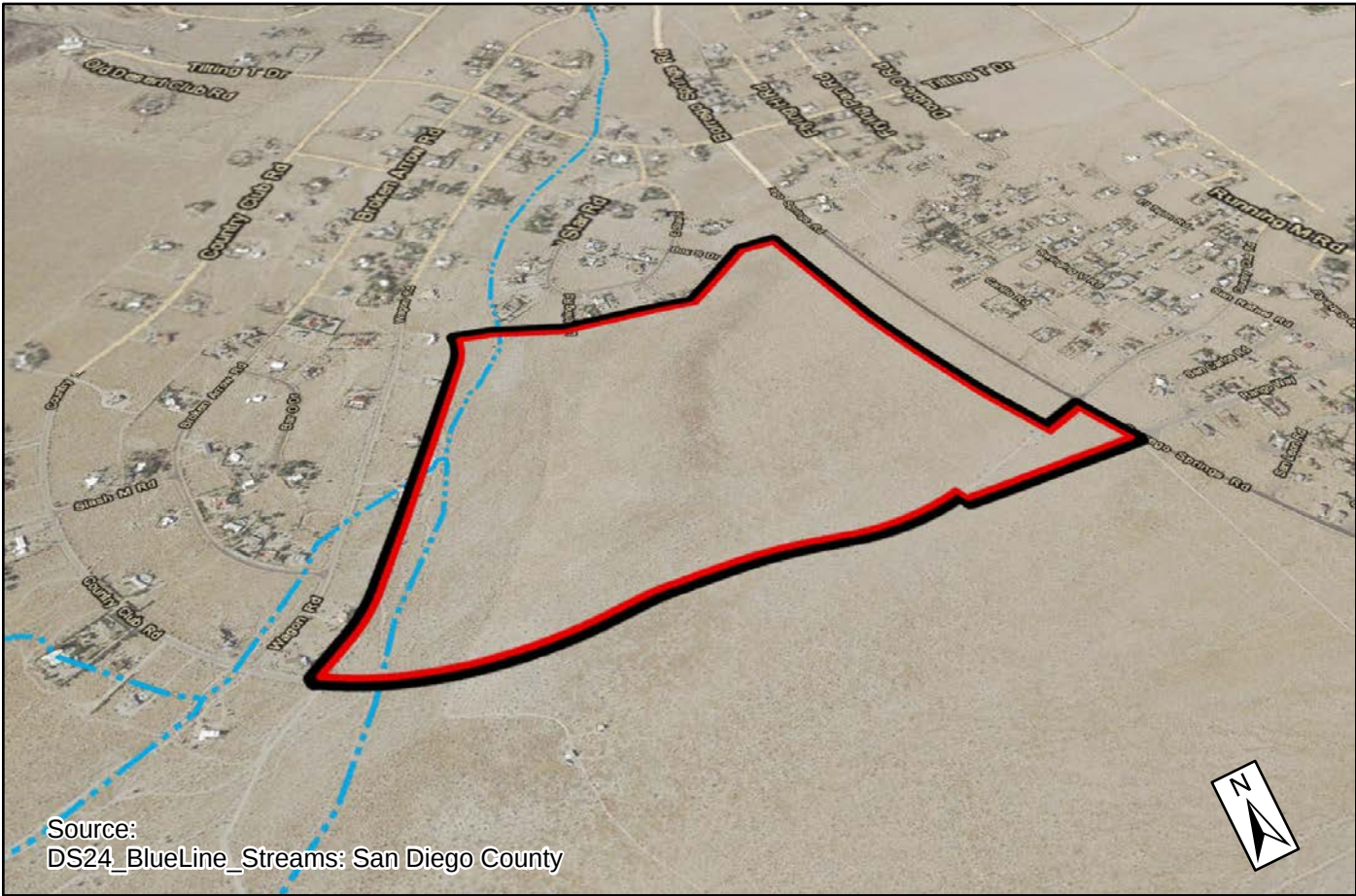


VEGETATION

Sonoran Creosote Bush Scrub Disturbed Habitat



USGS BLUE LINE STREAMS



Legend

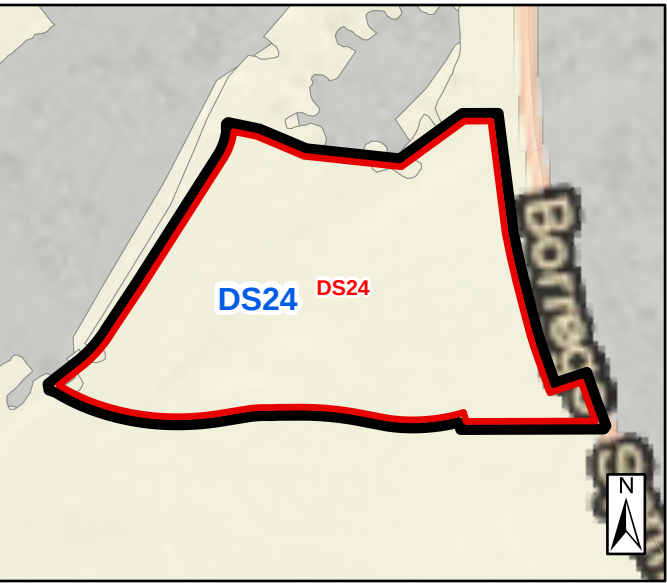


PSR

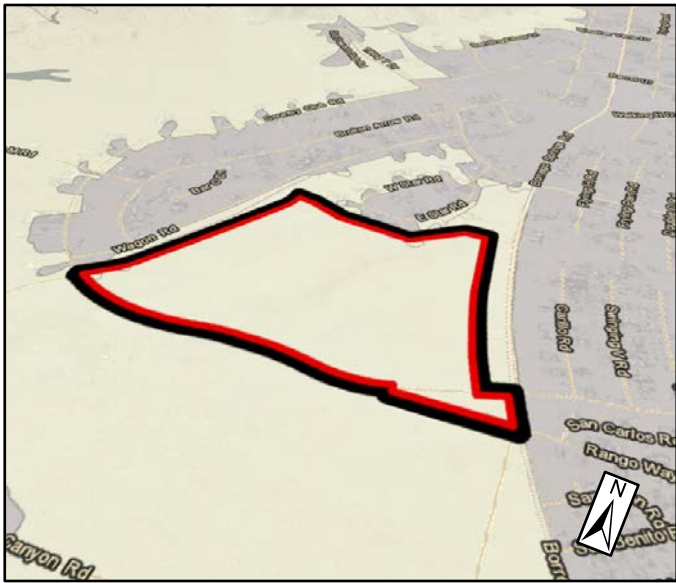


Analysis Area

3D VIEW

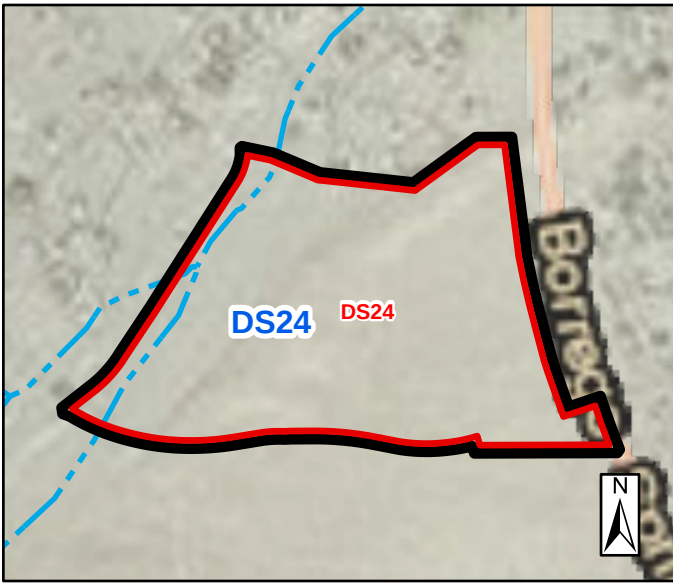


PLAN VIEW

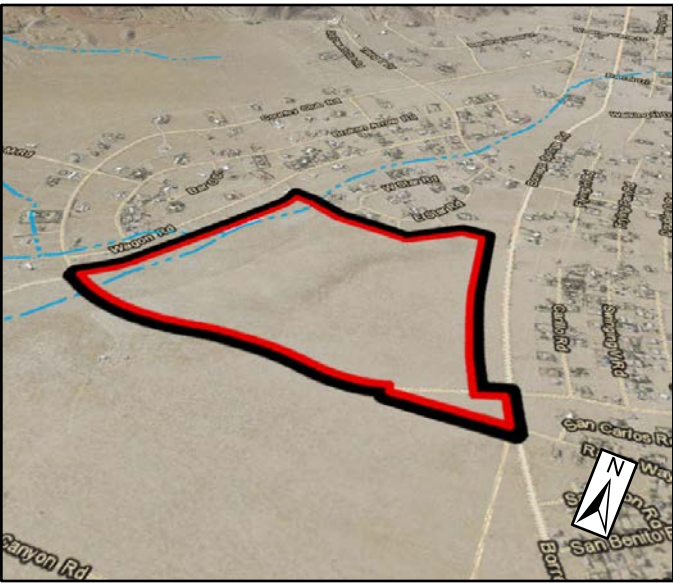


3D VIEW # 2

3D VIEW



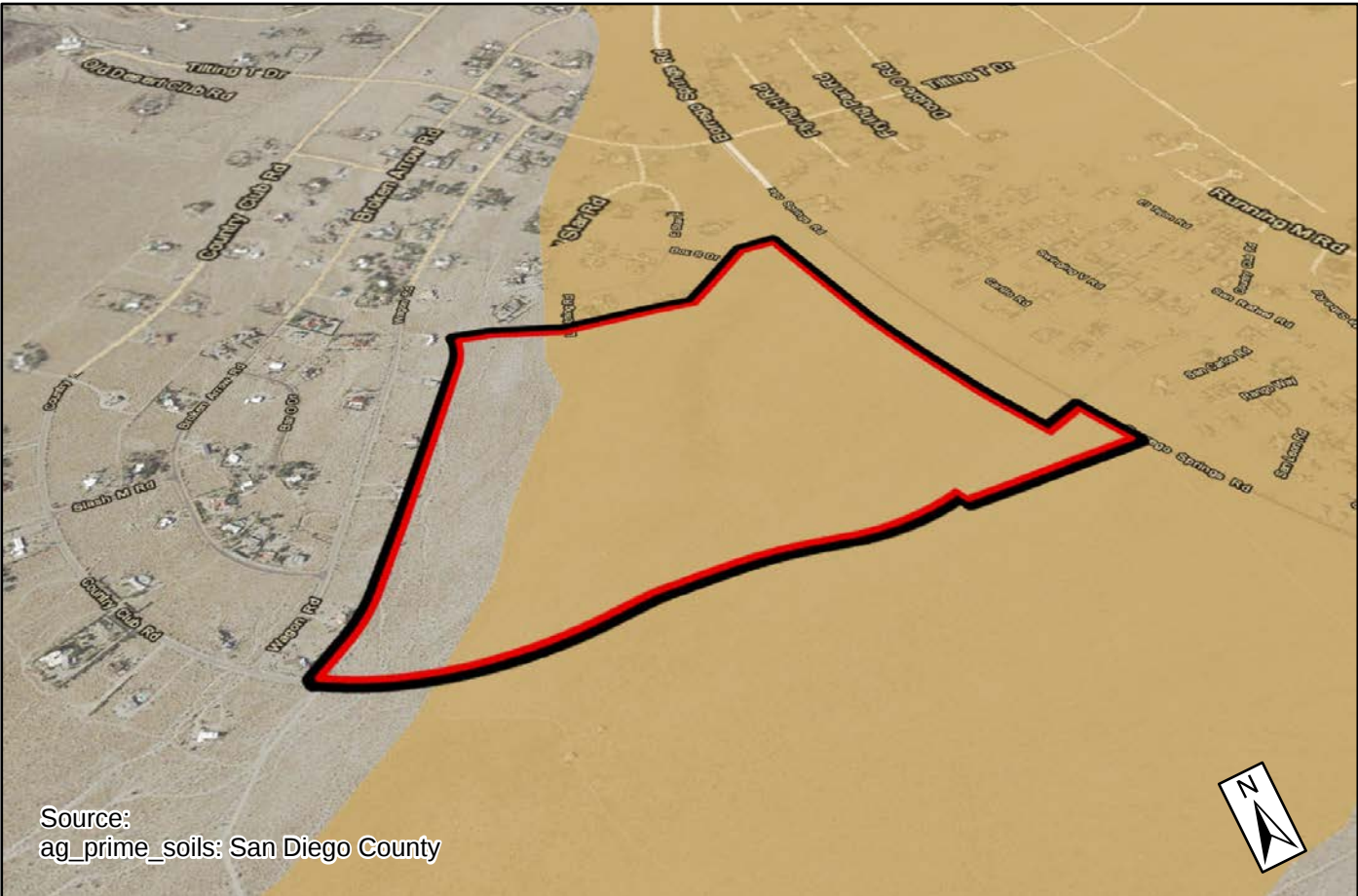
PLAN VIEW



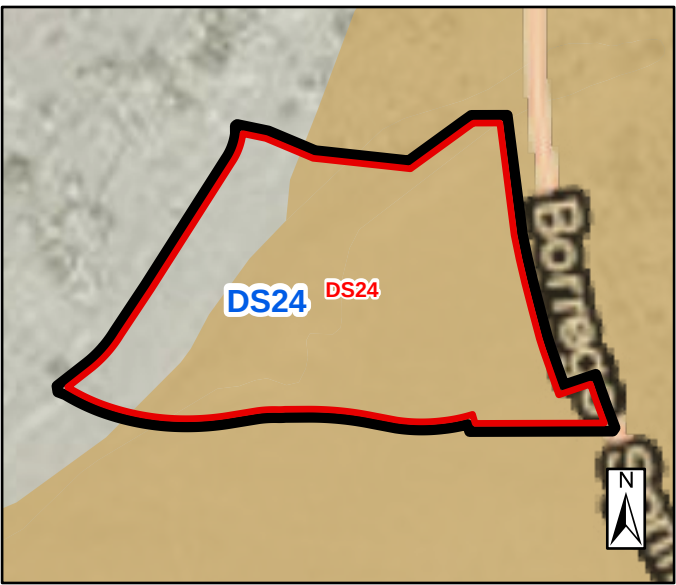
3D VIEW # 2



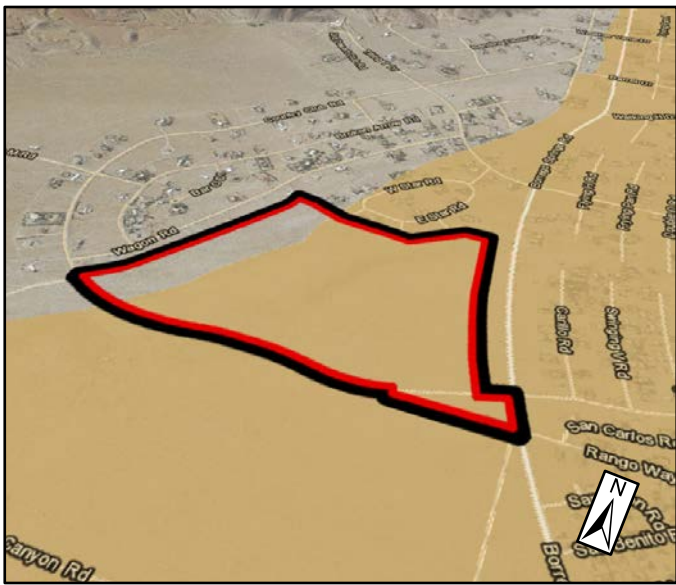
PRIME AGRICULTURAL SOILS STATEWIDE SIGNIFICANT SOILS



3D VIEW

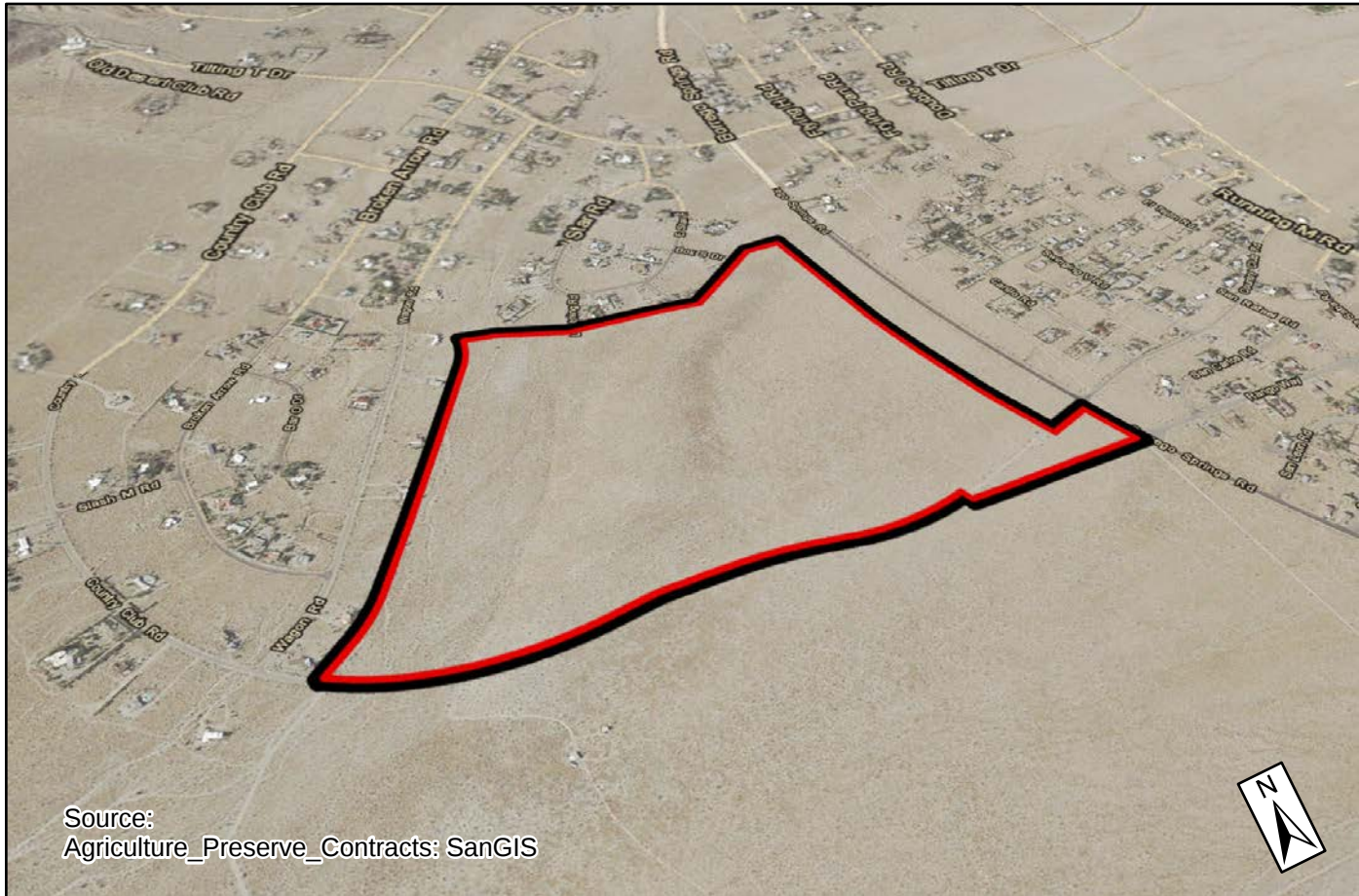


PLAN VIEW

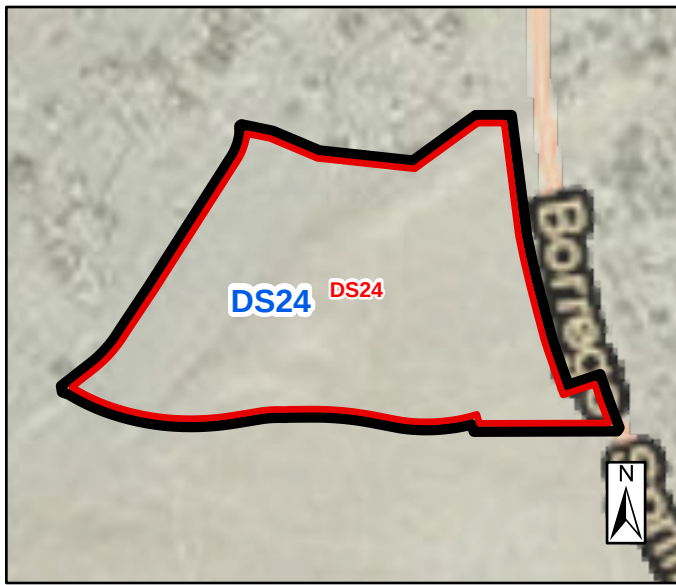


3D VIEW # 2

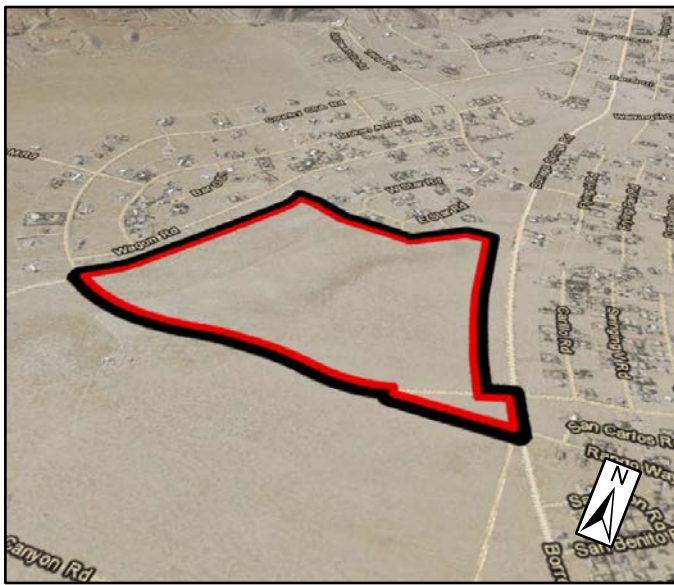
WILLIAMSON ACT CONTRACTS



3D VIEW



PLAN VIEW



3D VIEW # 2

Legend



PSR



Analysis Area



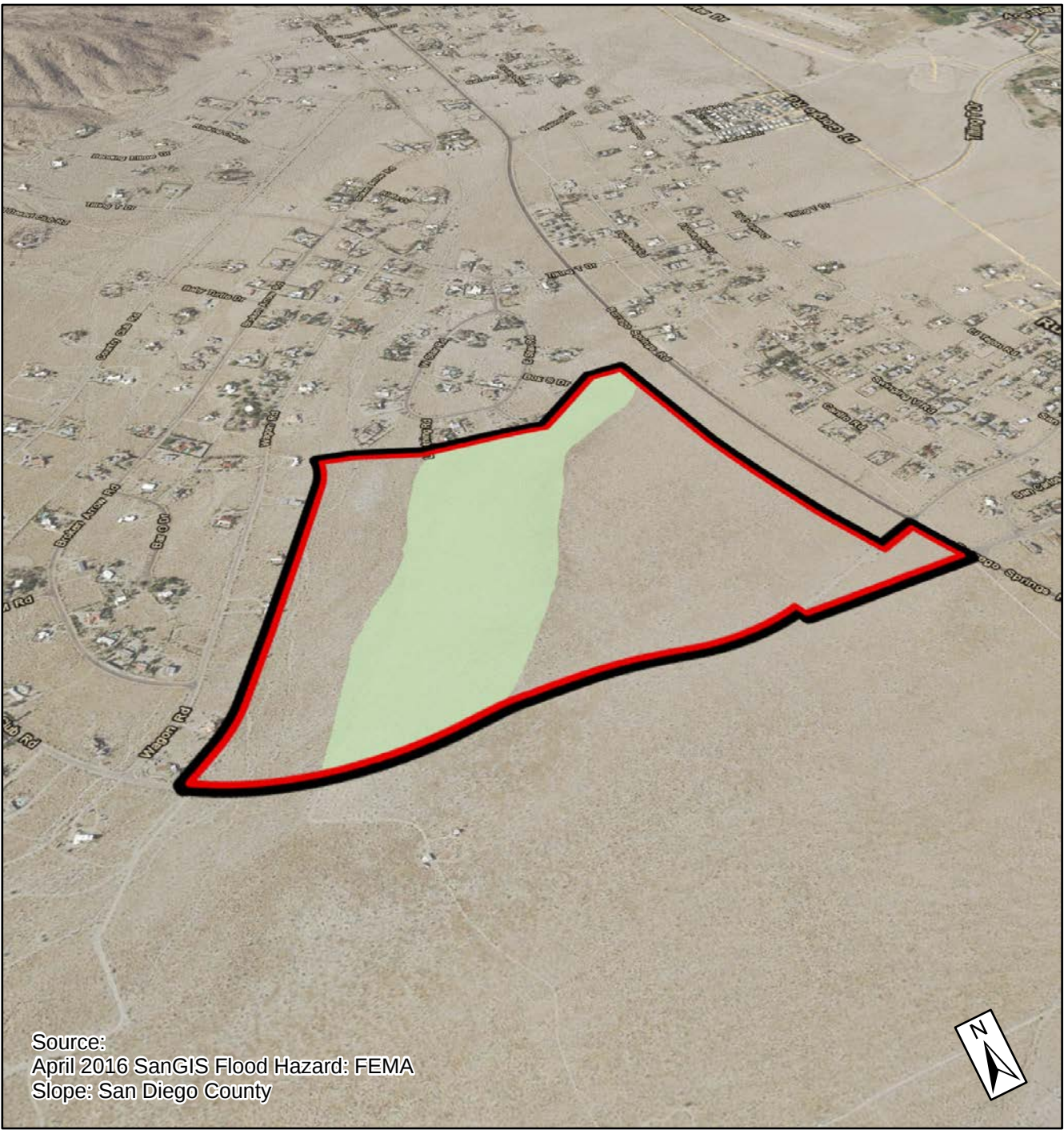
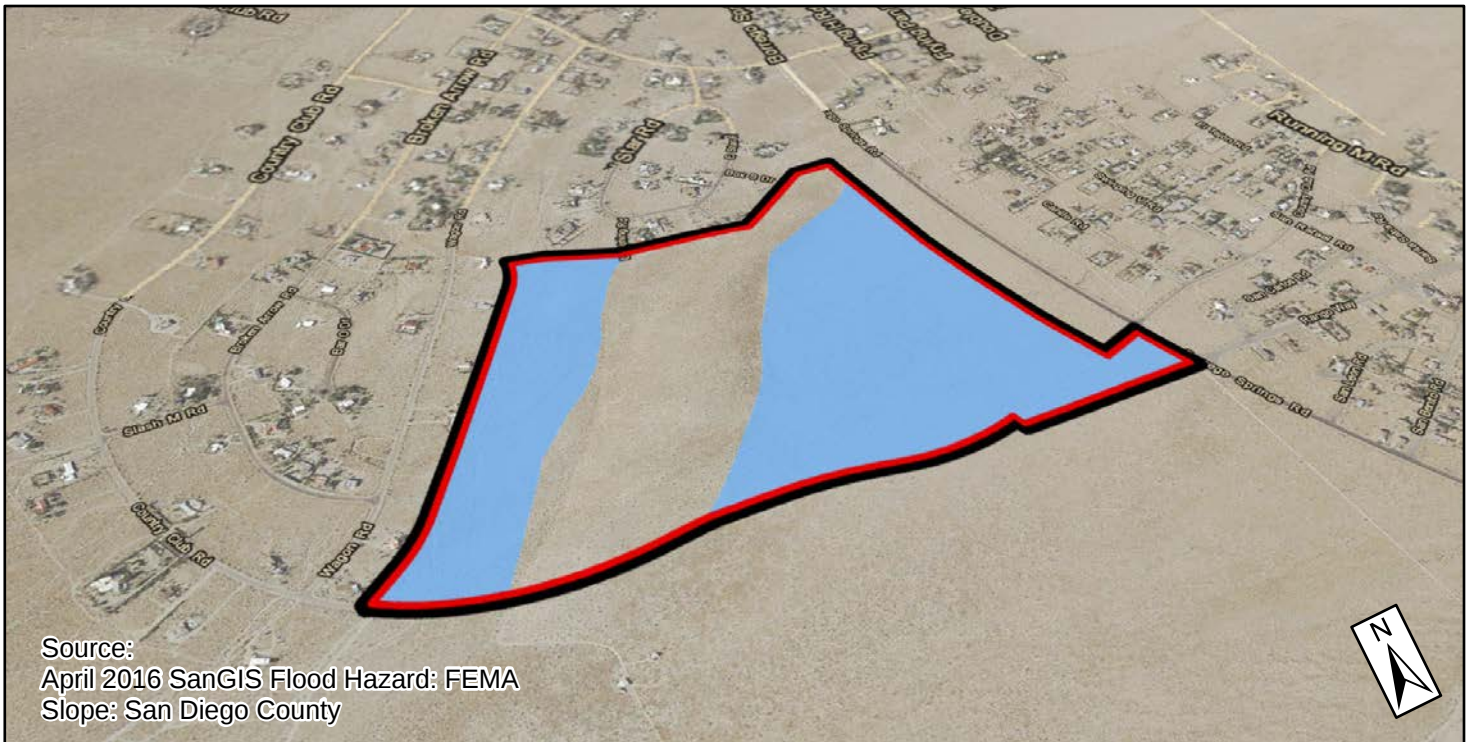
COMPOSITE CONSTRAINTS

- Wetland Area
- Wetland Buffer
- Flood Hazard Constraint
- Slope Constraint

	Approximate Acreage Within the Analysis Area	Approximate % of the Analysis Area
Constraint Area	109 ac	64 %
Potential Development Area	60 ac	36 %

See p. 32 for an explanation of the potential development area and limitations of this graphic analysis.

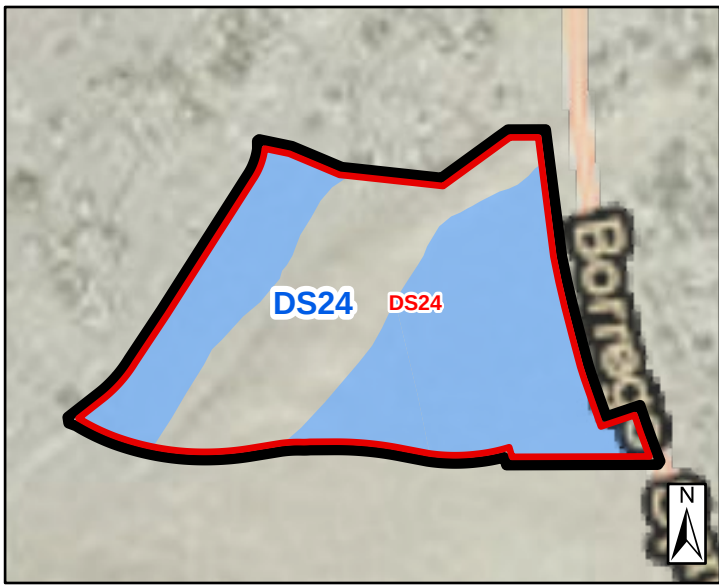
Potential Development Area



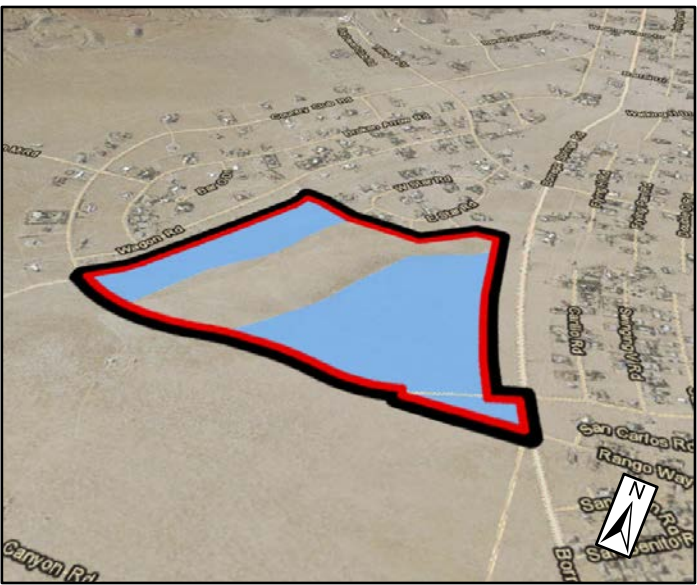
Legend

- PSR
- Analysis Area

3D VIEW



PLAN VIEW

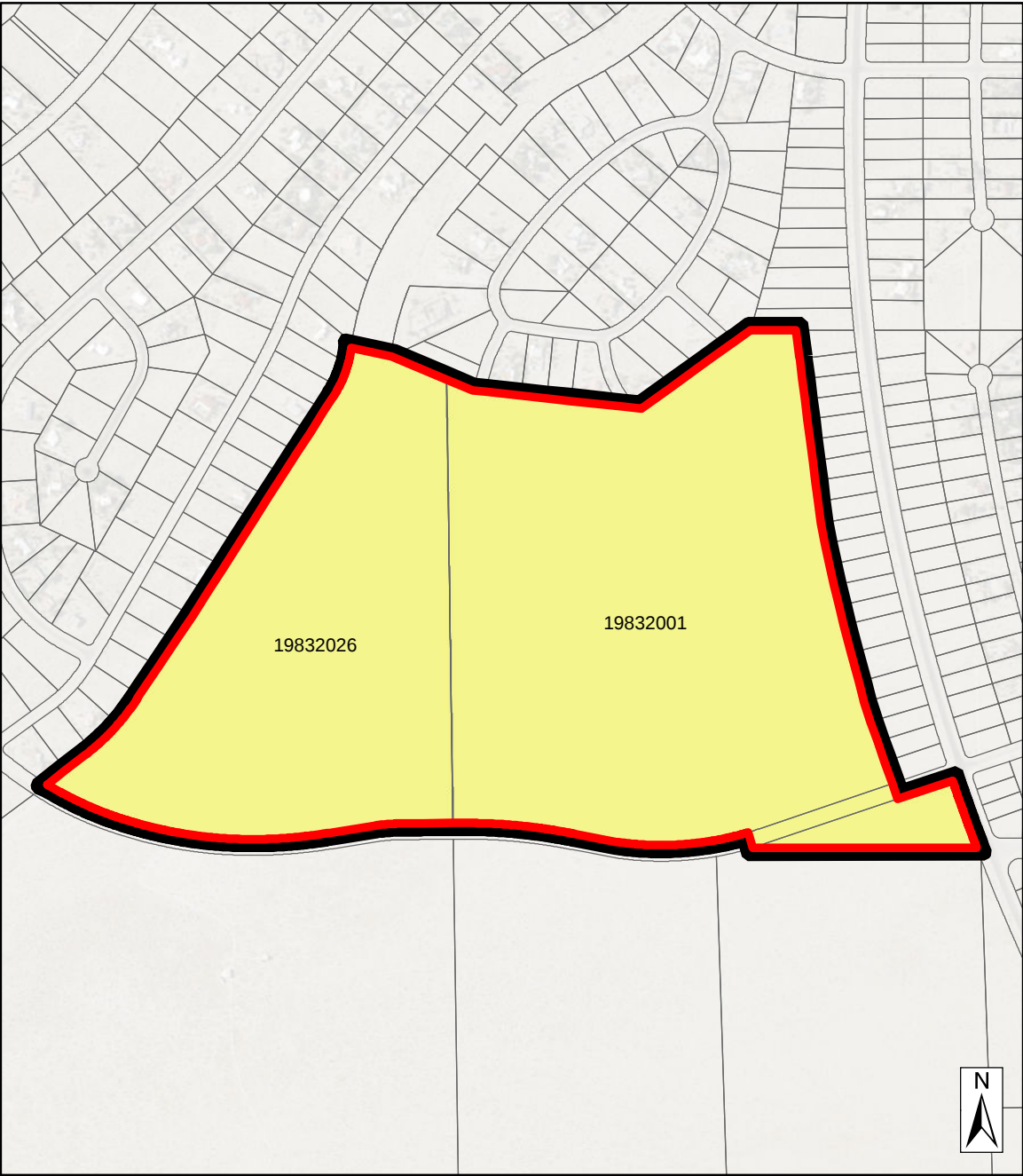


3D VIEW # 2

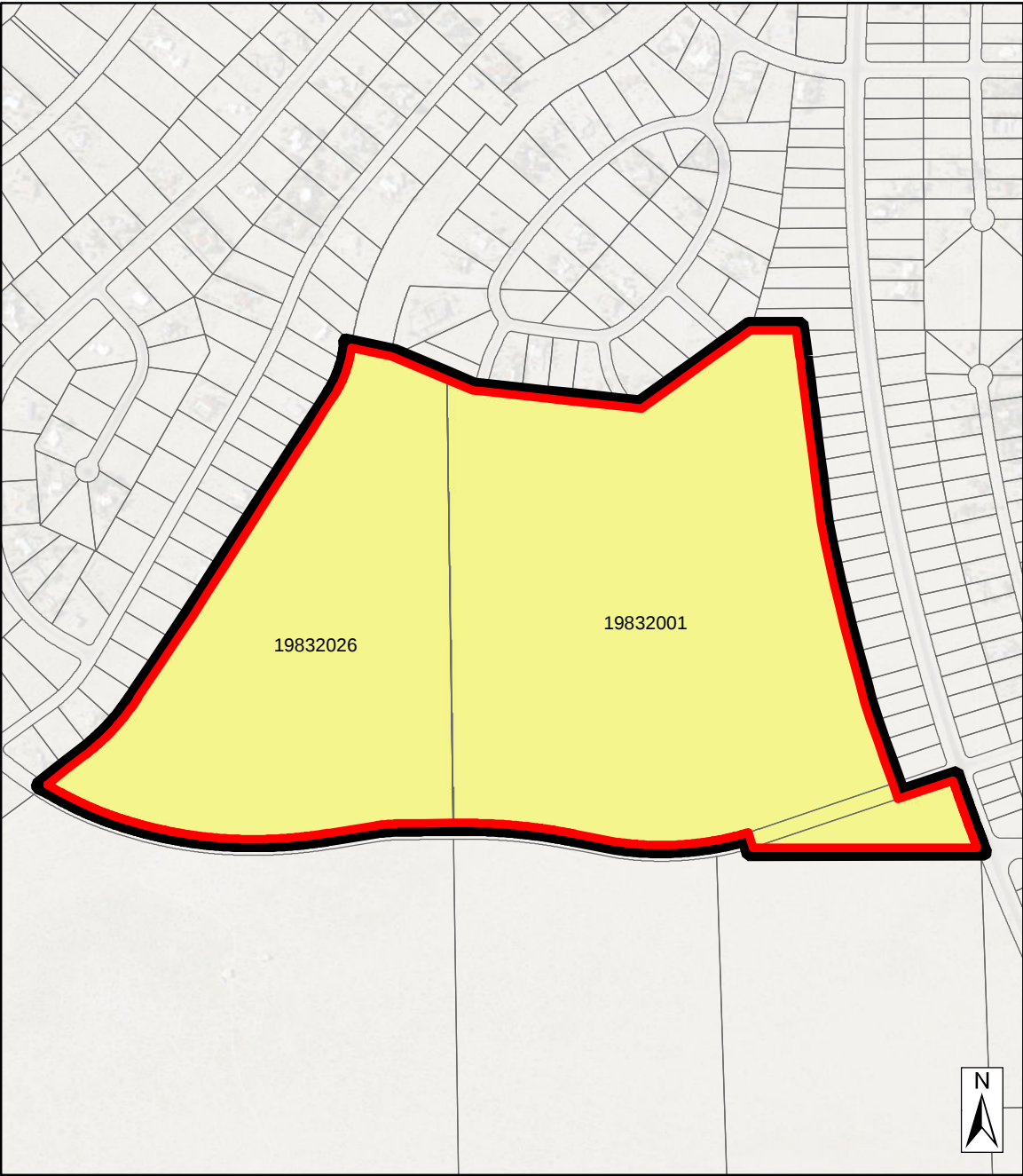
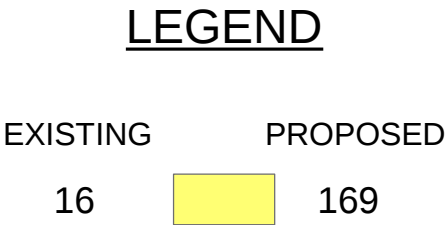
3D VIEW



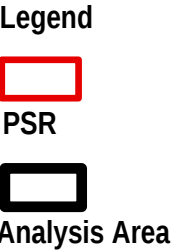
DENSITY POTENTIAL FOR COMMON OWNERSHIPS



EXISTING DENSITY POTENTIAL



PROPOSED DENSITY POTENTIAL

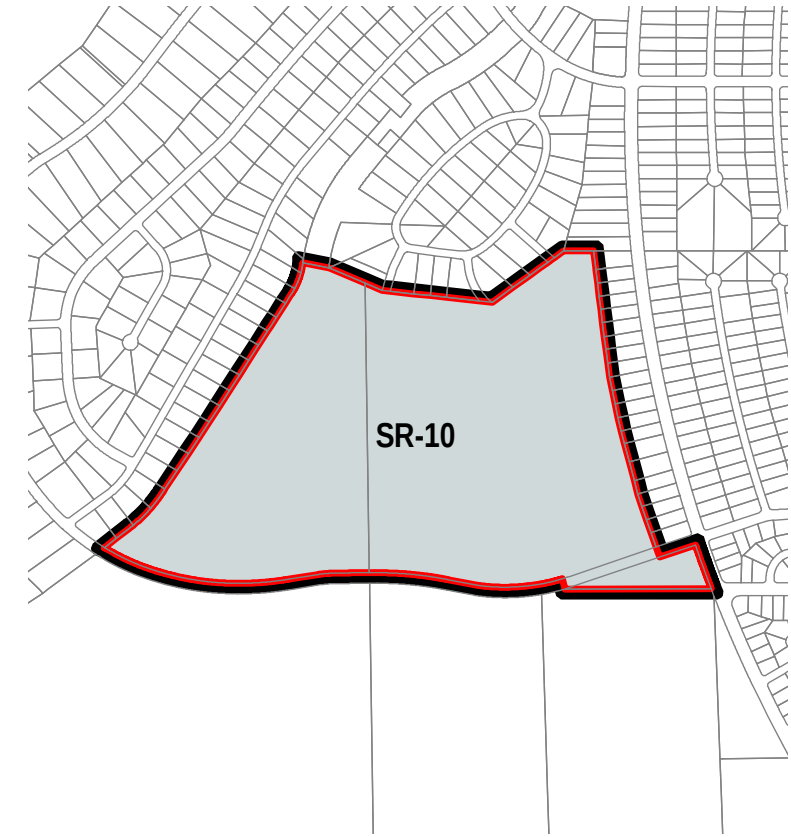




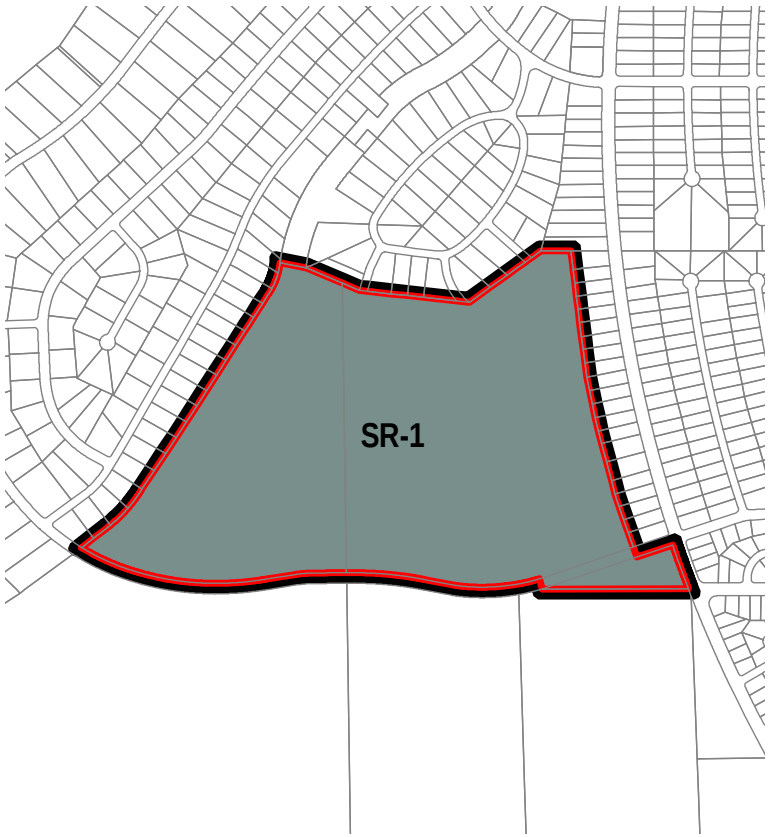
EXISTING

RURAL			SEMI-RURAL					VILLAGE							
RL 80	RL 40	RL 20	SR 10	SR 4	SR 2	SR 1	SR .5	VR 2	VR 2.9	VR 4.3	VR 7.3	VR 10.9	VR 15	VR 24	VR 30
RL 80	RL 40	RL 20	SR 10	SR 4	SR 2	SR 1	SR .5	VR 2	VR 2.9	VR 4.3	VR 7.3	VR 10.9	VR 15	VR 24	VR 30
RURAL			SEMI-RURAL					VILLAGE							

PROPOSED



EXISTING GENERAL PLAN



PROPOSED GENERAL PLAN

Legend



PSR



Analysis Area

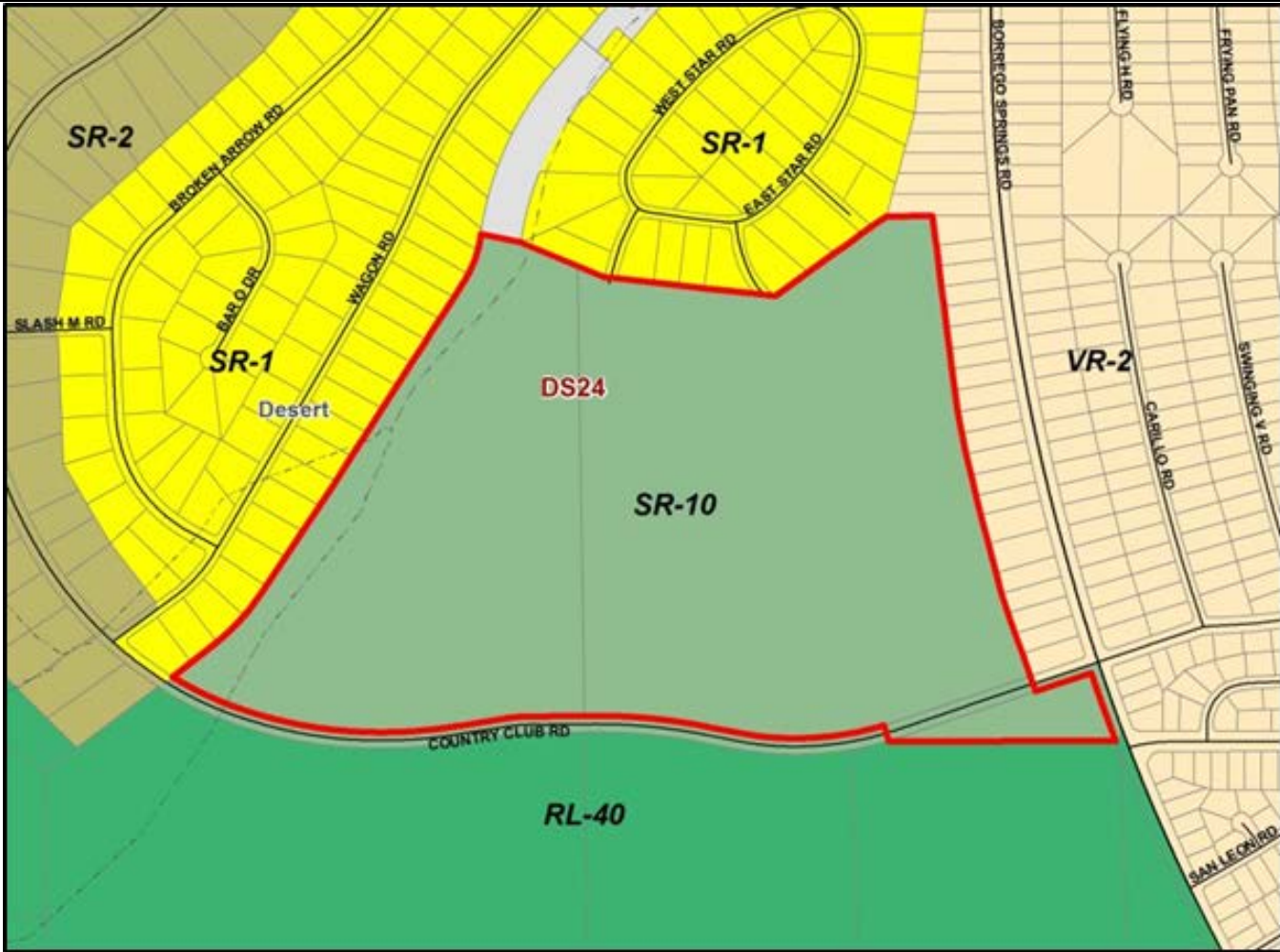
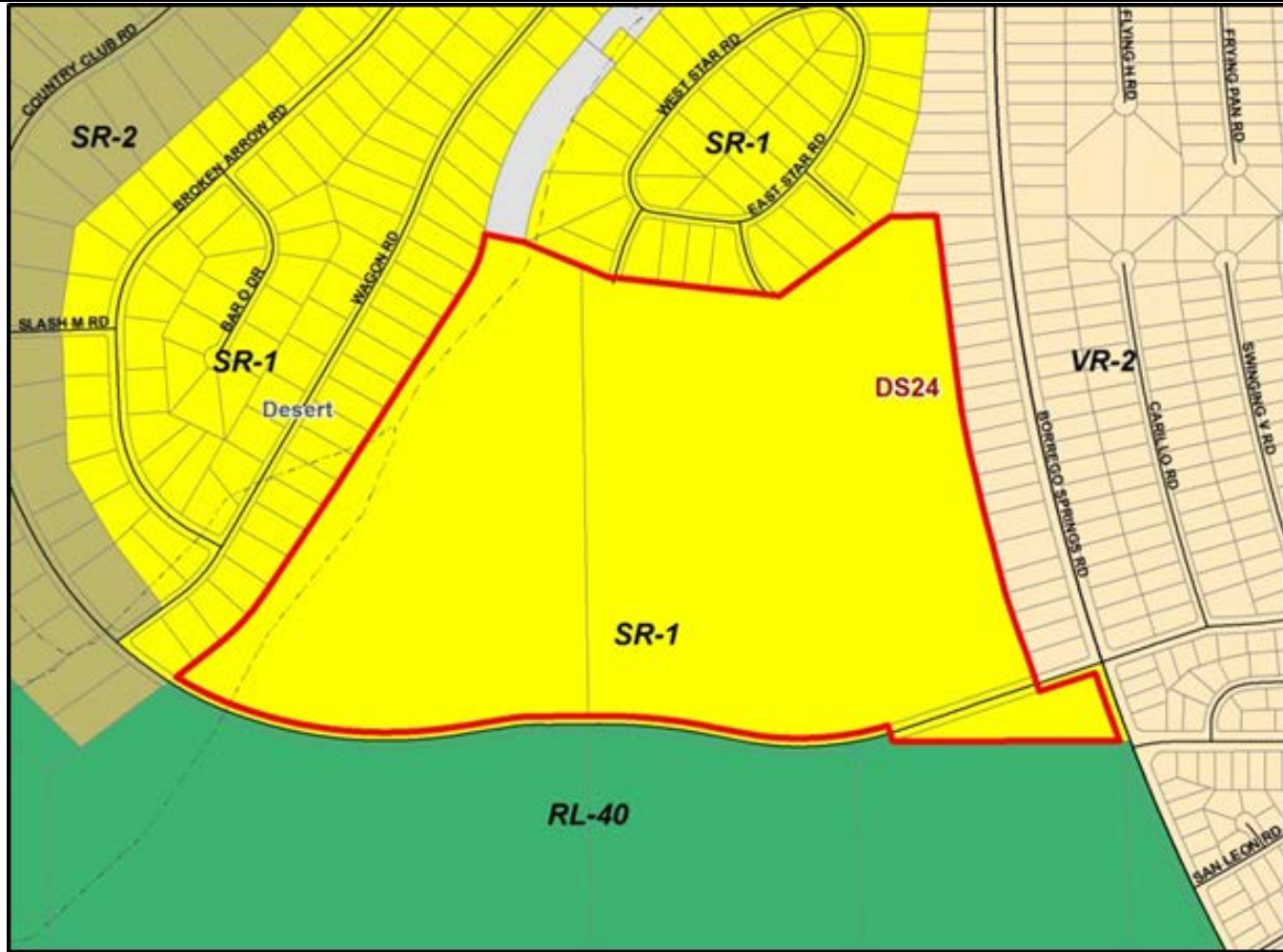
Project Overview

STAFF RECOMMENDATION: NOT DETERMINED	
Analysis Area/PSR Description	
<u>Proposed Land Use designation:</u> Existing Semi-Rural 10 (SR-10) to proposed Semi-Rural 1 (SR-1) <u>Property Owners:</u> Borrego Country Club Estates LLC <u>Size:</u> PSR - 169 acres; 2 parcels <u>Location/Description:</u> 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 <u>Estimated Potential Dwelling Unit Increase:</u> 153 <u>Fire Service Travel Time:</u> Most of the Analysis Area is estimated to be within the 5-10 minute travel time range. A small portion of the eastern end of the site is estimated to be in the 0-5 minute travel time.	
<u>Prevalence of Constraints:</u> ● – high; ◐ – partial; ○ - none ☐ Steep Slope (greater than 25%) ☒ Floodplain ☐ Wetlands ☒ Sensitive Habitat ☐ Agricultural Lands ☐ Fire Hazard Severity Zones	
Staff Recommendation and Summary Rationale	
NOT DETERMINED	

Project Context

Parcels	➤ The Analysis Area contains 2 parcels totaling 169 acres. ➤ The current parcel sizes range from 65 acres to 104 acres.
General Plan	➤ The existing designation is SR-10 for the entire Analysis Area. ➤ The proposed designation is SR-1 for the entire Analysis Area.
Location/Access	➤ The Analysis Area is located in the western portion of the Borrego Springs Community Plan Area (CPA). ➤ The parcels are approximately two miles south of Palm Canyon Drive and 1.5 miles east of Montezuma Valley Road (S22). Montezuma Valley Road is a County Scenic Highway and the site is within the view shed of this road. ➤ A small portion in the southeastern end of the Analysis Area is adjacent to County-maintained Borrego Springs Road. Lapped Circle Drive and Lightning Road are County maintained roads that dead end on the northern end of the site.
Public Utilities and Services	➤ The Analysis Area is not within the County Water Authority Boundary, but is within the Borrego Water District (BWD), which is a groundwater dependent district. The site currently lacks water infrastructure, though there are water lines under nearby public roads. ➤ The Analysis Area is not within the sewer service area for the BWD, but it is within the sewer service Sphere of Influence (SOI). There is no sewer infrastructure on the site. ➤ The properties are served by the Borrego Springs Fire District. ➤ Most of the Analysis Area is estimated to be within the 5-10 minute travel time range.
Uses	➤ The site is vacant.
Environmental Characteristics	➤ The Analysis Area is situated on the edge of alluvial fans, formed from the drainages of nearby Loki Canyon, Tubb Canyon, Culp Canyon, and Dry Canyon, all to the west. ➤ The Culp Canyon ephemeral drainage (USGS blue line stream) is found in the low lying area along the western perimeter of the site. ➤ Most of the site is within a FEMA-designated alluvial floodplain, as is the case with a large portion of Borrego Valley. ➤ The vegetation of the site is categorized as Sonoran creosote bush scrub. This classification includes ocotillos, and the site contains a dense concentration of ocotillos.

Comparison of Land Use Maps

Existing General Plan		Proposed General Plan	
			
Potential Dwelling Unit Estimate in PSR(s) – 16 units		Potential Dwelling Unit Estimate PSR(s) – 169 units	
ZONING	Existing Zoning	Proposed Zoning	
Zoning Use Regulation	S92	RS	
Zoning Minimum Lot Size	1	0.5	
COMMUNITY INPUT			
At their 4/7/16 meeting, the Borrego Springs Community Sponsor Group (CSG) voted Ayes-3, Noes-0, Abstained-0, Recused-2, on a motion to recommend denial. An official recommendation requires support by a majority of the authorized group membership of 7. Therefore, this does not count as an official CSG recommendation.			

Guiding Principle Review

Guiding Principle	
1. Support a reasonable share of projected regional population growth.	See Policies LU-9.9 and H-1.3
2. Promote health and sustainability by locating new growth near existing and planned infrastructure, services, and jobs in a compact pattern of development.	See Policy LU-1.1
3. Reinforce the vitality, local economy, and individual character of existing communities when planning new housing, employment, and recreational opportunities.	See Policies LU-2.3 and LU-2.4
4. Promote environmental stewardship that protects the range of natural resources and habitats that uniquely define the County’s character and ecological importance.	See Policy LU-6.2
5. Ensure that development accounts for physical constraints and the natural hazards of the land.	See Policy LU-1.9, LU-6.11, and S-1.1
6. Provide and support a multi-modal transportation network that enhances connectivity and supports community development patterns and, when appropriate, plan for development which supports public transportation.	See Policy COS-14.1
7. Maintain environmentally sustainable communities and reduce greenhouse gas emissions that contribute to climate change.	See Policy COS-14.1
8. Preserve agriculture as an integral component of the region’s economy, character, and open space network.	See Policy LU-7.1
9. Minimize public costs of infrastructure and services and correlate their timing with new development.	See Policy LU-1.1
10. Recognize community and stakeholder interests while striving for consensus.	See Policy LU-2.3 and LU-2.4

General Plan Conformance - Review of General Plan Policies Applicable to General Plan Amendments/Rezones without an associated development project

Policy		Policy Review Criteria	Description	Notes
LU-1.1	Assigning Land Use Designations. Assign land use designations on the Land Use Map in accordance with the Community Development Model (CDM) and boundaries established by the Regional Categories Map.	Regional Categories Map	No change in the Regional Category is required.	LU-1.1 Additional Notes
		Extent of existing infrastructure and services	- Roads/transportation - A small portion of the southeastern end of the Analysis Area is adjacent to County-maintained Borrego Springs Road. - Lapped Circle Drive and Lightning Road are County maintained roads that dead end on the northern end of the site. - The site is approximately 10 miles from SR-78 via roads. - The site is approximately 2 miles from the nearest Metropolitan Transit System bus stop - Bus Routes 891/892 provide service to/from the El Cajon Transit Center, but only on Thursdays and Fridays. - Water Service & Infrastructure - Borrego Water District (BWD) - No parcels have existing water service or water infrastructure. - Sewer Service & Infrastructure - The site is not in the sewer service area for the BWD, but it is in the sewer service Sphere of Influence (SOI). - No parcels have existing sewer service or access to sewer lines. - Fire protection service - Borrego Springs Fire District - The closest fire station is the Borrego Springs Fire District Station located at 2324 Stirrup Road, approximately 2.5 miles away from the Analysis Area. - For more information on fire protection service and fire hazard issues, see the reviews of Policies LU-6.11, S-1.1, and S-6.4.	
		Comparison to existing land uses and existing designations in the vicinity	- Existing land uses within a ½ mile: residential, open space, state park lands - Land use designations within ½ mile: VR-2, SR-1, SR-2, SR-10, RL-40, Public Agency Lands	
		Proximity to the village, other commercial areas, and major job centers	Approximately: 2 miles to the town center (Christmas Circle) within the Village of Borrego Springs which has 541 jobs and commercial along Palm Canyon Road and some side roads 40 miles to the City of Escondido (geographic center) which has 44,289 jobs 56 miles to the Viejas Casino that has 2,358 jobs	
LU-1.2	Leapfrog Development. Prohibit leapfrog development which is inconsistent with the Community Development Model. Leapfrog Development restrictions do not apply to new villages that are designed to be consistent with the Community Development	Proposing Village designation(s)	N/A – No Village designations are proposed.	LU-1.2 Additional Notes
		Project review of development design	N/A	

Policy		Policy Review Criteria	Description	Notes
	Model, that provide necessary services and facilities, and that are designed to meet the LEED-Neighborhood Development Certification or an equivalent. For purposes of this policy, leapfrog development is defined as Village densities located away from established Villages or outside established water and sewer service boundaries. [See applicable community plan for possible relevant policies.]			
LU-1.3	Development Patterns. Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.	Land use designations within a 1 mile radius of Analysis Area/PSR	Approximately: • 1,700 acres in the RL-40 designation • 350 acres in the SR-1 designation • 510 acres in the VR-2 designation • 330 acres in the SR-10 designation • 245 acres in the SR-2 designation • 115 acres in a Specific Plan (Borrego Springs Resort) • 80 acres in the Public/Semi-Public Facilities designation • 200 acres in the Public Agency Lands designation • 40 acres in the VR-15 designation	LU-1.3 Additional Notes
		Evident mapping patterns in the vicinity	• Considering groundwater limitations and the location of the CPA, far from job centers, the Land Use Map developed during the General Plan Update reflected pre-existing development patterns for the most part. • There are areas of SR-1, SR-2, and VR-2 to the north, east, and northwest, extending from the DS24 site to the village. ➤ The designations of these areas coincide with the typical existing parcel sizes in these areas, with many (roughly) half acre lots in the VR-2 area, 1-acre lots in the SR-1 area, and 2-acre lots in the SR-2 area. ➤ While these designations are reflective of existing parcelization, the majority of the existing lots remain vacant. The vacant lots in this area have access to adjacent water infrastructure and public road infrastructure. • A larger area to the south/southeast/southwest is designated RL-40 and SR-10 with mostly large lots and preserved desert native habitat. ➤ The RL-40 area serves as a low density greenbelt buffer between the Semi-Rural residential area and the undeveloped areas of Anza Borrego Desert State Park to the south and west of this area.	
		Regional Categories Map	• No change in the Regional Category is required.	
		Greenbelts on/near the edges of communities	• The PSR area is not within a “greenbelt” per the General Plan definition because it is not located within a very low density area (Rural Lands).	

Policy		Policy Review Criteria	Description	Notes
LU-1.4	Village Expansion. Permit new Village Regional Category designated land uses only where contiguous with an existing or planned Village and where all of the following criteria are met: ▪ Potential Village development would be compatible with environmental conditions and constraints, such as topography and flooding ▪ Potential Village development would be accommodated by the General Plan road network ▪ Public facilities and services can support the expansion without a reduction of services to other County residents ▪ The expansion is consistent with community character, the scale, and the orderly and contiguous growth of a Village area	Proposing Village Regional Category land use designation(s)	• N/A - No change in the Regional Category is proposed or required.	LU-1.4 Additional Notes
		Contiguous Village expansion	• N/A	
		Satisfaction of the four criteria listed in the policy.	• N/A	
LU-1.5	Relationship of County Land Use Designations with Adjoining Jurisdictions. Prohibit the use of established or planned land use patterns in nearby or adjacent jurisdictions as the primary precedent or justification for adjusting land use designations of unincorporated County lands. Coordinate with adjacent cities to ensure that land use designations are consistent with existing and planned infrastructure capacities and capabilities.	Proximity to other jurisdictions	• Approximately 40 miles from the City of Escondido • Approximately 14 miles from the County of Riverside • Approximately 10 miles from the Los Coyotes Reservation	LU-1.5 Additional Notes
		Land use patterns in nearby or adjacent jurisdictions used as primary precedent or justification.	• Land use patterns in nearby jurisdictions are not primary justifications in density considerations for the site.	
LU-1.9	Achievement of Planned Densities. Recognizing that the General Plan was created with	Overall acreage area of Analysis Area/PSR(s)	• The PSR area is 169 acres	LU-1.9 Additional Notes • The greatest obstacle for increased residential
		Overall additional density potential	• The proposal would be estimated to result in 153 additional potential dwelling units.	

Policy		Policy Review Criteria	Description	Notes
	the concept that subdivisions will be able to achieve densities shown on the Land Use Map, planned densities are intended to be achieved through the subdivision process except in cases where regulations or site specific characteristics render such densities infeasible.	Portions of the Analysis Area/PSR that would have additional density potential	The additional density potential would be found throughout the PSR area.	development in the CPA is the reliance on groundwater. Per the requirements of the Sustainable Groundwater Management Act (SGMA), a Groundwater Sustainability Plan will soon be prepared for the Borrego Valley, in order to ensure long term groundwater sustainability. Early estimates indicate that groundwater use in the CPA will have to be reduced by approximately 70% in order to comply with the requirements of SGMA.
		Conservation Subdivision design requirement – not currently applicable or maintained/removed with the proposed designation change See p. 32 for an explanation of the Conservation Subdivision Program.	The Conservation Subdivision requirement would be removed with the proposed change from SR-10 to SR-1.	
		Steep slopes (≥25%) within the areas of additional density potential	There are no steep slopes (≥25%) in the PSR area.	
		Allowed slope encroachment per the Resource Protection Ordinance (RPO) See p. 32 for an explanation of RPO steep slope implications.	N/A – no steep slopes present	
		FEMA or County mapped floodplains and floodways within the areas with additional density potential	Approximately 109 acres of the site is within a FEMA-designated alluvial floodplain.	The potential for particularly hazardous flooding is apparent, due to the confluence of west to east drainage flows associated with the alluvial fans of Dry Canyon, Tubb Canyon, Culp Canyon, and Loki Canyon.
		Wetlands within the areas of additional density potential See p. 32 for an explanation of RPO wetland implications.	There are no wetlands on the site.	
		Upper tier habitats/vegetation communities within the areas with additional density potential	The vegetation of the site is categorized as Sonoran creosote bush scrub. This classification includes ocotillos (Fouquieria splendens) and the site contains a concentration of ocotillos.	
		Adjacent open space preserves or large blocks of undeveloped native habitat	Wildlife corridor opportunities are abundant in this area with the Anza Borrego Desert State Park a half mile away to the south and west, and mostly undeveloped native desert habitat between DS24 and State Park lands.	
		Maximum dead end road length based on the proposed minimum lot size	- Based on the proposed minimum lot size of 0.5 acres, the maximum dead end road length is 800 feet. - Discretion of the Fire Marshal is allowed for consideration of the applicable densities.	

Policy		Policy Review Criteria	Description	Notes
		Number of parcels within the Analysis Area/PSR with additional density potential that have existing access via dead end roads	- Currently, the anticipated access options to the site are via dead end roads. These include Lightning Road and Lapped Circle Drive on the north. The southern potential access point, via Country Club Road would be considered a dead end road option, as the public portion ends at the southeastern end of the DS24 site and the road is private (on a separate property, without access rights) along most of the southern perimeter of DS24. - South of the intersection of Country Club Drive and Borrego Springs Road, the site has approximately 350 feet of frontage on Borrego Springs Road. This is just beyond the minimum separation from the Country Club Road intersection (per the County Public Road Standards), so it may be possible to get an access road from Borrego Springs Road.	
		Existing public road access for areas with additional density potential	- Lightning Road and Lapped Circle Drive (referenced above) are both public roads that dead end at the northern property line of DS24. - As noted above, the public portion of Country Club Road ends at the southeastern end of the DS24 site. - A small portion of the southeast corner of the site is adjacent to Borrego Springs Road, which is a public road and General Plan Mobility Element road.	
		Existing private road access with paved widths of at least 24 feet (fire access standard) for areas with additional density potential	As noted above, the private portion of Country Club Road that runs along most of the southern boundary of the DS24 site is on a separate property without current access rights. In addition, this private portion is not paved and there is currently a large berm over the dirt road (near the midway point of the southern property line of DS24), preventing through access.	
		Existing environmental constraints that could limit the potential for widening substandard roads	The vegetation onsite is categorized as Sonoran creosote bush scrub, which includes ocotillos. The site contains a dense concentration of ocotillos and also has the potential to host a number of sensitive species. If the site were to be developed at the SR-1 density, biological resources surveys would be used to map the areas that are most suitable for roads and other development footprint components.	
		Unbuilt Mobility Element roads (“paper roads”) that would likely encumber portions of the Analysis Area/PSR with an Irrevocable Offer to Dedicate (IOD) public road right-of-way	N/A – There are no unbuilt Mobility Element alignments within or adjacent to the DS24 site.	
LU-2.3	Development Densities and Lot Sizes. Assign densities and minimum lot sizes in a manner that is compatible with the character of each unincorporated	Overall additional density potential	The proposal would be estimated to result in 153 additional potential dwelling units.	LU-2.3 Additional Notes
		Portions of the Analysis Area that would have additional density potential	The additional density potential would be found throughout the site.	

Policy		Policy Review Criteria	Description	Notes
	community.	Prevalent land use designations surrounding the Analysis Area/PSR (1-mile radius and beyond)	Approximately: • 1,700 acres in the RL-40 designation • 350 acres in the SR-1 designation • 510 acres in the VR-2 designation • 330 acres in the SR-10 designation • 245 acres in the SR-2 designation • 115 acres in a Specific Plan (Borrego Springs Resort) • 80 acres in the Public/Semi-Public Facilities designation • 200 acres in the Public Agency Lands designation • 40 acres in the VR-15 designation	
		Changes in zoning minimum lot size	• Under the Proposed Project map, a change in the zoning minimum lot size from 1 acre to 0.5 acre would be proposed, in order allow flexibility in lot design and clustering to preserve the most sensitive areas.	
		Range of lot sizes and most common (mode) lot size in the area	• There is a wide range of parcel sizes in the area with many 0.5 – 2 acre parcels between DS24 and the Village, and many parcels larger than 20 acres to the south, southeast and southwest. • Parcels range from approximately ¼ acres to 149 acres.	
		Community Plan policies (applicable to the proposal) that specifically reference the application of densities and minimum lot sizes	• Policy LU-1.2.1: <i>“Require subdivisions and planned developments within the CPA to maximize the use of clustering to preserve natural habitat while minimizing the infrastructure and resource requirements, such as use of water for irrigation, whenever feasible.”</i> (Note: this policy number is accidentally used twice in the Community Plan. The policy quoted here is on page 23 of the Community Plan). ➤ This Policy supports flexibility in lot size (clustering) in order to preserve larger blocks of native desert habitat in open space and consolidate new homes near existing infrastructure.	
LU-2.4	Relationship of Land Uses to Community Character. Ensure that the land uses and densities within any Regional Category or land use designation depicted on the Land Use Map reflect the unique issues, character, and development objectives for a community plan area, in addition to the General Plan Guiding Principles.	Community issues/objectives noted in the community plan that are particularly relevant to the proposal	• Goal LU-1.1: <i>“Substantially undisturbed desert native habitat lands throughout the CPA are conserved as desert native habitat to the greatest extent possible, while previously disturbed desert native habitat lands are replanted with native species when development or redevelopment occurs.”</i> ➤ This goal expands on the issue with removal of native desert habitat, as discussed in Issues LU-1.1 and LU-2.1. ➤ The DS24 site contains undisturbed native desert habitat, including a concentration of ocotillos. • Goal LU-1.5: <i>“Siting of new development to make the most efficient use (lowest overall cost) of existing infrastructure (water, sewer, electric, telecom, roads, fire suppression, schools) rather than constructing new infrastructure.”</i> ➤ The DS24 site does not currently have water or road infrastructure to serve the proposed density, while there are many vacant parcels between DS24 and the Village that already have access to water lines and roads. • Issue 2.2: <i>“That more residential parcels exist and are being proposed to be created through subdivision than may be required to support a reasonable population for economic sustainability of 8,000 within the CPA. Many residential parcels were first created over 50 years ago and remain undeveloped. This planning discrepancy risks enriching the creators of new residential parcels while simultaneously restricting or extinguishing current landowners’ entitlements to construct residences on existing residential use parcels in the future. Future amendments to the General Plan could</i>	LU-2.4 Additional Notes • Based on analysis prepared for the General Plan Update Groundwater Study, estimates show that there were approximately 3,700 existing, private, unbuilt parcels in the Borrego Valley in 2007. Of those, it was estimated that approximately 3,200 had legal lot status. It is estimated that over 10,000 additional dwelling units would be possible in the Borrego Valley when adding legally buildable vacant lots to the

Policy		Policy Review Criteria	Description	Notes
			<i>consider the extent existing vacant lots affect population demand and investment in the community.”</i> ➤ This issue and other issues, goals, and policies point out the issue with increasing densities, creating new lots, and expanding infrastructure when there is a lack of demand for new lots in the CPA.	additional subdivision potential and multi-family development potential in the current General Plan Land Use Map for the CPA.
		Community plan policies that are relevant to the proposal	• Policy LU-1.1.1: <i>“Ensure that remaining undisturbed and substantially undisturbed desert native habitat lands throughout the CPA are conserved as desert native habitat to the greatest extent possible, and that previously-disturbed desert native habitat lands are replanted with native species when development or re-development occurs.”</i> ➤ The DS24 site contains undisturbed native desert habitat, including a concentration of ocotillos. • Policy LU-1.2.1 (this policy is discussed in the review of General Plan Policy LU-2.3 in this report) • Policy LU-1.5.1: <i>“Review and modify criteria for reviewing Minor and Major Subdivisions and Use Permit applications so as to strongly favor and encourage the siting of all new development in areas that will make optimum and most effective use of existing public and private CPA infrastructure for water, sewer, electric, telecomm, roads, fire suppression and paramedic services and public schools.”</i> ➤ While the wording of this policy is geared toward development applications, it is under Goal LU-1.5 (discussed above) and discusses siting new development to limit the need for infrastructure expansion. • Policy LU-2.1.1: <i>“Discourage development on undisturbed and substantially-undisturbed desert native habitat lands outside the Village Core (excluding residential development on individual parcels existing prior to the adoption of this Plan) in favor of development on areas of previously-disturbed desert native habitat through the establishment of land banks using a Transfer of Development Rights or other available programs.”</i> ➤ Given that the DS24 site contains undisturbed desert native habitat (outside the Village), this policy would discourage development there, particularly increasing the allowed density. As noted previously, there are many vacant parcels between the DS24 site and the Village that already have access to adjacent public roads and water lines.	
		Unique issues and/or community-specific planning rationales noted in the General Plan Update/PSR Board reports that are particularly relevant to the proposal	• In the General Plan Update Board Letter of May 2004, ‘community-specific planning rationales’ were referenced for the various communities of the unincorporated County. One of these for Borrego Springs noted: “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.” Note: a General Plan Update Groundwater Study was later completed, which estimated approximately 3,700 vacant private parcels. ➤ The extent of existing parcelization on the DS24 site (2 parcels covering 169 acres) is not reflective of village or semi-rural densities. The site is in a transition area between the already parcelized (smaller parcels, generally consistent with existing GP densities) areas south of the Village and the Rural Lands south of the DS24 site.	
LU-2.5	Greenbelts to Define Communities. Identify and maintain greenbelts between communities to reinforce the identity of individual	Greenbelts on/near the edges of communities	• The PSR area is not within a ‘greenbelt’ per the General Plan definition because it is not located within a very low density area (Rural Lands).	LU-2.5 Additional Notes
		Regional Category change	• No change in the Regional Category is required.	

Policy		Policy Review Criteria	Description	Notes
	communities. See p. 32 for a General Plan definition of greenbelts.			
LU-6.2	Reducing Development Pressures. Assign lowest-density or lowest-intensity land use designations to areas with sensitive natural resources.	Conservation Subdivision design requirement – not currently applicable or maintained/removed with the proposed designation change See p. 32 for an explanation of the Conservation Subdivision Program	The Conservation Subdivision requirement would be removed with the proposed change from SR-10 to SR-1.	LU-6.2 Additional Notes The DS24 site provides potential habitat for some sensitive species. During the County’s review of a previous subdivision application on the site (the TM5487 application prior to the 2011 General Plan Update), the site was identified as having the potential to host two California Species of Special Concern: the flat-tailed horned lizard and the burrowing owl. The site is also near Recovery Region 7 (South San Ysidro Mountains) for the Peninsular Bighorn Sheep, as noted in the Recovery Plan, prepared by the U.S. Fish & Wildlife Service in 2000. This species can be found on east-facing, lower elevation slopes (typically below 4,600 feet), so there is a good possibility this species could visit the site from the nearby east-facing slopes for foraging and for a seasonal water source.
		Habitat/vegetation types that are found in the areas of additional density potential	- The entire PSR Area has additional density potential under the proposal. - The vegetation of the site is classified as Sonoran creosote bush scrub. This classification includes ocotillos and the site contains a dense concentration of ocotillos.	
		Resource Conservation Areas	The DS24 site is located within the Ocotillo Forest Resource Conservation Area of the Borrego Springs Community Plan. References from the Community Plan: <i>“The ocotillo plant (Fouquieria splendens), a tall, woody shrub species, is commonly thought of as the signature plant of the Colorado Desert. Ocotillos are thought by botanists to live as long as 200 years; they are slow to reach maturity, and once removed from a parcel of land, will not naturally regenerate for many decades or centuries.</i> <i>High densities of ocotillos are found in the northern and southern areas of Borrego Valley. Thousands of acres of ocotillos have been removed for agricultural purposes in northern Borrego Valley, and large parcels of ocotillo forest are currently threatened by proposed development in the southern and southwestern portions of the Valley.”</i>	
		Community Plan policies that reference one or more of the vegetation communities found in the Analysis Area/PSR	See the review of General Plan policy LU-2.4 above for discussion of Community Plan Policies LU-1.1.1 and LU-2.1.1	
		Areas that could serve as potential wildlife corridors, due to connections between substantial undeveloped native vegetation onsite and undeveloped native vegetation offsite	- Wildlife corridor opportunities are abundant in this area of the Borrego Valley, due to the close proximity to state park lands ½ mile away. In addition, most of the private parcels to the south and southwest of the DS24 site are in Rural Lands with very little development footprint. - There is a seasonal drainage corridor that runs along the western end of the site, which is mapped as a USGS blue line stream.	
		US Fish and Wildlife Service (USFWS) Critical Habitat Area designations for federally endangered species	- The DS24 site is less than ½ mile from a Critical Habitat designated area for the endangered peninsular bighorn sheep. - The site is approximately 10 miles from a Critical Habitat designated area for the endangered least Bell’s vireo (Coyote Creek). - The site is approximately 10 miles from a Critical Habitat designated area for the endangered southwestern willow flycatcher (San Felipe Creek).	
LU-6.11	Protection from Wildfires and	Very High and High Fire Hazard	The site is entirely within the Moderate FHSZ category.	LU-6.11 Additional Notes

Policy		Policy Review Criteria	Description	Notes
	Unmitigable Hazards. Assign land uses and densities in a manner that minimizes development in extreme, very high and high hazard fire areas or other unmitigable hazardous areas.	Severity Zones present within Analysis Area/PSR	See Policy S-1.1 for information on existing fire protection infrastructure and services.	
		Proposed density consistency with emergency response travel times	- Preliminary estimates show that most of the site is within the 5-10 minute fire response travel time. A small portion of the eastern end of the site is estimated to be in the 0-5 minute travel time. - The General Plan standard is 5 minutes for an SR-1 designation, which would require verification by the Borrego Springs FPD at the subdivision application stage, based on existing and proposed access roads at that time. - See the review of Policy S-6.4 for further detail.	
		Other hazards present	Most of the site is within an alluvial floodplain (approximately 109 acres). See the review of Policy S-9.2 for additional information.	
LU-7.1	Agricultural Land Development. Protect agricultural lands with lower-density land use designations that support continued agricultural operations.	SR-2 density threshold (minimum density determined to support continued agricultural operations) See p. 32 for an explanation of the SR-2 threshold for supporting continued agricultural operations.	The PSR does not contain existing agricultural operations.	LU-7.1 Additional Notes
		Agricultural operations present	N/A – no agricultural operations present	
LU-8.1	Density Relationship to Groundwater Sustainability. Require land use densities in groundwater dependent areas to be consistent with the long-term sustainability of groundwater supplies, except in the Borrego Valley.	County Water Authority (CWA) Boundary	N/A – Though sustainable groundwater use and implications of the SGMA are noted in other policy reviews as important issues facing the community, the current language of this policy makes it not applicable to Borrego Springs. See the review of Policies LU-1.9 and LU-2.4 in this report for discussion of the groundwater sustainability issue in Borrego Springs, as it relates to achieving the proposed density potential and issues facing the community.	LU-8.1 Additional Notes The greatest obstacle for increased residential development in the CPA is the reliance on groundwater. Per the requirements of the Sustainable Groundwater Management Act (SGMA), a Groundwater Sustainability Plan will soon be prepared for the Borrego Valley, in order to ensure long term groundwater sustainability. Early estimates indicate that groundwater use in the CPA will have to be reduced by approximately 70% in order to comply with the requirements of SGMA.
		Groundwater-dependent (per the Groundwater Ordinance criteria)	N/A	
		Groundwater Ordinance minimum lot size (if groundwater-dependent)	N/A	
		Proposed land use designation consistency with Groundwater Ordinance minimum lot size	N/A	
LU-9.2	Density Relationship to Environmental Setting. Assign	Village land use designations proposed	N/A – No Village land use designations are proposed.	LU-9.2 Additional Notes

Policy		Policy Review Criteria	Description	Notes
	Village land use designations in a manner consistent with community character, and environmental constraints. In general, areas that contain more steep slopes or other environmental constraints should receive lower density designations. [See applicable community plan for possible relevant policies.]	Potential community character issues	N/A	
		Consistency with the level of environmental constraint	N/A	
LU-9.5	Village Uses. Encourage development of distinct areas within communities offering residents places to live, work, and shop, and neighborhoods that integrate a mix of uses and housing types.	Village land use designations proposed	N/A – No Village land use designations are proposed.	LU-9.5 Additional Notes
		Potential uses associated with Village proposal	N/A	
		Nearby uses	N/A	
LU-9.6	Town Center Uses. Locate commercial, office, civic, and higher-density residential land uses in the Town Centers of Villages or Rural Villages at transportation nodes. Exceptions to this pattern may be allowed for established industrial districts and secondary commercial districts or corridors. See p. 33 for a General Plan definition of transportation node.	Commercial, office, civic, and higher density (Village) proposals	N/A – No change to zoning use regulations are proposed. As such, no additional allowances for commercial, office, or civic uses would occur as a result of the proposed change.	LU-9.6 Additional Notes
		Town Center or Rural Village in a transportation node	N/A	
		Established industrial district, a secondary commercial district, or corridor	N/A	
LU-9.9	Residential Development Pattern. Plan and support an efficient residential development pattern that enhances established neighborhoods or creates new neighborhoods in identified growth areas. (Goal LU-9 refers to distinct villages and community cores)	Distinct Village/Community core	The DS24 site is not in a Village.	LU-9.9 Additional Notes
		Village densities	No Village land use designations are proposed.	
		Land uses surrounding the Analysis Area /PSR	N/A	
		Identified growth area	N/A	
LU-10.3	Village Boundaries. Use Semi-	Regional Category changes	No change in the Regional Category is required.	LU-10.3 Additional Notes

Policy		Policy Review Criteria	Description	Notes
	Rural and Rural Land Use designations to define the boundaries of Villages and Rural Land Use designations to serve as buffers between communities.	Proximity to the Village Boundary	The Village Boundary extends south to the area adjacent to DS24 to the east, with the VR-2 designation in that area reflecting existing parcelization.	
		Proximity to the CPA boundary	The DS24 site is approximately 1 mile from the Borrego Springs CPA boundary.	
		Greenbelts on/near the edges of communities	The PSR area is not within a ‘greenbelt’ per the General Plan definition because it is not located within a very low density area (Rural Lands).	
LU-10.4	Commercial and Industrial Development. Limit the establishment of commercial and industrial uses in Semi-Rural and Rural areas that are outside of Villages (including Rural Villages) to minimize vehicle trips and environmental impacts.	Commercial or industrial land use designations outside of Villages	N/A – No change to zoning use regulations are proposed. As such, no additional allowances for commercial or industrial uses would occur as a result of the proposed change.	LU-10.3 Additional Notes
		Distance between the proposed commercial or industrial designation and the Village	N/A	
LU-11.1	Location and Connectivity. Locate commercial, office, and industrial development in Village areas with high connectivity and accessibility from surrounding residential neighborhoods, whenever feasible.	Commercial, office, or industrial land use designations outside of Villages	N/A – No change to zoning use regulations are proposed. As such, no additional allowances for commercial or industrial uses would occur as a result of the proposed change.	LU-11.1 Additional Notes
		Accessibility from surrounding areas	N/A	
LU-11.10	Integrity of Medium and High Impact Industrial Uses. Protect designated Medium and High Impact Industrial areas from encroachment of incompatible land uses, such as residences, schools, or other uses that are sensitive to industrial impacts. The intent of this policy is to retain the ability to utilize industrially designated locations by reducing future development conflicts.	Within a ¼ mile of existing designated medium or high-impact industrial areas	The DS24 site is not within ¼ mile of existing industrial areas.	LU-11.10 Additional Notes
		Clustering and/or buffering opportunities if within ¼ mile	N/A	
COS-10.2	Protection of State-Classified or Designated Lands. Discourage development or the establishment of other incompatible land uses on or	On or adjacent to areas classified as having important mineral resources (MRZ-2) or as having mineral resources that may be significant (MRZ-3).	The DS24 site is not within or adjacent to MRZ-2 or MRZ-3 areas.	COS-10.2 Additional Notes

Policy		Policy Review Criteria	Description	Notes
	adjacent to areas classified or designated by the State of California as having important mineral resources (MRZ-2), as well as potential mineral lands identified by other government agencies. The potential for the extraction of substantial mineral resources from lands classified by the State of California as areas that contain mineral resources (MRZ-3) shall be considered by the County in making land use decisions.	Threshold of SR-10 or lower density (maximum density determined to not preclude mining operations per State Mining & Geology Board)	N/A	
		If higher density than SR-10 & contains these mineral resource designations – existing uses that would preclude mining	N/A	
COS-12.1	Hillside and Ridgeline Development Density. Protect undeveloped ridgelines and steep hillsides by maintaining semi-rural or rural designations on these areas.	Semi-Rural or Rural Lands designations on areas of undeveloped ridgelines and steep hillsides	N/A – The DS24 site does not contain ridgelines or steep slopes (greater than 25% slope), and a Semi-Rural designation is proposed.	COS-12.1 Additional Notes
COS-14.1	Land Use Development Form. Require that development be located and designed to reduce vehicular trips (and associated air pollution) by utilizing compact regional and community-level development patterns while maintaining community character.	Regional Category changes	No change in the Regional Category is required.	COS-14.1 Additional Notes
		Alternative transportation networks available in the vicinity	- Approximately 2 miles from the nearest Metropolitan Transit System bus stop ➤ Bus Routes 891/892 provide service to/from the El Cajon Transit Center, but only on Thursdays and Fridays. - Approximately 50 miles to the nearest park-and-ride facility at the I-8/79 Interchange in Descanso - There is a Class II bike lane available along Borrego Springs Road, between the DS24 site and the Borrego Springs Village and commercial area.	
		Proximity to the village, other commercial areas, and major job centers	Approximately: 2 miles to the to the town center area (Christmas Circle) of the Borrego Springs Village which has an estimated 541 jobs and commercial goods/services along Palm Canyon Road and nearby areas 65 miles to the City of Escondido (geographic center) that has an estimated 44,289 jobs 50 miles to the Rincon Reservation which has an estimated 1,823 jobs associated with Harrah’s Rincon Casino and Resort	
		Land use mapping pattern consistent with community character	For information on community character issues in relation to mapping patterns, see the reviews of Policies LU-2.3 and 2.4.	
H-1.3	Housing near Public Services. Maximize housing in areas served by transportation networks,	Extensive transportation networks	- The DS24 site is approximately 10 miles from SR-78 (via roads). - For more information on transportation networks, see the reviews of Policies LU-1.1 and COS-14.1.	H-1.3 Additional Notes
		Proximity to job centers	For more information on proximity to job centers, see the reviews of Policies LU-1.1 and COS-14.1.	

Policy		Policy Review Criteria	Description	Notes
	within close proximity to job centers, and where public services and infrastructure are available.	Extensive public services	- Common public services not present: ➤ The DS24 site is not in a sewer service area. ➤ The site is within the water service area for the Borrego Water District, but does not have current service or water infrastructure. ➤ Preliminary estimates (within the 5-10 minute range) indicate fire response times for most of the DS24 site would not meet the General Plan standard of 5 minutes for an SR-1 designation. This standard must be met (per verification by the fire district) at the subdivision application stage. ➤ Extensive access improvements would be required to serve the proposed density. - For more information on public services and infrastructure, see the review of Policy LU-1.1.	
S-1.1	Minimize Exposure to Hazards. Minimize the population exposed to hazards by assigning land use designations and density allowances that reflect site-specific constraints and hazards.	Hazards present	- The PSR is within the Moderate Fire Hazard Severity Zone. - Approximately 2.3 acres in the southeastern portion are within a pre-quaternary (inactive, no slippage in the last 1.6 million years) fault zone. - A FEMA-designated alluvial floodplain covers the majority of the site (approximately 109 acres). The portion outside the floodplain is the area of an elevated sand dune that runs southwest to northeast through the property. See the review of Policy S-9.2 for additional information.	S-1.1 Additional Notes
		Extent of existing road infrastructure that is built to fire access standards	- Lightning Road and Lapped Circle Drive are both public roads that dead end at the northern property line of DS24. - As noted above, the public portion of Country Club Road ends at the southeastern end of the DS24 site. The private portion of Country Club Road that runs along most of the southern boundary of the DS24 site is on a separate property without current access rights. In addition, this private portion is not paved and there is currently a large berm over the dirt road (near the midpoint of the southern property line of DS24), preventing through access. - A small portion of the southeast corner of the site is adjacent to Borrego Springs Road, which is a public road and General Plan Mobility Element road.	
		Maximum allowed Dead End Road Length (DERL), based on the proposed zoning minimum lot size	- Based on the proposed minimum lot size of 0.5 acres (associated with the Proposed Project Map), the maximum DERL is 800 feet. - Discretion of the Fire Marshal is possible in applying DERLs, for consideration of the applicable density.	
		Portions of the Analysis Area/PSR that would require extensive access improvements in order to meet fire access standards	Extensive access improvements would be required throughout the site in order to develop at the proposed SR-1 density.	
		Existing site constraints that could limit the feasibility of fire clearing to the proposed density or could limit access improvements where necessary	- The vegetation onsite is categorized as Sonoran creosote bush scrub, which includes ocotillos. The site contains a concentration of ocotillos and also has the potential to host a number of sensitive species. - For additional information on feasibility, see the review of Policy LU-1.9.	

Policy		Policy Review Criteria	Description	Notes
S-6.4	Fire Protection Services for Development. Require that development demonstrate that fire services can be provided that meets the minimum travel times identified in Table S-1 (Travel Time Standards).	Estimated fire response travel time consistency with the proposed designation in accordance with Table S-1	• Preliminary estimates show that most of the site is within the 5-10 minute fire response travel time. A small portion of the eastern end of the site is estimated to be in the 0-5 minute travel time. • The General Plan standard (per Table S-1) is 5 minutes for an SR-1 designation, which would require verification by the Borrego Springs FPD at the subdivision application stage, based on existing and proposed access roads at that time. • Comments from the Borrego Springs Fire Protection District included: ➤ The need to for development on the site to meet the 5-minute fire response travel time for development at the proposed SR-1 density. ➤ New development would have to enter into the Community Facilities District, addressing funding for fire protection.	S-6.4 Additional Notes
S-9.2	Development in Floodplains. Limit development in designated floodplains to decrease the potential for property damage and loss of life from flooding and to avoid the need for engineered channels, channel improvements, and other flood control facilities. Require development to conform to federal flood proofing standards and siting criteria to prevent flow obstruction.	Floodplains present	• A FEMA-designated floodplain covers the majority of the site (approximately 109 acres).	S-6.4 Additional Notes • A Hydrology/Drainage Study for the TM5487 application on the site (pre-GP Update when the density was 1 unit per acre) called for improvements to an existing off-site diversion dike and additional diversion structures (to deal with the confluence of drainages), with these existing and proposed features located on nearby private property with no existing flood control easements. The project proposed the formation of a “Geological Hazard Abatement District” in order to construct regional flood control facilities. County staff noted that such a district must be formed prior to the approval of a Tentative Map.
		Density feasibility with avoidance of floodplain	• Residences can be built in the alluvial floodplain, but would have to be on piers at the density proposed. The lowest horizontal structural member would have to be at least one foot above the base flood depth. • The feasibility of meeting alluvial floodplain requirements for the proposed density is unknown at this time, as the site is within a particularly hazardous area for flooding, due to the confluence of west to east drainage flows associated with the alluvial fans of Dry Canyon, Tubb Canyon, Culp Canyon, and Loki Canyon.	
S-9.4	Development in Villages within the Floodplain Fringe. Allow new uses and development within the	Village designation proposed	• N/A – No Village land use designations are proposed.	S-9.4 Additional Notes

Policy		Policy Review Criteria	Description	Notes
	floodplain fringe (land within the floodplain outside of the floodway) only when environmental impacts and hazards are mitigated. This policy does not apply to floodplains with unmapped floodways. Require land available outside the floodplain to be fully utilized before locating development within a floodplain. Development within a floodplain may be denied if it will cause significant adverse environmental impacts or is prohibited in the community plan. Channelization of floodplains is allowed within villages only when specifically addressed in community plans.	Mapped floodplains within an area proposed for a Village designation	N/A	
S-9.5	Development in Semi-Rural and Rural Lands within the Floodplain Fringe. Prohibit development in the floodplain fringe when located on Semi-Rural and Rural Lands to maintain the capacity of the floodplain, unless specifically allowed in a community plan. For parcels located entirely within a floodplain or without sufficient space for a building pad outside the floodplain, development is limited to a single family home on an existing lot or those uses that do not compromise the environmental attributes of the floodplain or require further channelization.	Semi-Rural or Rural land use designations in the floodplain fringe	- Approximately 109 acres of the DS24 site is within a FEMA-designated floodplain. - The floodplain fringe is defined (including in the General Plan Glossary) as the portion of the floodplain outside the limits of the floodway. Policy S-9.4 associated with the floodplain fringe notes that the policy does not apply to floodplains with unmapped floodways. That is the case on this site and there is no floodway throughout the alluvial floodplain covering a large portion of the Borrego Valley. - See the review of Policy S-9.2 for additional information on the alluvial floodplain and its implications on the feasibility of developing at the proposed density.	S-9.5 Additional Notes
		Community Plan explicit references	N/A	
		Parcels located entirely within a floodplain that would have additional density potential	Neither PSR parcel is located entirely within the floodplain.	
S-9.6	Development in Dam Inundation	Dam Inundation Area	N/A – There are no dam inundation zones within the DS24 site.	S-9.6 Additional Notes

Policy		Policy Review Criteria	Description	Notes
	Areas. Prohibit development in dam inundation areas that may interfere with the County’s emergency response and evacuation plans.	Density feasibility with avoidance of dam inundation area	N/A	
S-10.1	Land Uses within Floodways. Limit new or expanded uses in floodways to agricultural, recreational, and other such low-intensity uses and those that do not result in any increase in flood levels during the occurrence of the base flood discharge, do not include habitable structures, and do not substantially harm, and fully offset, the environmental values of the floodway area. This policy does not apply to minor renovation projects, improvements required to remedy an existing flooding problem, legal sand or gravel mining activities, or public infrastructure.	Floodways	N/A – There are no floodways within the DS24 site.	<i>S-10.1 Additional Notes</i>
		Density feasibility with avoidance of the floodway	N/A	

Glossary of County Planning Terms and Regulations Referenced

The following list provides definitions of terms used in the policy analysis, in addition to brief explanations of the how certain regulations referenced can impact development potential.

Conservation Subdivision – The intent of the Conservation Subdivision Program (CSP) is to encourage residential subdivision design that improves the preservation of sensitive environmental resources and community character. Design and preservation requirements have been added to the Subdivision Ordinance to encourage conservation oriented design, while additional flexibility in lot size and lot design is possible when processing a Conservation Subdivision. This program is mandatory when subdividing property with General Plan land use designations of Semi-Rural 10, Rural Lands 20, Rural Lands 40, and Rural Lands 80, with a minimum percentage of avoided resources of 75% to 90%, depending on the designation.

Greenbelt (General Plan definition) – A largely undeveloped area surrounding more urbanized areas, consisting of either agricultural lands, open space, conservation areas, passive parks, or very low density rural residential lands.

Local Agricultural Resource Assessment (LARA) Model – The LARA model is used to assess the relative of agricultural resources in San Diego County. The LARA model takes into account certain factors in determining the importance of an agricultural resource. The required factors are water, climate, and soil quality. The complementary factors are surrounding land uses, land use consistency, and topography. More specific documentation of the LARA model can be found the County’s Guidelines for Determining Significance for Agricultural Resources at <http://www.sandiegocounty.gov/content/dam/sdc/pds/ProjectPlanning/docs/AG-Guidelines.pdf>

Multiple Species Conservation Program (MSCP) – The MSCP is a regional conservation planning program that develops and implements conservation plans intended to ensure the long-term survival of plant and animal species and protect native vegetation communities found throughout San Diego County. The County is currently in the planning process for the MSCP North County Plan.

MSCP Pre-Approved Mitigation Area (PAMA) Designation – A PAMA is an area with high biological value in which conservation will be encouraged. This will be done by providing mitigation ratios that favor developing outside of the PAMA and mitigating inside of the PAMA. These areas may also be targets for acquisition by various entities from willing sellers when funding is available. Most of the PSRs are in the area that will be covered by the North County MSCP (NCMSCP), which is currently in the planning phase. As noted in the policy reviews, PAMA designations are considered draft at this point, in the areas that will be covered by the draft NCMSCP. If the NCMSCP is adopted with the current draft PAMA delineations, the preservation of effective wildlife corridors in these areas will be sought during the development review stage.

Potential Development Area (referenced in graphics) – The potential development area on p. ____ shows the area available after factoring out steep slopes, floodplains, estimated wetlands, and estimated wetland buffers. These are not the only constraints that impact potential development areas and there are limited circumstances under which these areas can be developed (small RPO slope encroachment percentage noted below, an access road can cross in certain restrictive circumstances, etc.). This graphic is included to help inform the process of looking at available acreages in relation to density potential associated with the proposal, while recognizing there are limitations to this graphic exercise.

Resource Protection Ordinance (RPO) – The RPO includes provisions to protect wetlands, floodplains, steep slopes, sensitive biological habitats, and prehistoric and historic sites. The policy reviews in this document specifically addresses the implications of anticipated requirements associated with wetlands, floodplains, and steep slopes, utilizing available information. Site specific studies at the development review stage will be used to determine RPO requirements for other sensitive biological habitats and prehistoric and historic sites. At this stand-alone GPA/Rezone stage, FEMA and County floodplain/floodway maps are available, a GIS slope model is available to estimate acreage of steep slopes ($\geq 25\%$), and estimates of the extent of wetland areas are available. The RPO limits development footprint encroachment into steep slopes to a small percentage, based on the percentage of the lot in steep slopes (almost all of the PSR areas will fall somewhere in the range of 10-16% encroachment allowed). Development in wetlands and associated buffers (typically 50’-200’ buffers) would be limited to road crossings under certain limited circumstances (restrictive). Uses permitted in floodways are limited to agricultural, recreational, and other such low-intensity uses.

Semi-Rural 2 (SR-2) Threshold for Policy LU-7.1 Review –

Based on research found in County documents, including the Agricultural Resources section of the General Plan EIR and the County’s CEQA Guidelines for Determining Significance for Agricultural Resources, an SR-2 density (1 unit per 2 acres, slope-dependent) could be considered a threshold for a lower-density land use designation that supports continued agricultural operations.

An SR-2 threshold is based on research on available analysis of lot sizes in relation to successful agricultural operations in the county. The County Agricultural Commissioner provided input on this issue in a 1997 letter to the Department of Planning and Land Use that affirmed the commercial viability of small farms and specifically, two-acre parcels for agricultural use in June 1997. The high cost of land and difficulties farmers face in starting operations on large parcels led to the establishment of San Diego County’s unique small-farm economy. The Guidelines for Determining Significance for Agricultural Resources contains language that supports an SR-2 threshold and states lands compatible with agricultural uses include ‘rural residential lands,’ which is defined in these Guidelines as parcel sizes of two acres or greater.

Analysis included in the General Plan Update Final EIR provides additional justification for the use of an SR-2 threshold for supporting the continuation of agricultural operations. In the *Agricultural Resources – Conversion of Agricultural Resources to Non-Agricultural Land Uses* section, the analysis assumes that areas allowing one dwelling unit per acre (SR-1) would not support continued agricultural operations. This assumption considers the typical zoning minimum lot sizes and overall residential density associated with SR-1, with many homes in close proximity to each other.

Transportation Node (General Plan definition) – As referenced in Policy LU-9.6, a transportation node is intended to be the intersection of two high volume Mobility Element roadways, along with a transit stop.