# 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 |
| CSG Recommendation | Existing |

### Property Description

Property Owner:
PSR: Andrews/Hund (new owner)
Study Area: Caldwell, Borrego Spr. LLC

Size:
169 acres
3 parcels

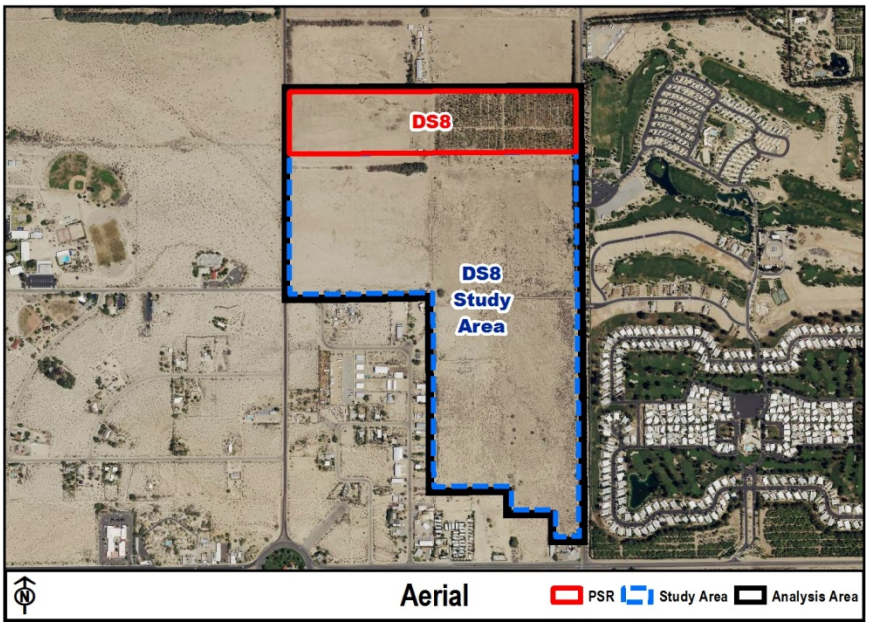
Location/Description:

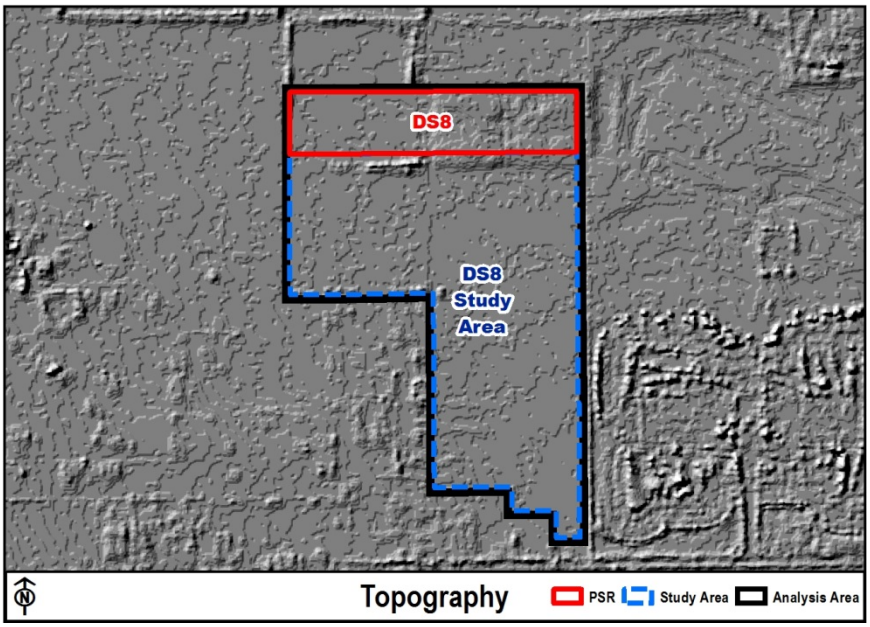
Located within the Borrego Springs Village; southern portion is ¼ mile from Christmas Circle; 11 miles north of SR-78 via roads; outside the County Water Authority boundary

### 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)

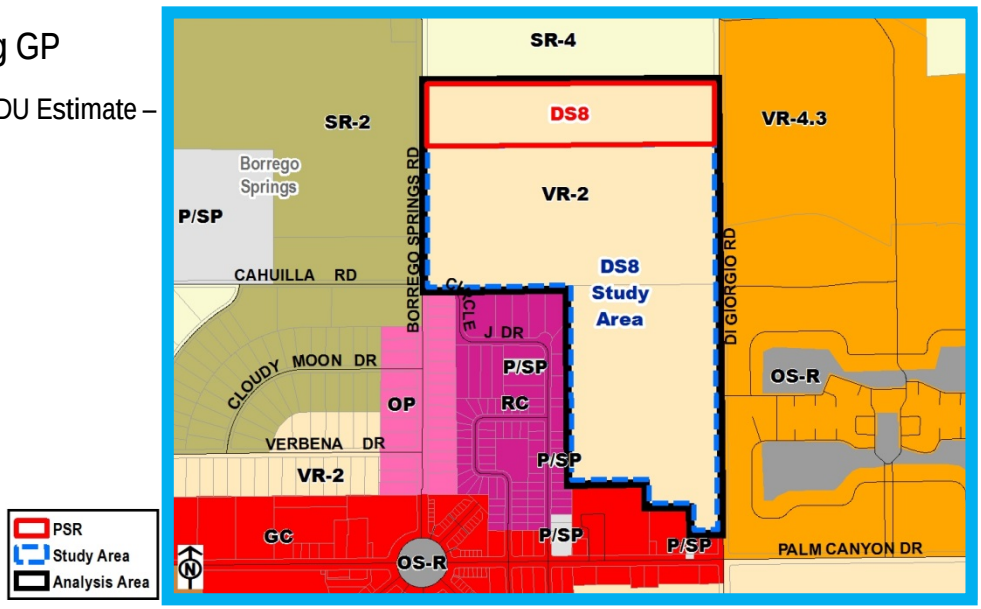
- Community Plan calls for GPAs to consider the extent of existing vacant lots in evaluating density increase proposals
- Over 10,000 additional DUs are possible when adding legally buildable vacant lots to the additional subdivision/multi-family potential in the current GP
- Adjacent VR-4.3 is more 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

## Existing GP

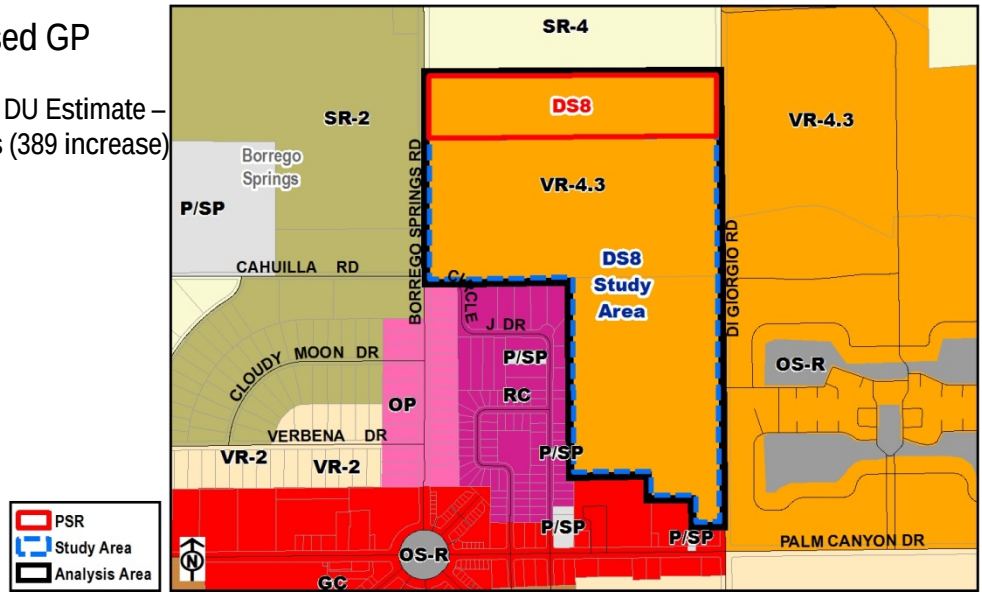
Potential DU Estimate – 337 Units




Staff Recommendation

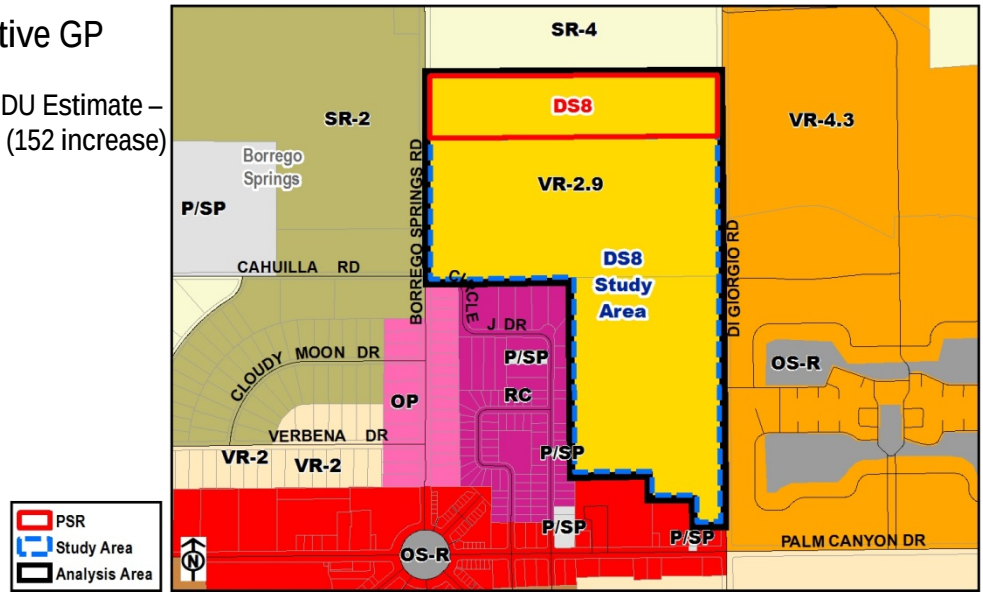
## Proposed GP

Potential DU Estimate – 726 Units (389 increase)

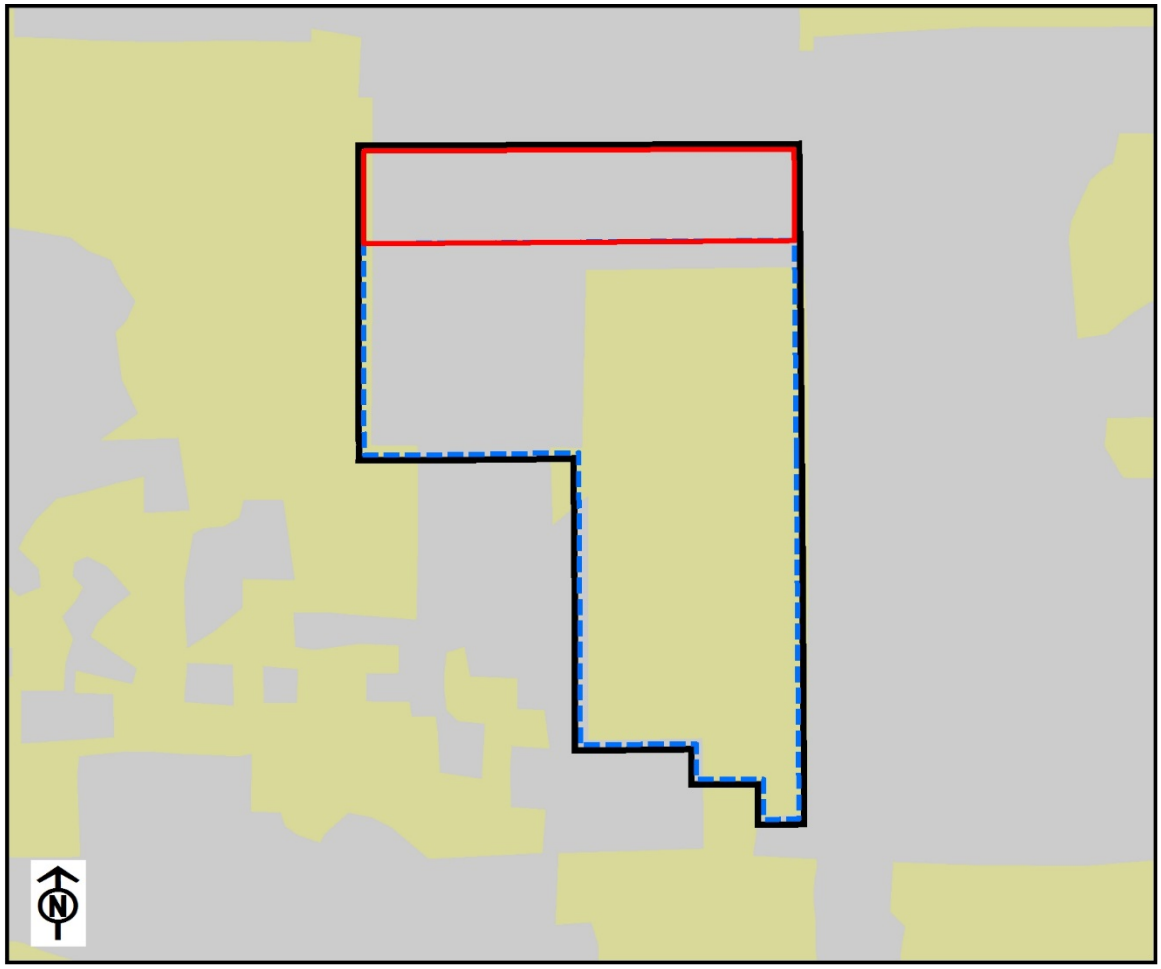



## Alternative GP

Potential DU Estimate – 489 Units (152 increase)



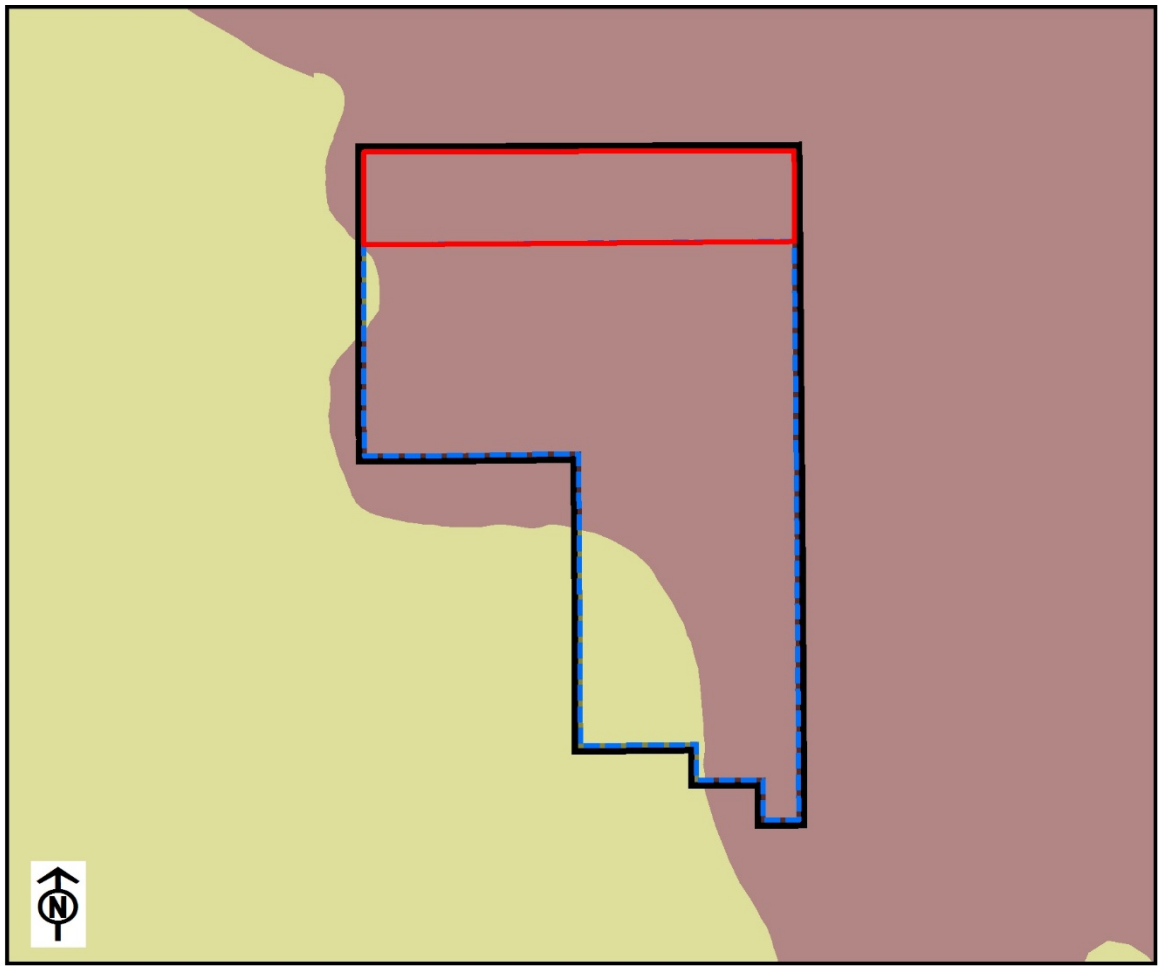
## Vegetation




Sensitive Habitat

- PSR
- Study Area
- Analysis Area
- Desert Saltbush Scrub
- Urban, Disturbed Habitat, Agriculture, Eucalyptus, Woodland

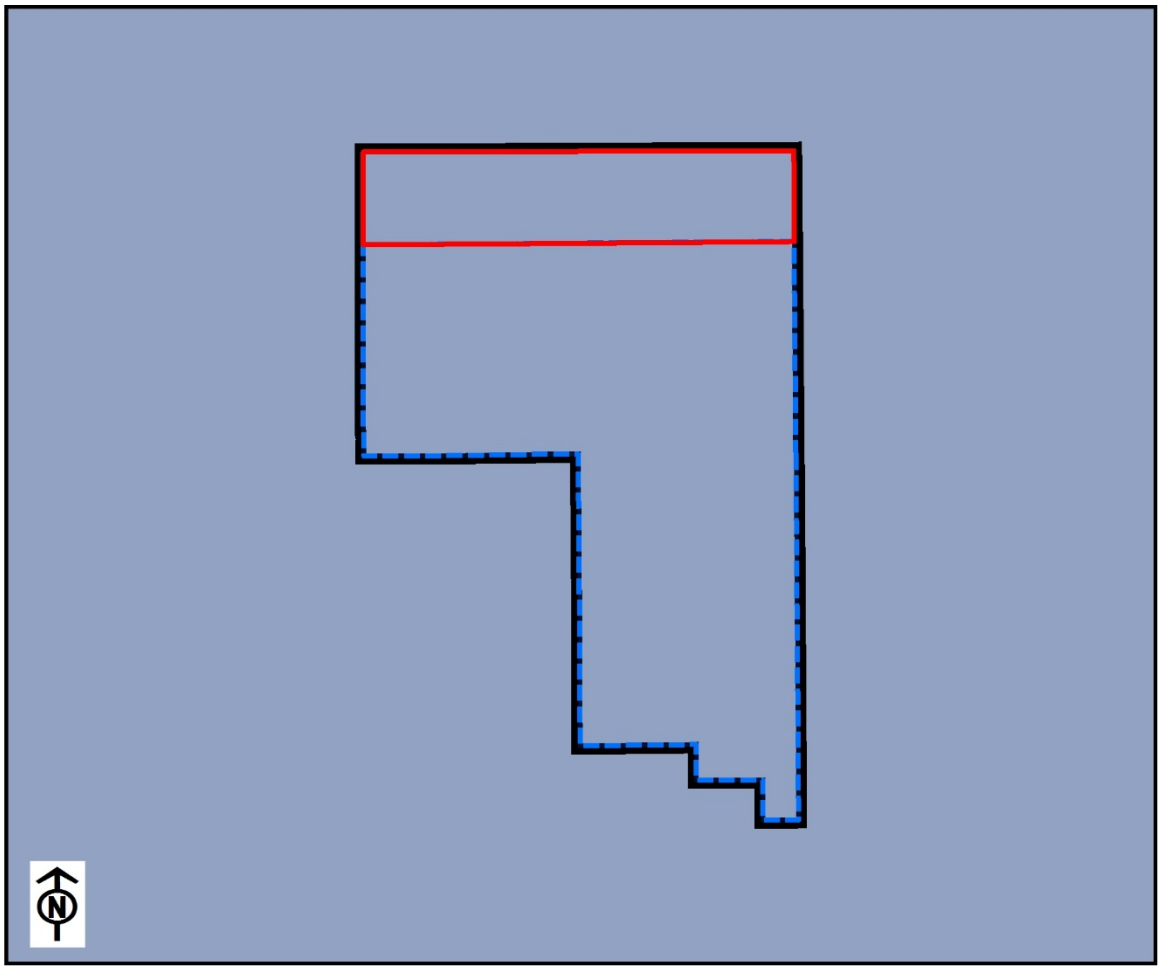
## Prime Agricultural Soils




Agricultural Lands

- PSR
- Study Area
- Analysis Area
- Prime Farmland Soils
- Statewide Significance Soils

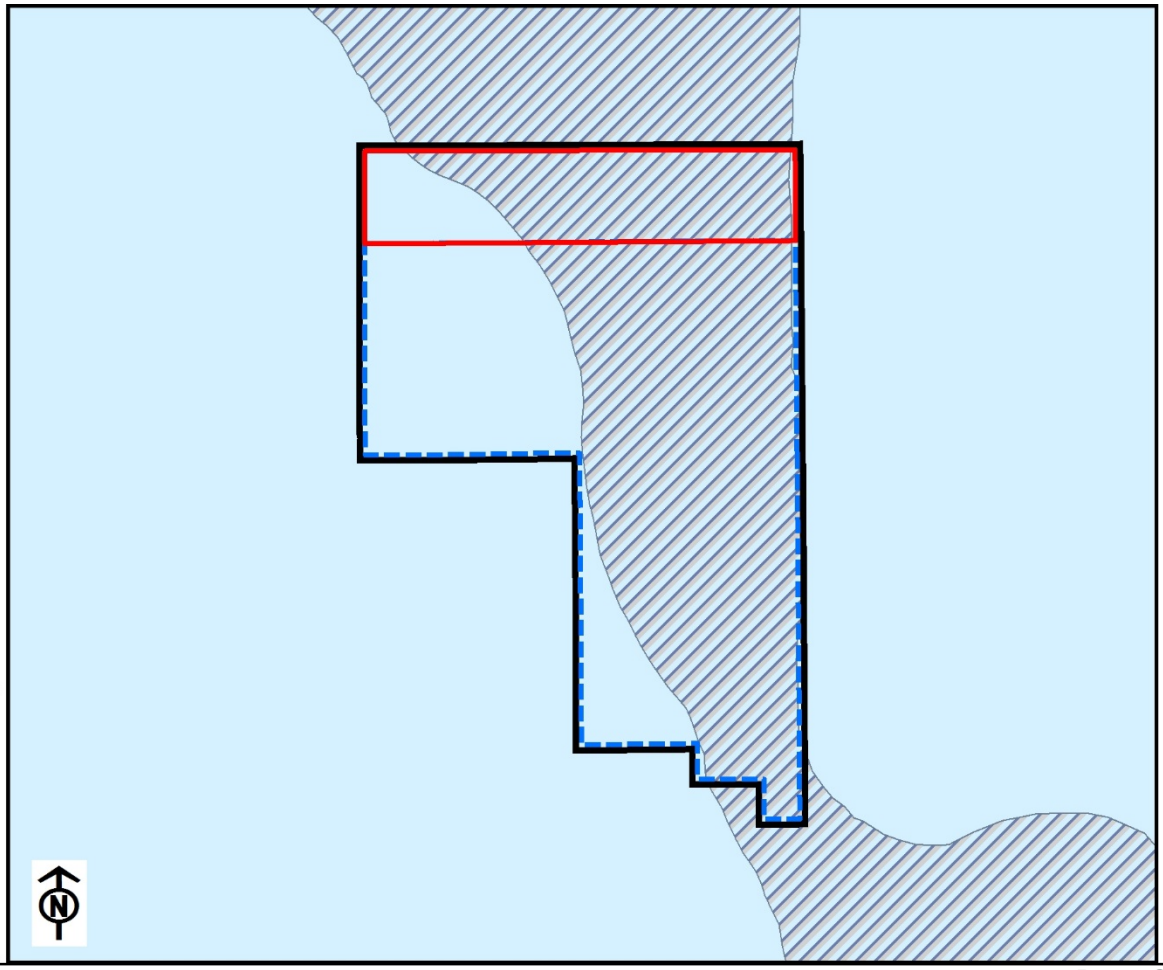
FEMA Floodplain



● 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)