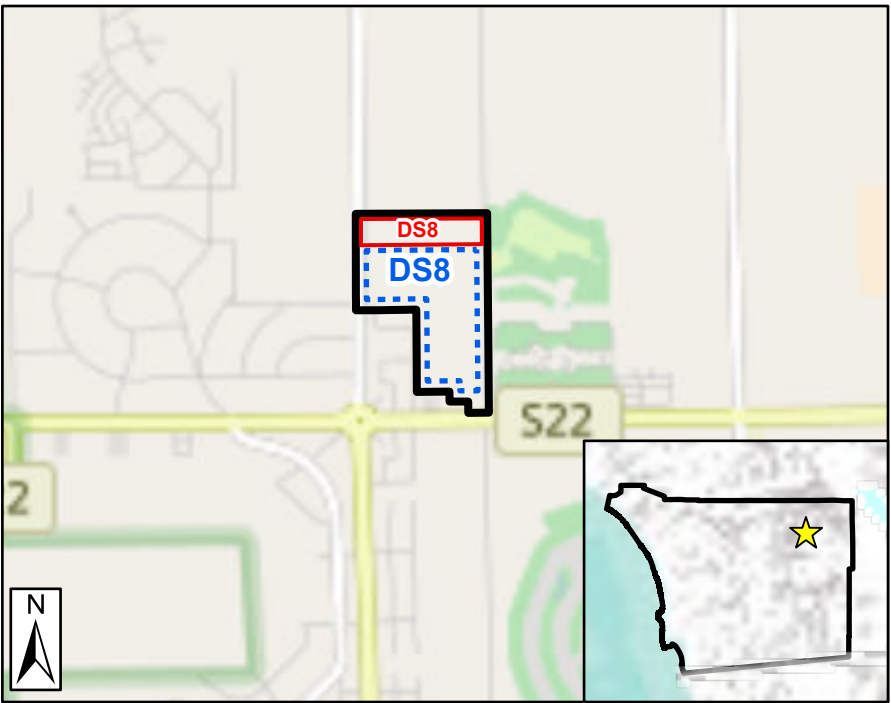
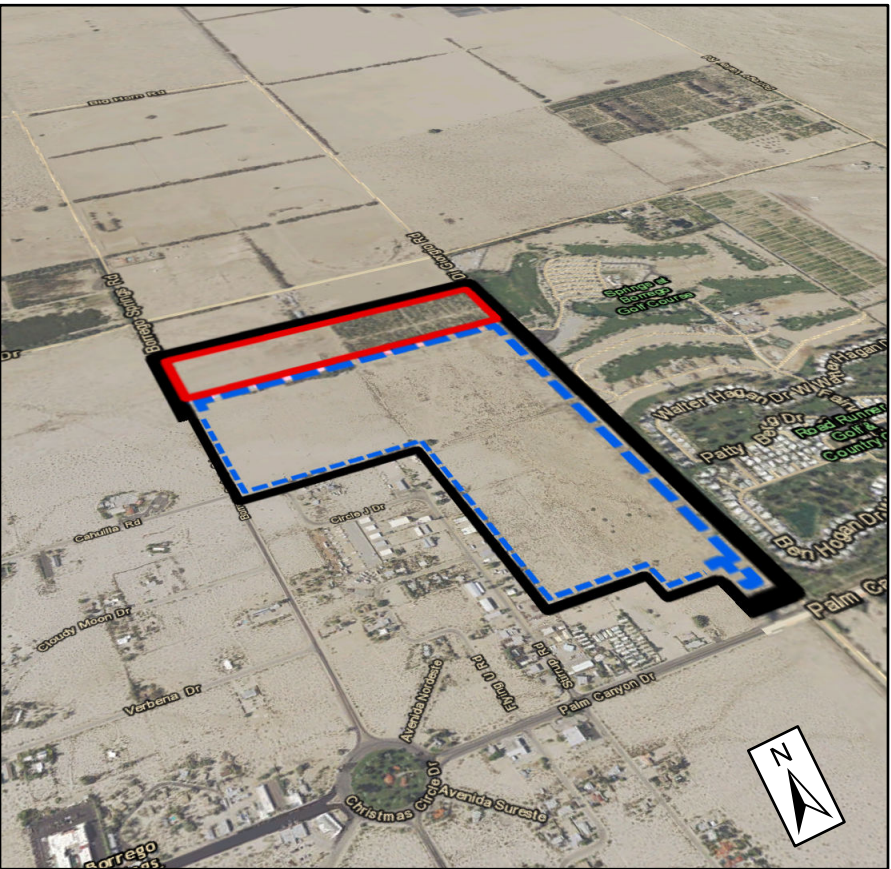
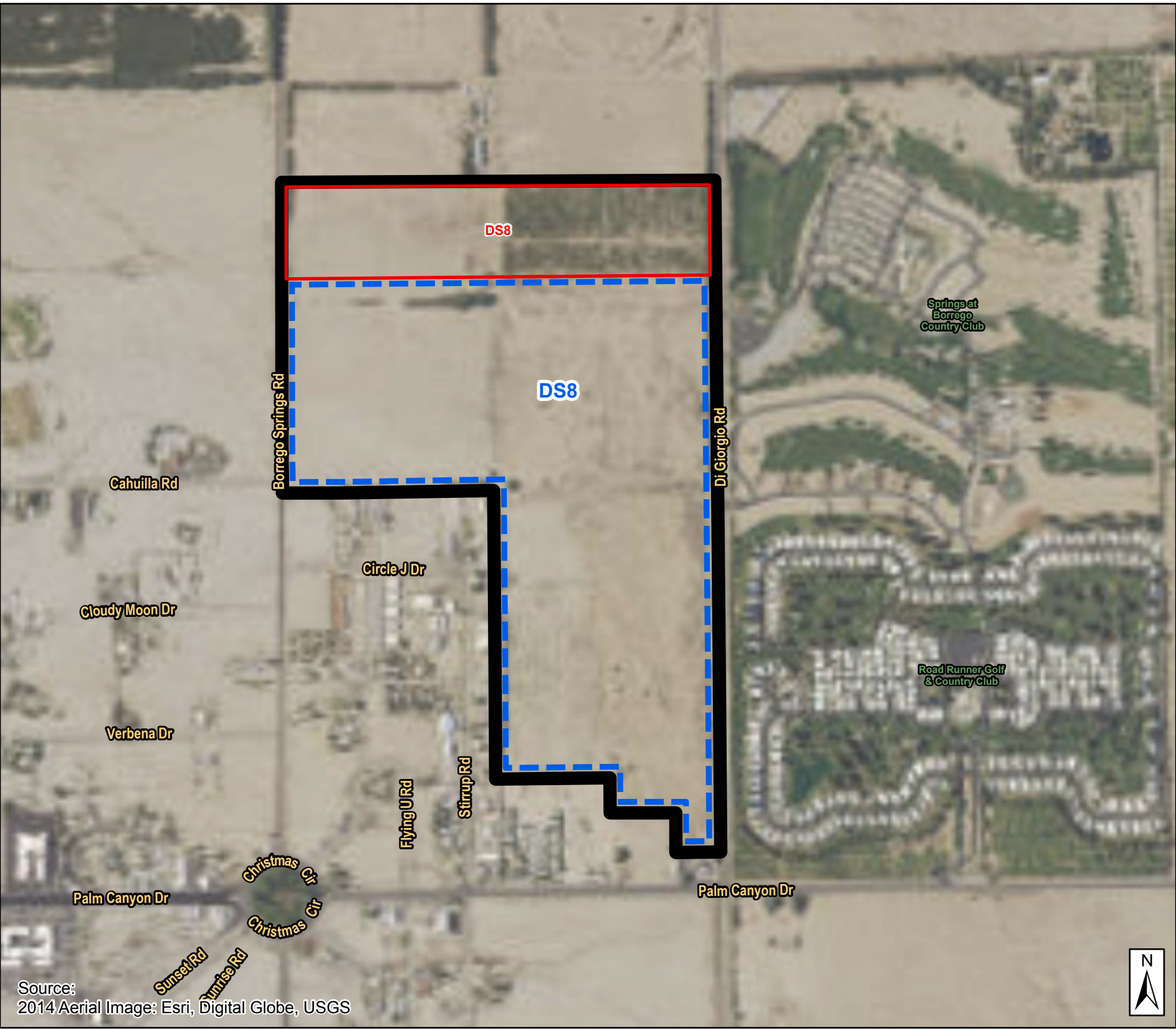




VICINITY MAP



3D VIEW



AERIAL VIEW

Legend



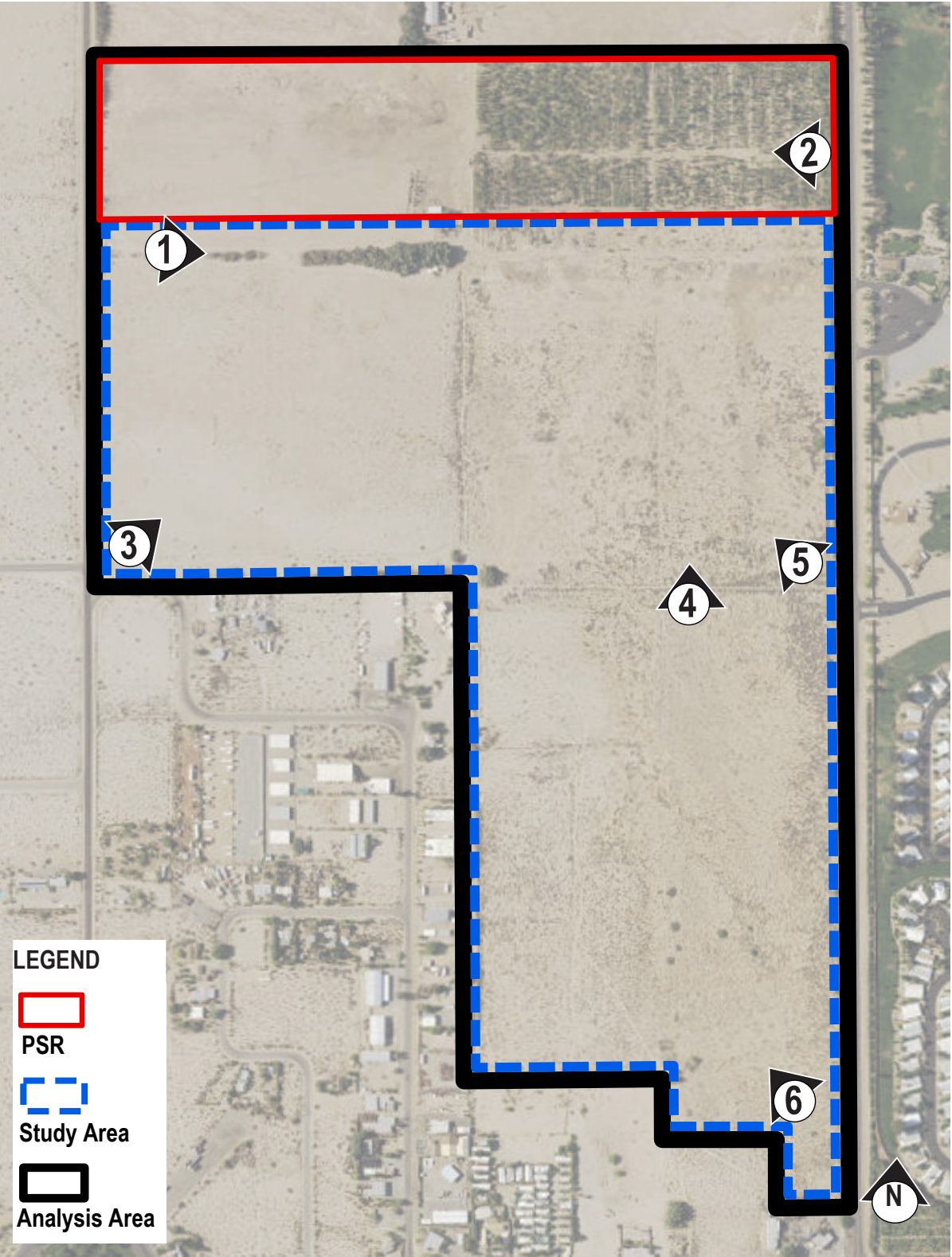
PSR



Study Area



Analysis Area



LEGEND

- PSR
- Study Area
- Analysis Area

SITE PHOTO KEY MAP



1 From just east of Borrego Springs Road, in the area of the property line between the PSR parcel (on the left) and the northern Study Area parcel (on the right), facing east.



3 From the southwest corner of the northern Study Area parcel (near Borrego Springs Road) facing northeast.



5 Facing northwest at the northern Study Area parcel from near the property line separating the Study Area parcels, just west of Di Giorgio Road.



2 From near Di Giorgio Road on the eastern end of the PSR property, facing west at the palm nursery on the property.



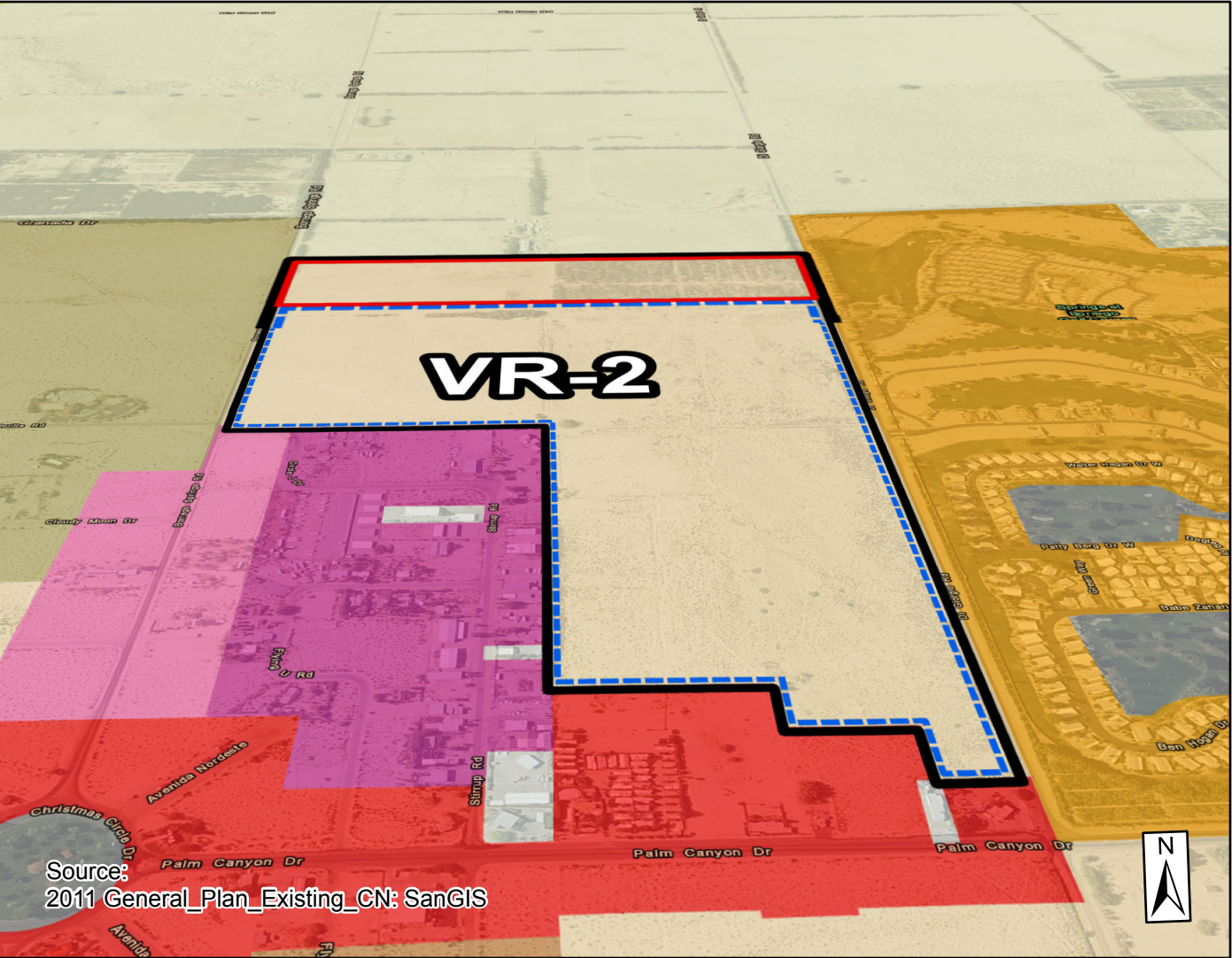
4 From near the property line separating the two Study Area parcels, facing north with an area of desert saltbush scrub in the foreground.



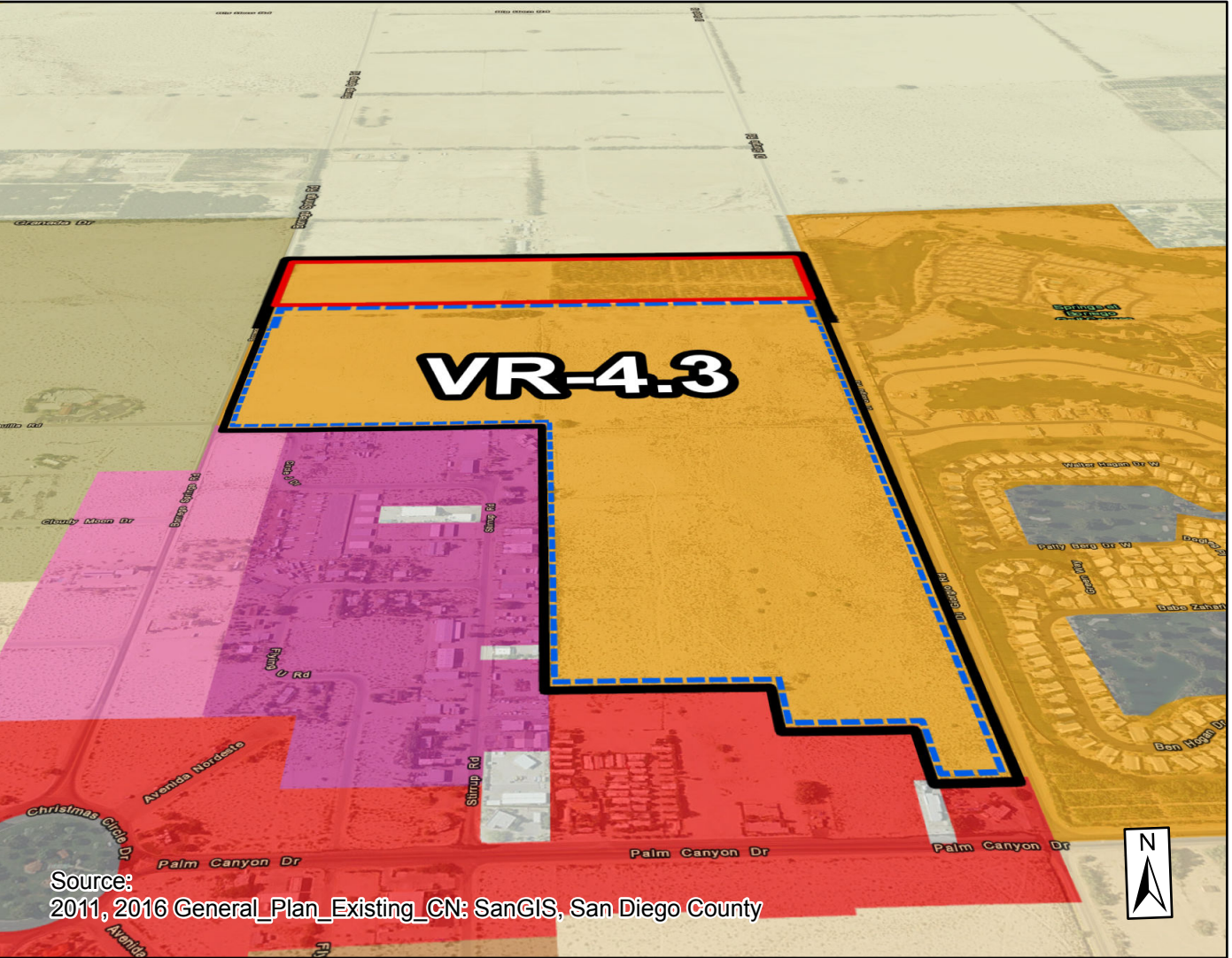
6 From the southeastern portion of the southern Study Area parcel, facing northwest at areas of desert saltbush scrub.



GENERAL PLAN - CURRENT LAND USE DESIGNATIONS



GENERAL PLAN - PROPOSED LAND USE DESIGNATIONS



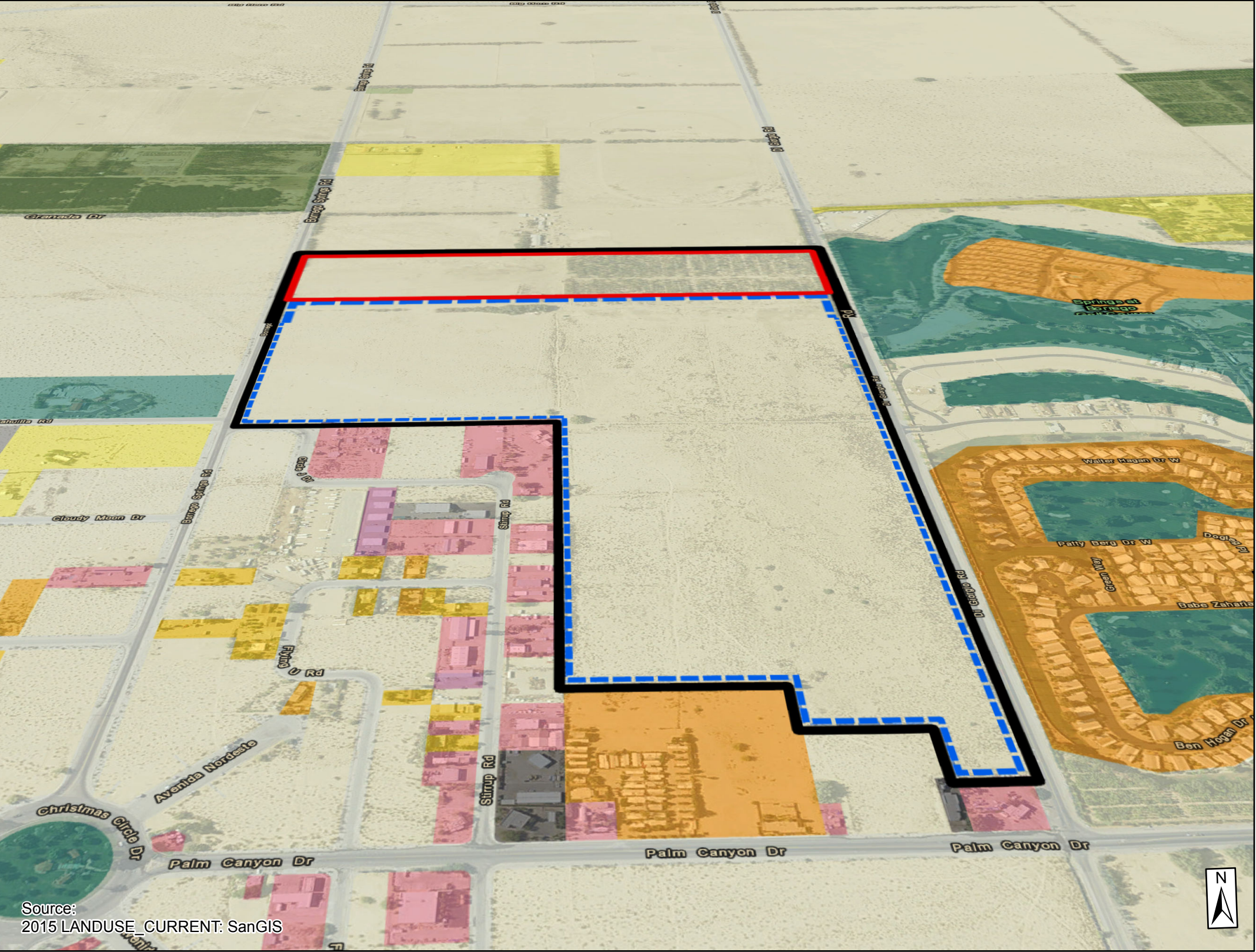
Legend

- PSR
- Study Area
- Analysis Area

LEGEND	
	Village Residential (VR-30), 30 du/ac
	Village Residential (VR-24), 24 du/ac
	Village Residential (VR-20), 20 du/ac
	Village Residential (VR-15), 15 du/ac
	Village Residential (VR-10.9), 10.9 du/ac
	Village Residential (VR-7.3), 7.3 du/ac
	Village Residential (VR-4.3), 4.3 du/ac
	Village Residential (VR-2.9), 2.9 du/ac
	Village Residential (VR-2), 2 du/ac
	Semi-Rural Residential (SR-0.5), 1 du/0.5,1,2 ac
	Semi-Rural Residential (SR-1), 1 du/1,2,4 ac
	Semi-Rural Residential (SR-2), 1 du/2,4,8 ac
	Semi-Rural Residential (SR-4), 1 du/4,8,16 ac
	Semi-Rural Residential (SR-10), 1 du/10,20 ac
	Rural Lands (RL-20), 1 du/20 ac
	Rural Lands (RL-40), 1 du/40 ac
	Rural Lands (RL-80), 1 du/80 ac
	Specific Plan Area (residential densities in italics)
	Office Professional
	Neighborhood Commercial
	General Commercial
	Rural Commercial
	Limited Impact Industrial
	Medium Impact Industrial
	High Impact Industrial
	Village Core Mixed Use
	Public/Semi-Public Facilities
	Public/Semi-Public Lands - Solid Waste Facility
	Public Agency Lands
	Tribal Lands
	Open 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



Study Area

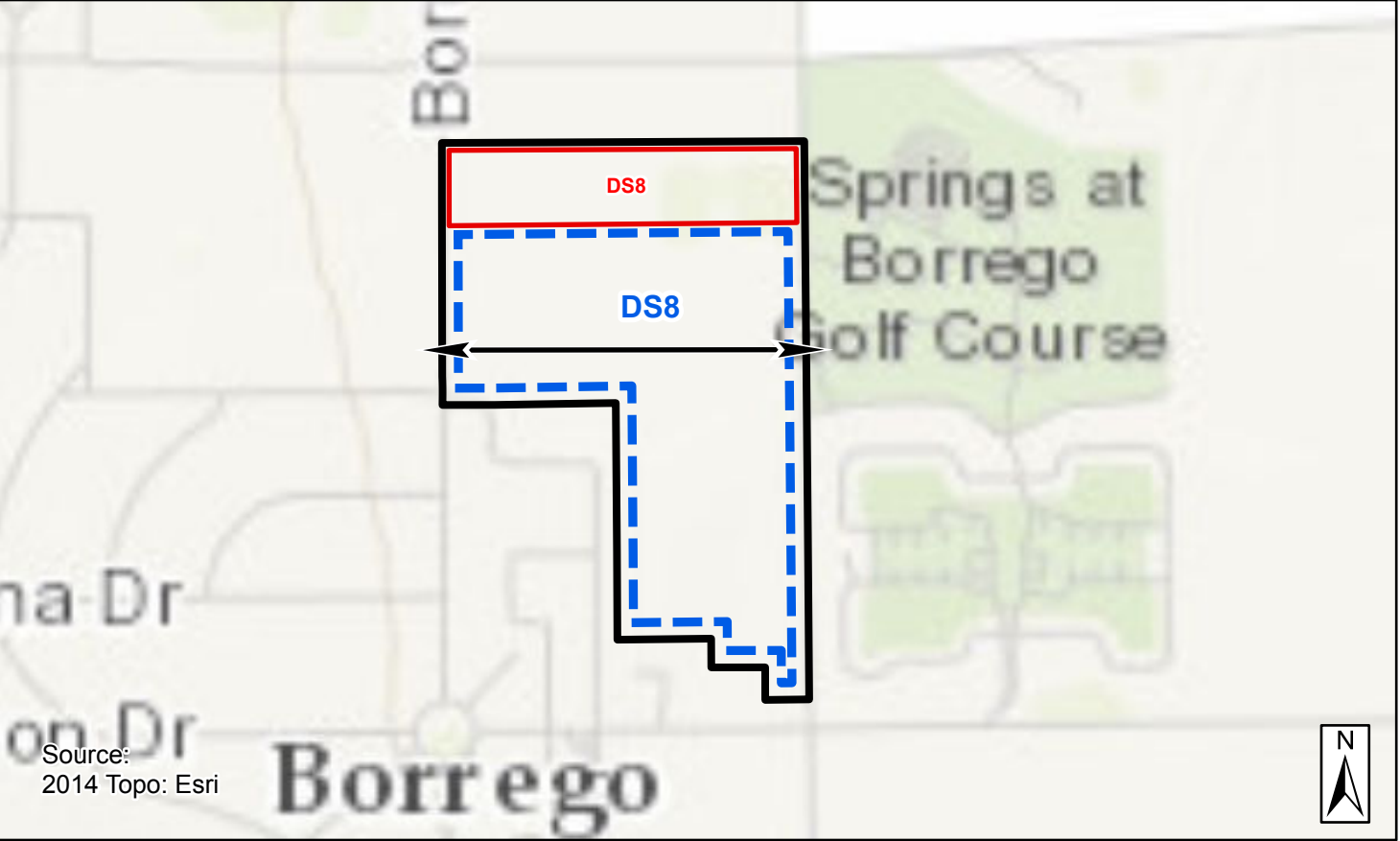


Analysis Area

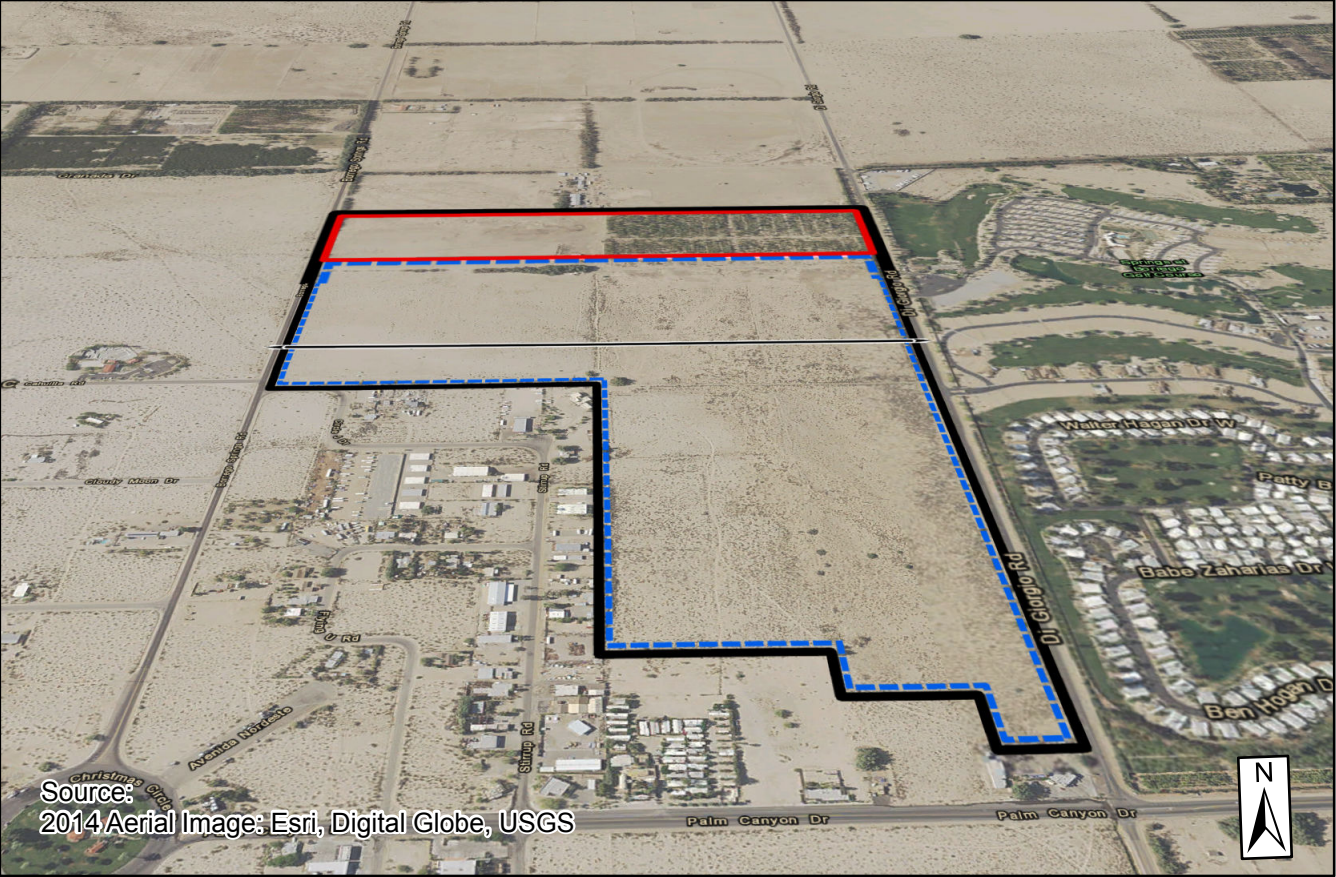
Source:
2015 LANDUSE_CURRENT: SanGIS



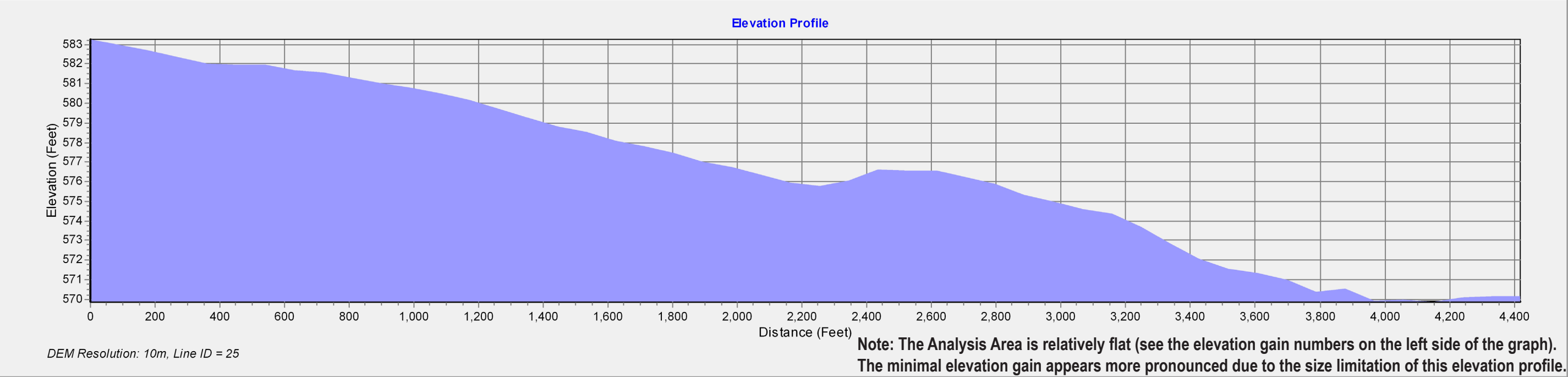
TOPOGRAPHIC VIEW



3D VIEW



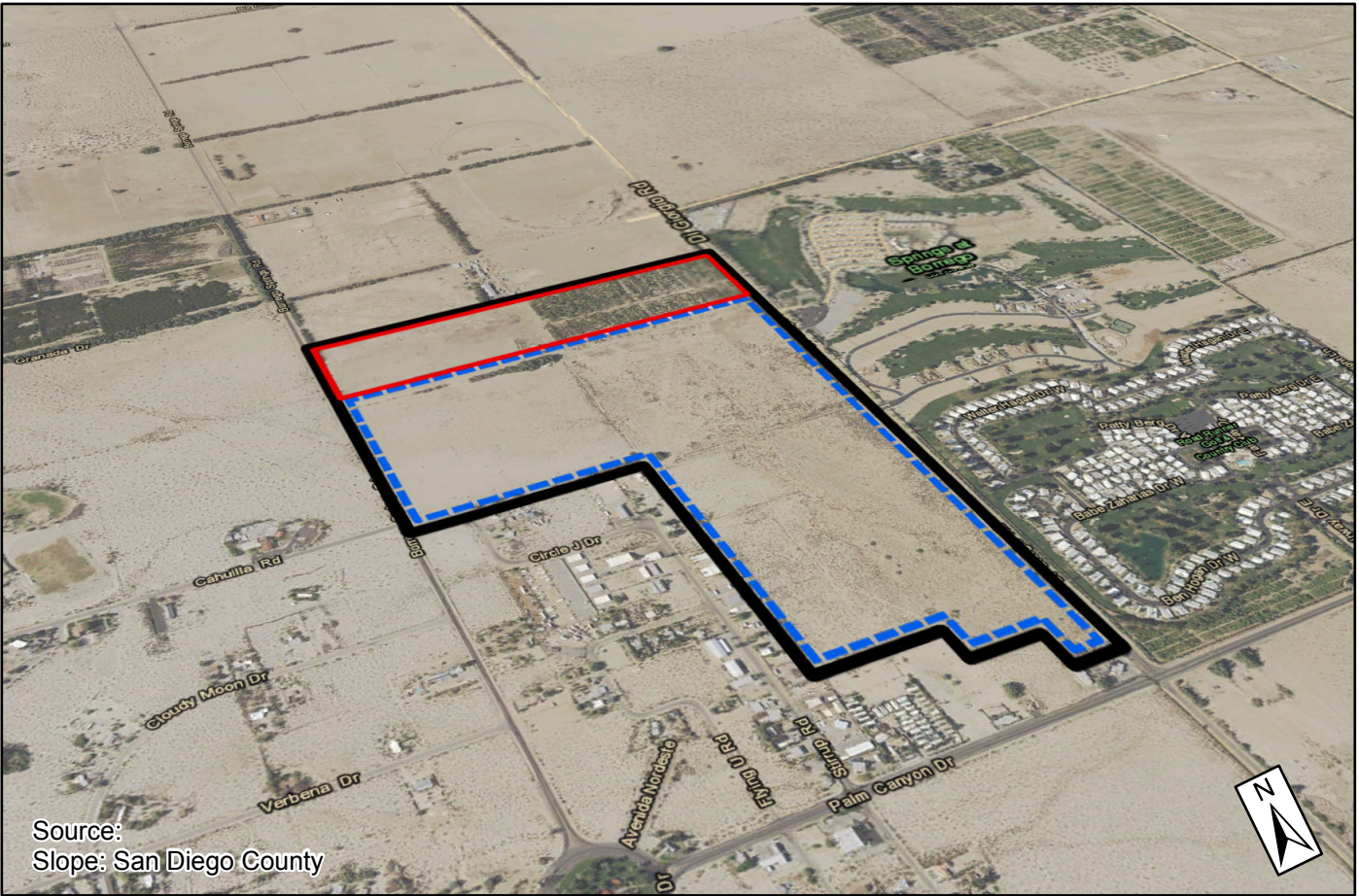
- Legend
- PSR
 - Study Area
 - Analysis Area



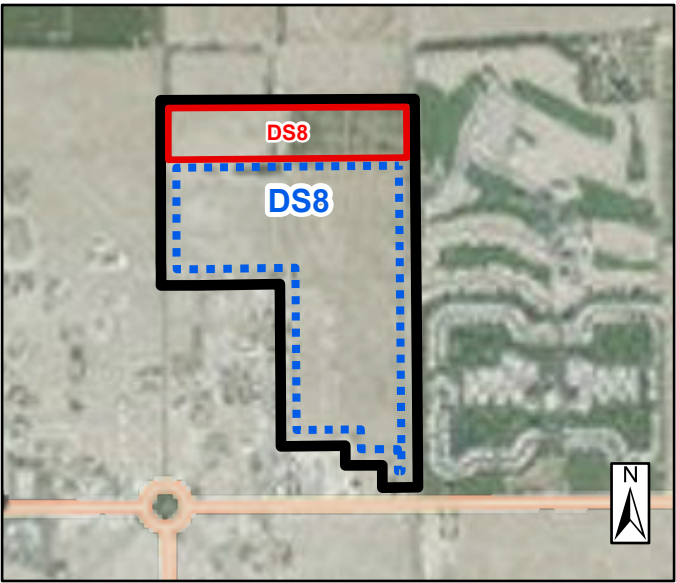
ILLUSTRATIVE SECTION ELEVATION LOOKING NORTH



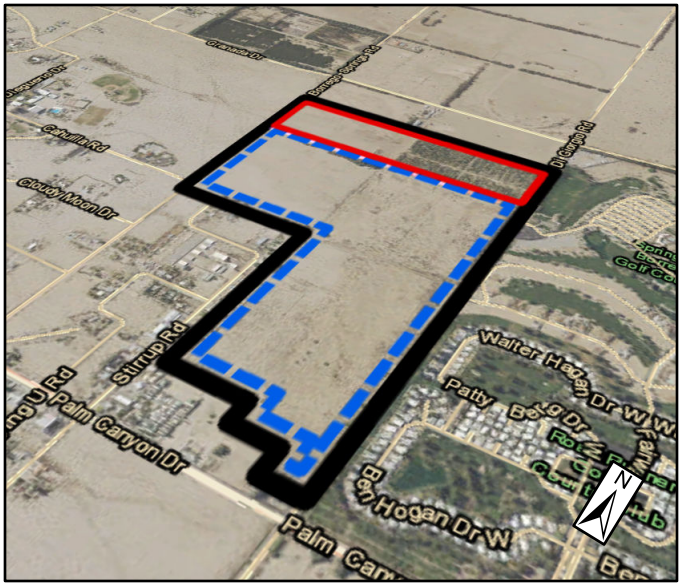
STEEP SLOPES



3D VIEW

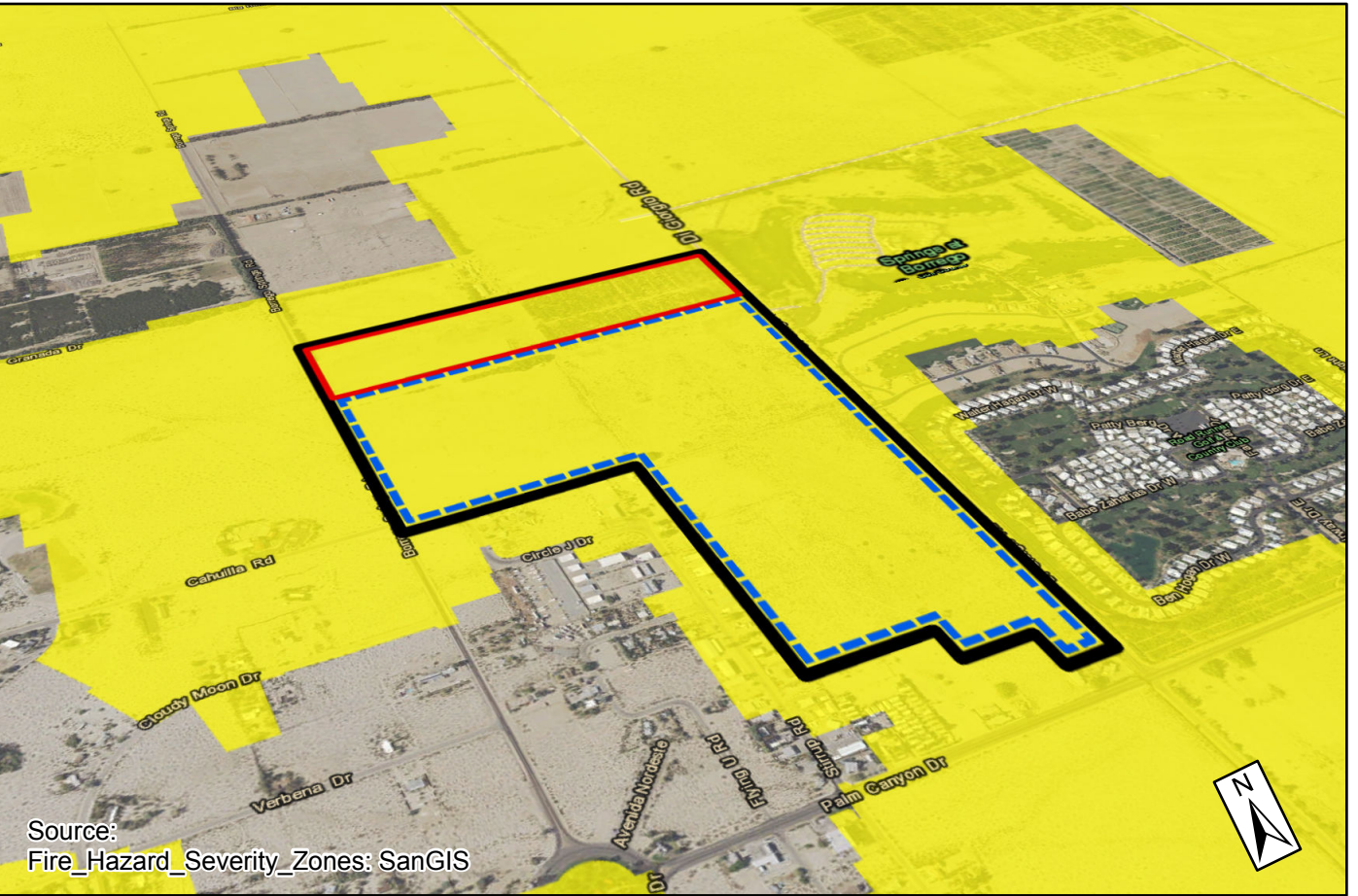


PLAN VIEW

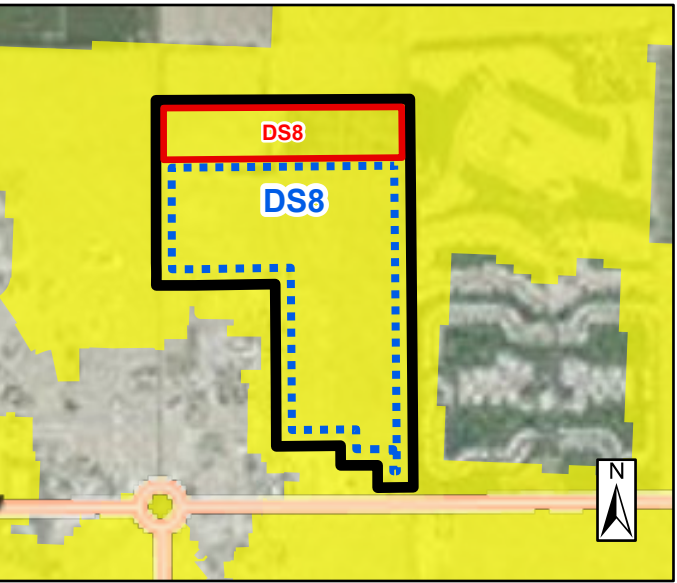


3D VIEW # 2

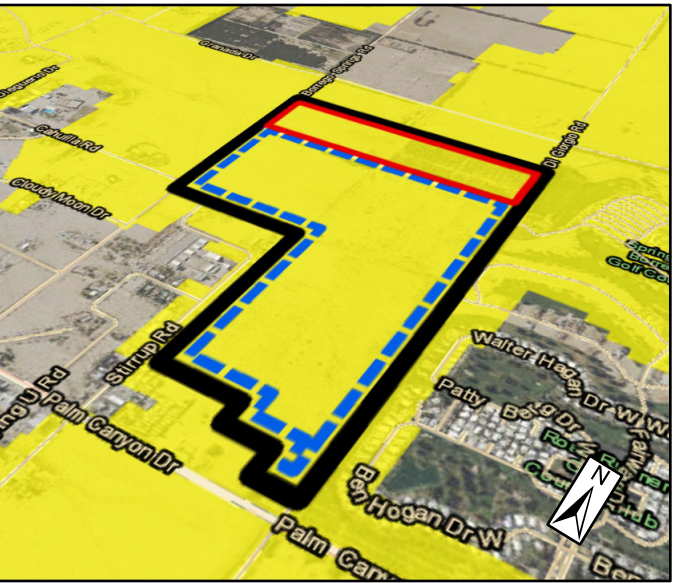
MODERATE FIRE HAZARD SEVERITY ZONE



3D VIEW



PLAN VIEW



3D VIEW # 2

Legend

- PSR
- Study Area
- Analysis Area

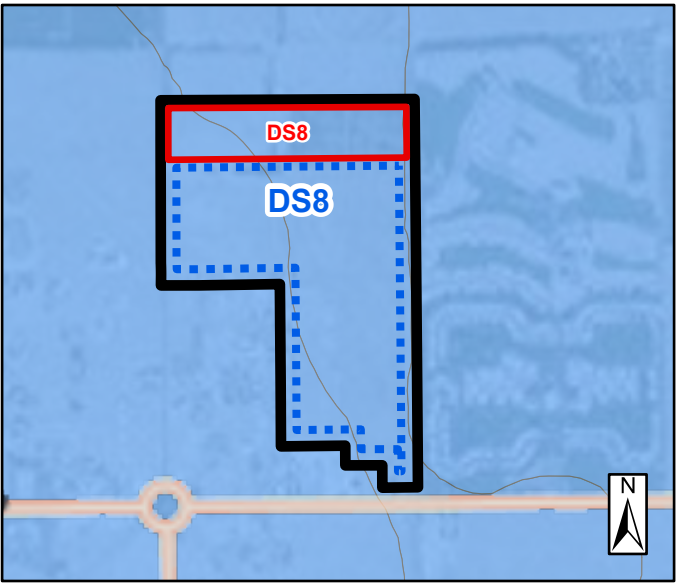


100-YR Floodway 100-YR Floodplain 500-YR Floodplain

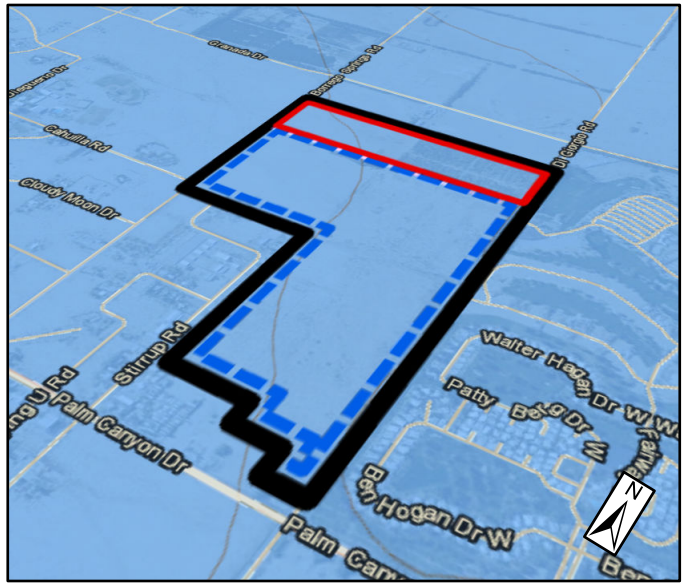


Source:
April 2016 Flood Hazard: FEMA

3D VIEW



PLAN VIEW

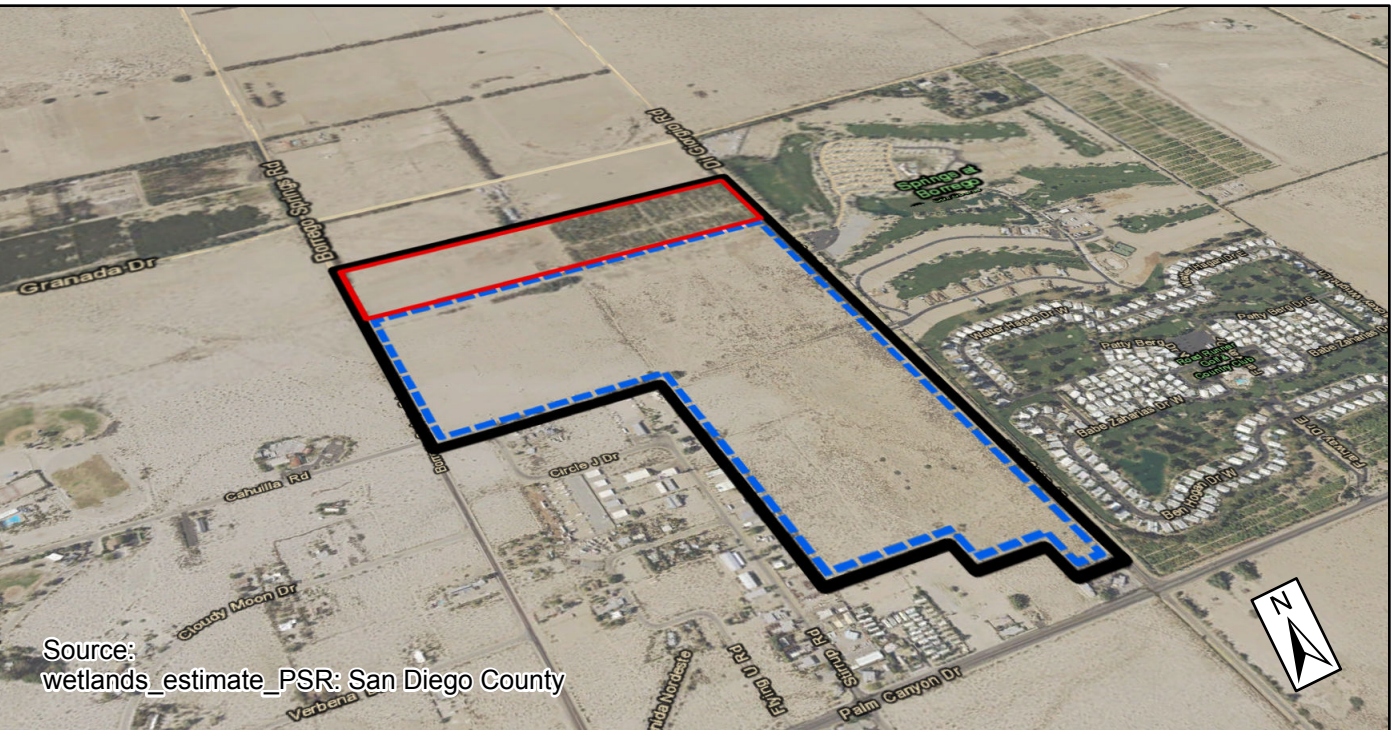


3D VIEW # 2

Wetland Area Wetland Buffer

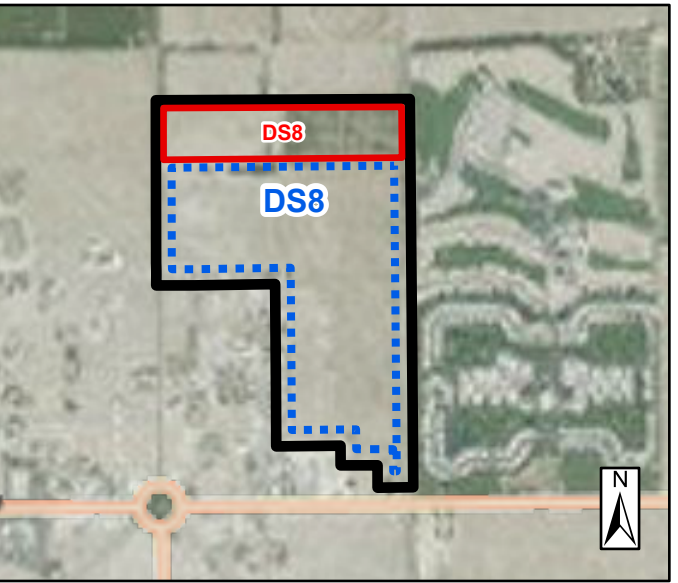
The outlined area of wetlands is just an estimate, and wetland delineations by a qualified biologist would be required at the development review stage.

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.

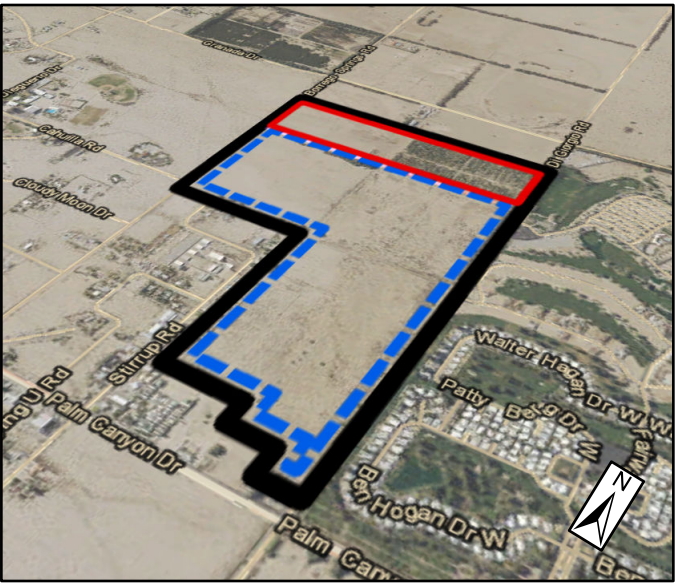


Source:
wetlands_estimate_PSR: San Diego County

3D VIEW



PLAN VIEW



3D VIEW # 2

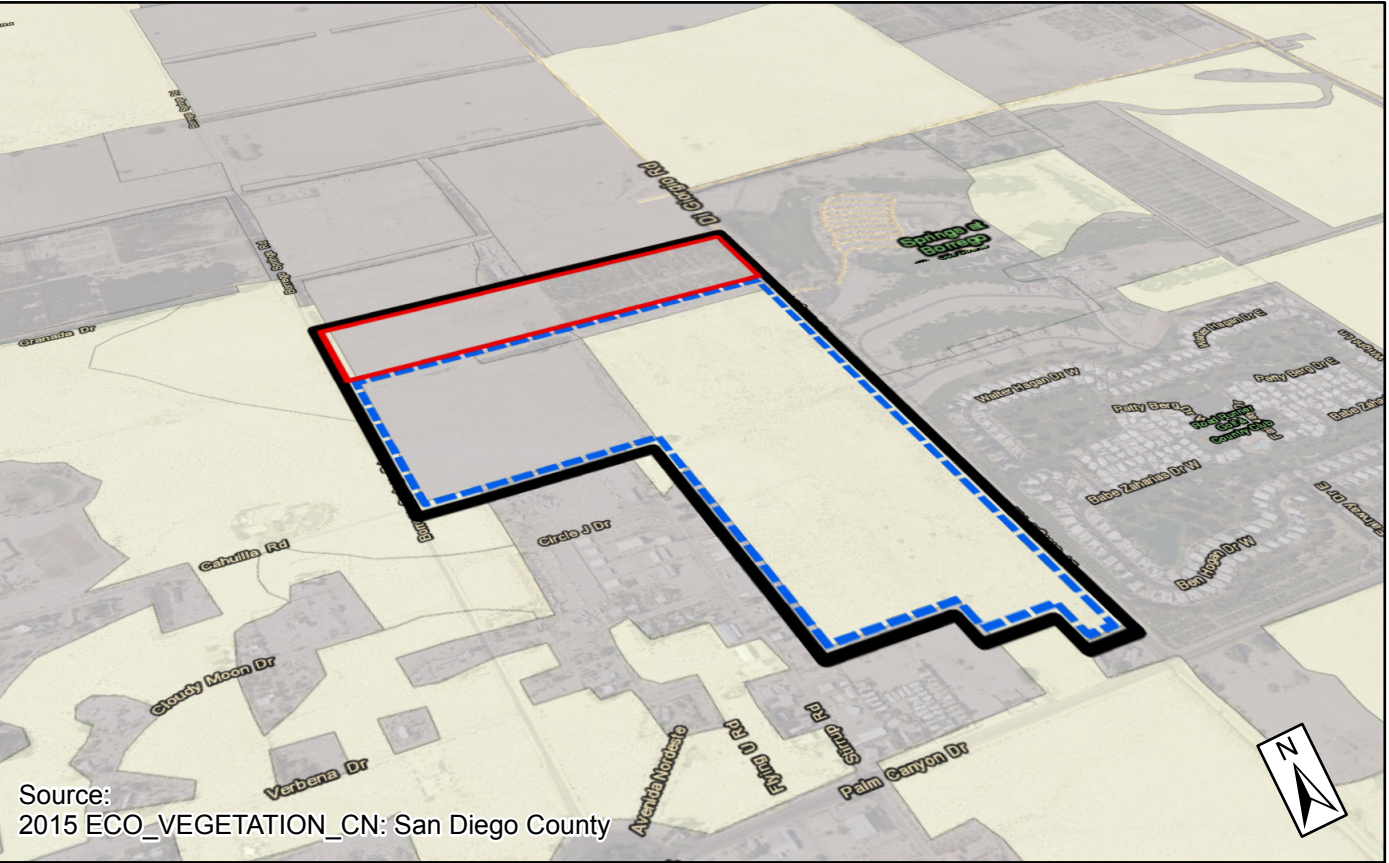
Legend

- PSR
- Study Area
- Analysis Area

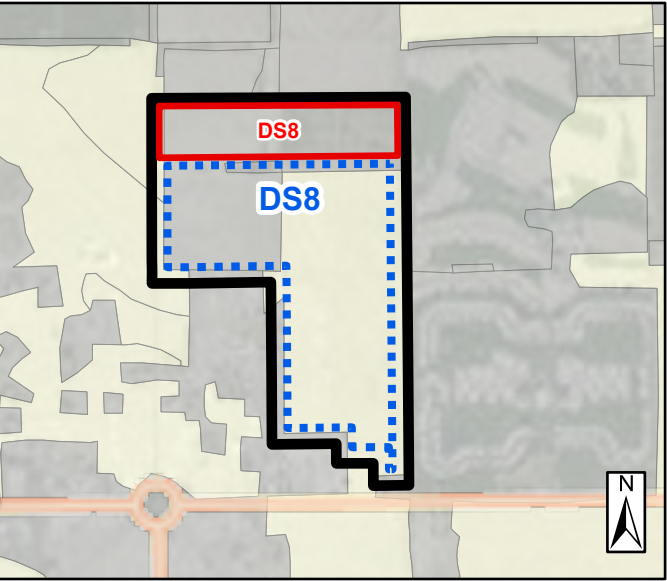


VEGETATION

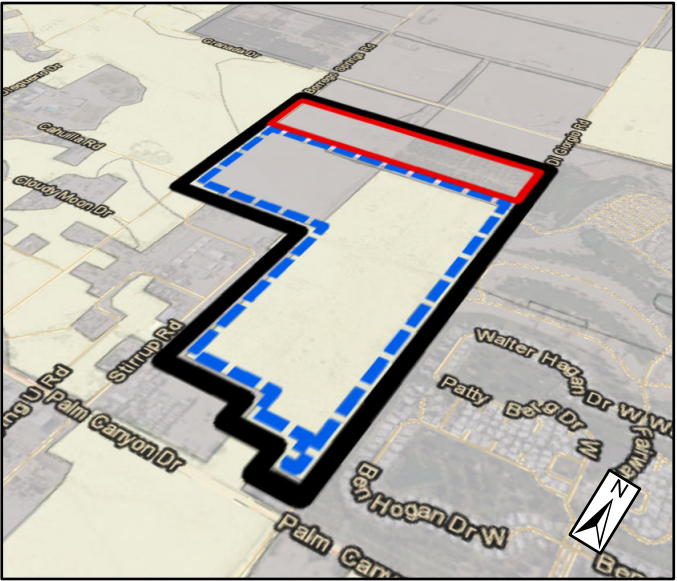
Desert Saltbush Scrub Disturbed Habitat



3D VIEW

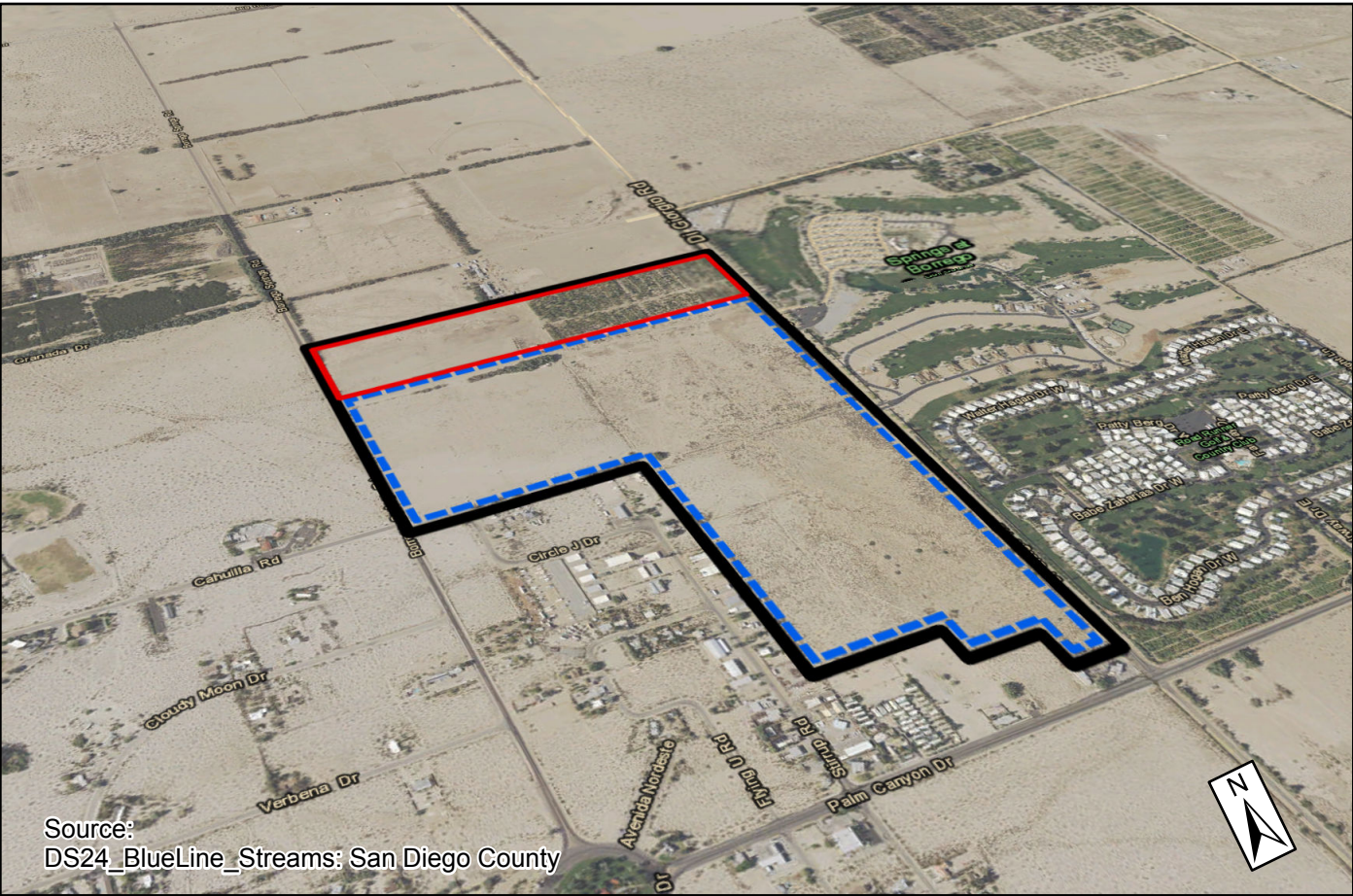


PLAN VIEW

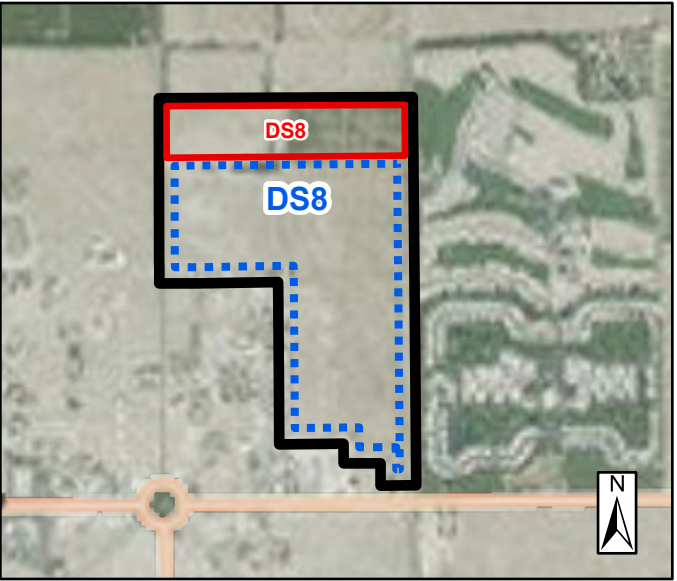


3D VIEW # 2

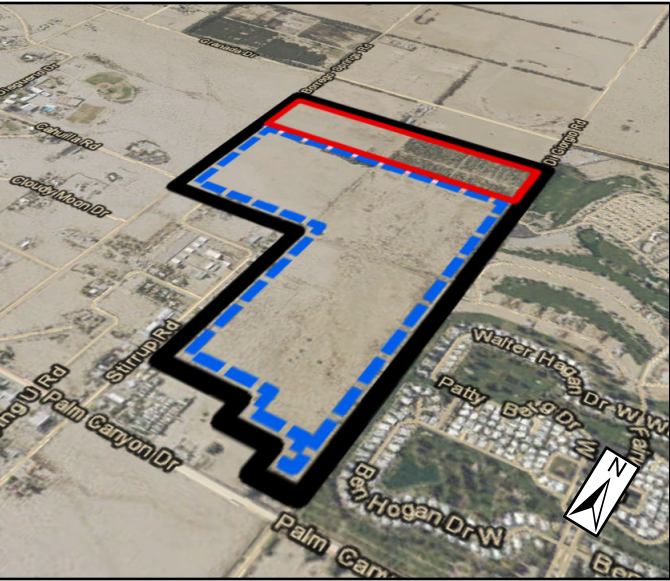
USGS BLUE LINE STREAMS



3D VIEW



PLAN VIEW



3D VIEW # 2

Legend



PSR



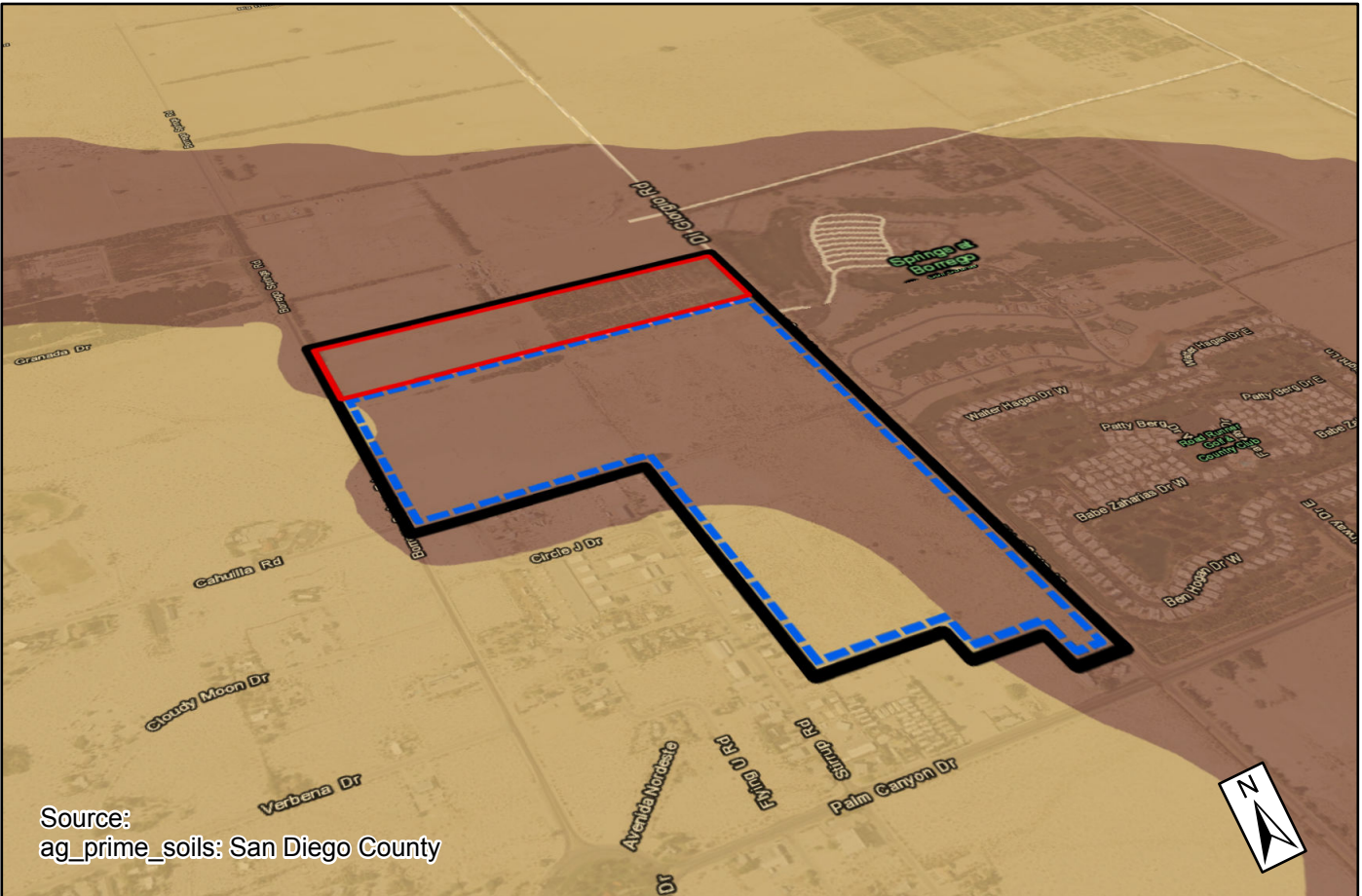
Study Area



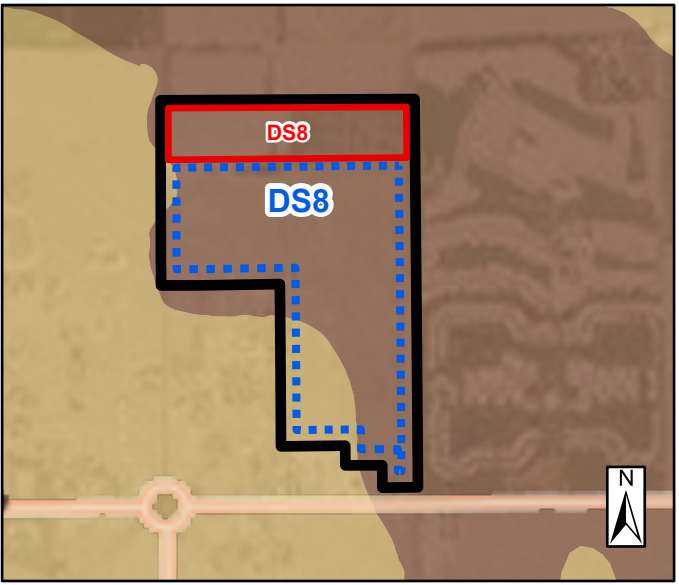
Analysis Area



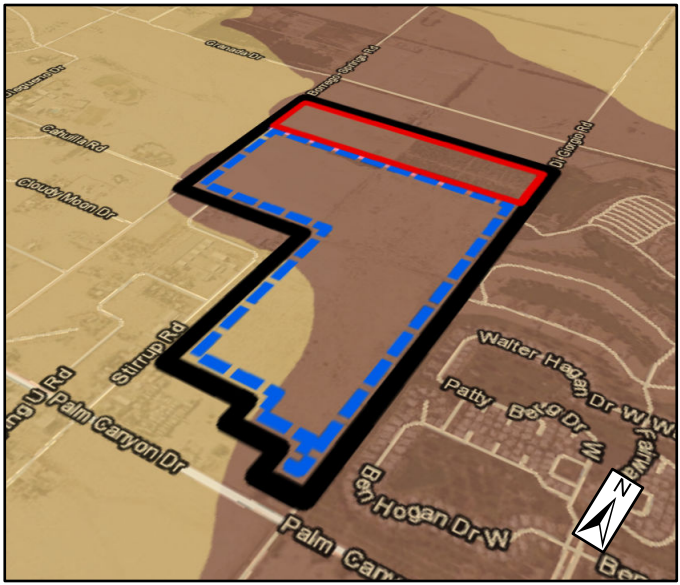
PRIME AGRICULTURAL SOILS STATEWIDE SIGNIFICANT SOILS



3D VIEW

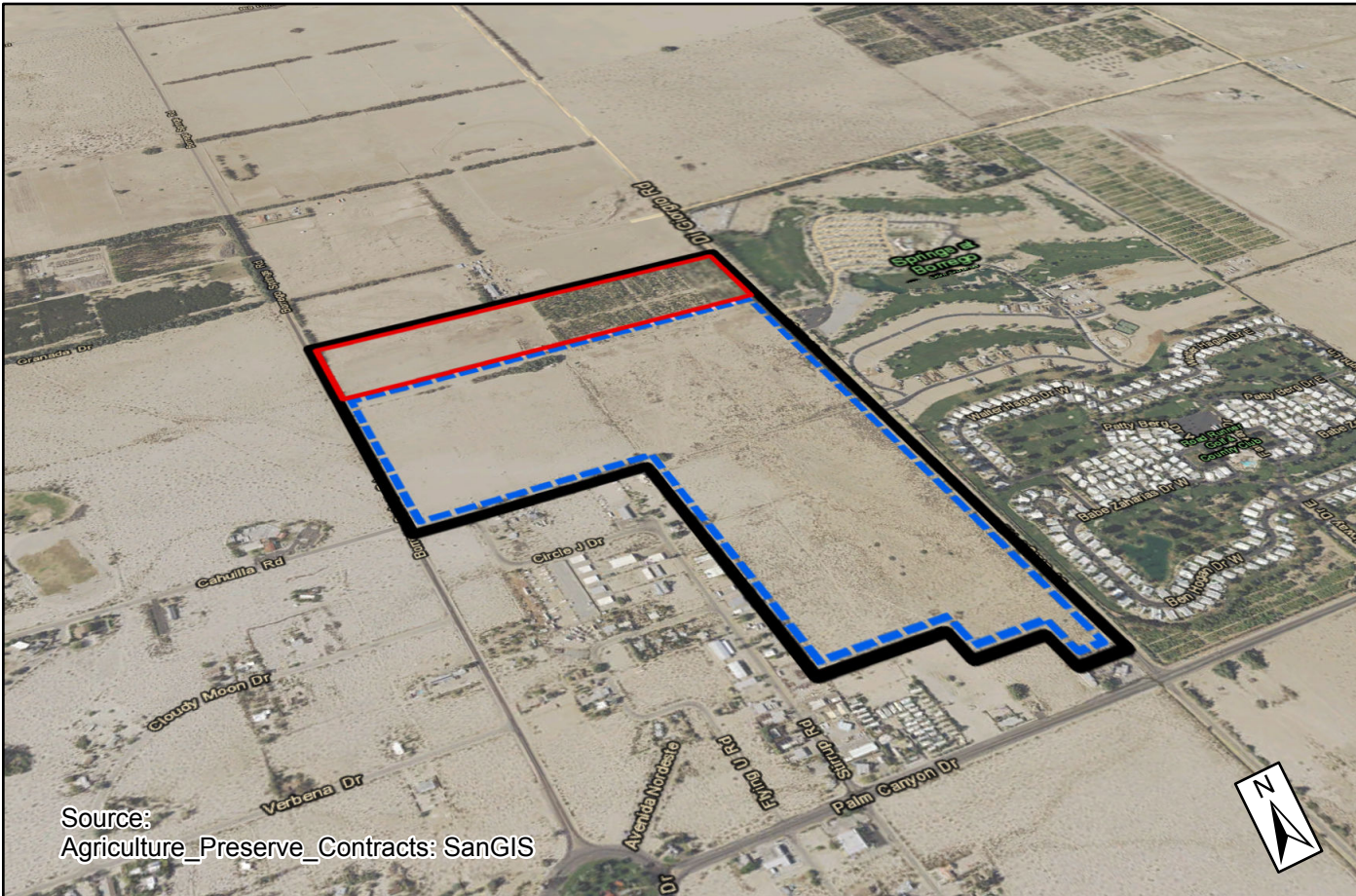


PLAN VIEW

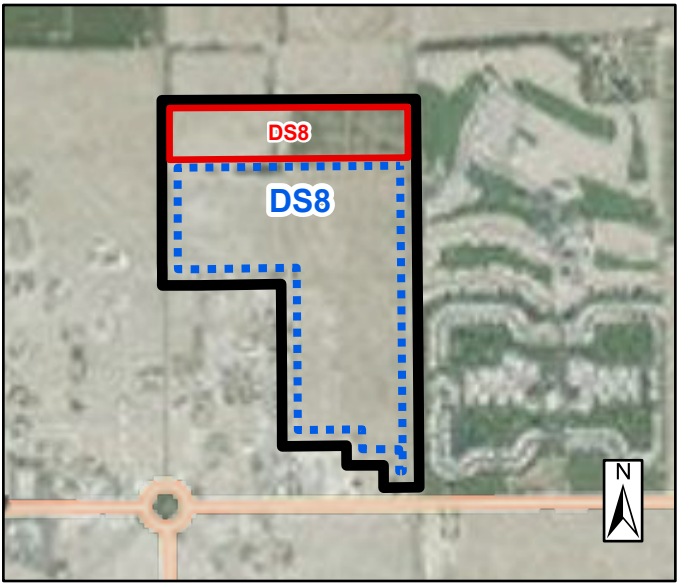


3D VIEW # 2

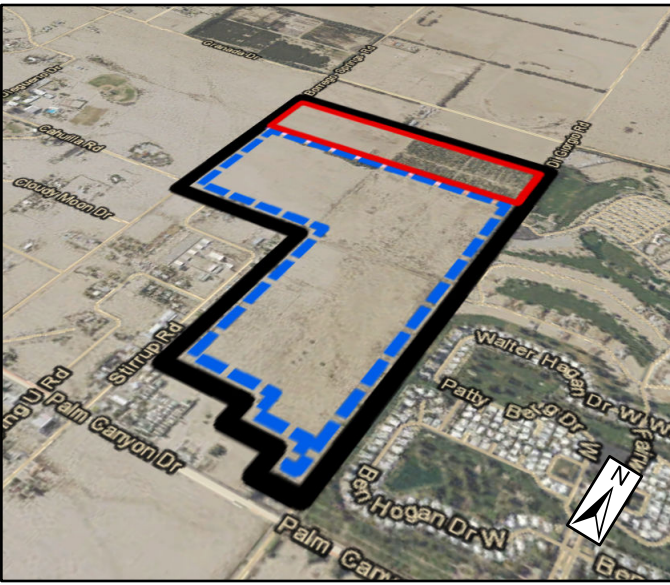
WILLIAMSON ACT CONTRACTS



3D VIEW



PLAN VIEW



3D VIEW # 2

Legend

- PSR
- Study Area
- Analysis Area



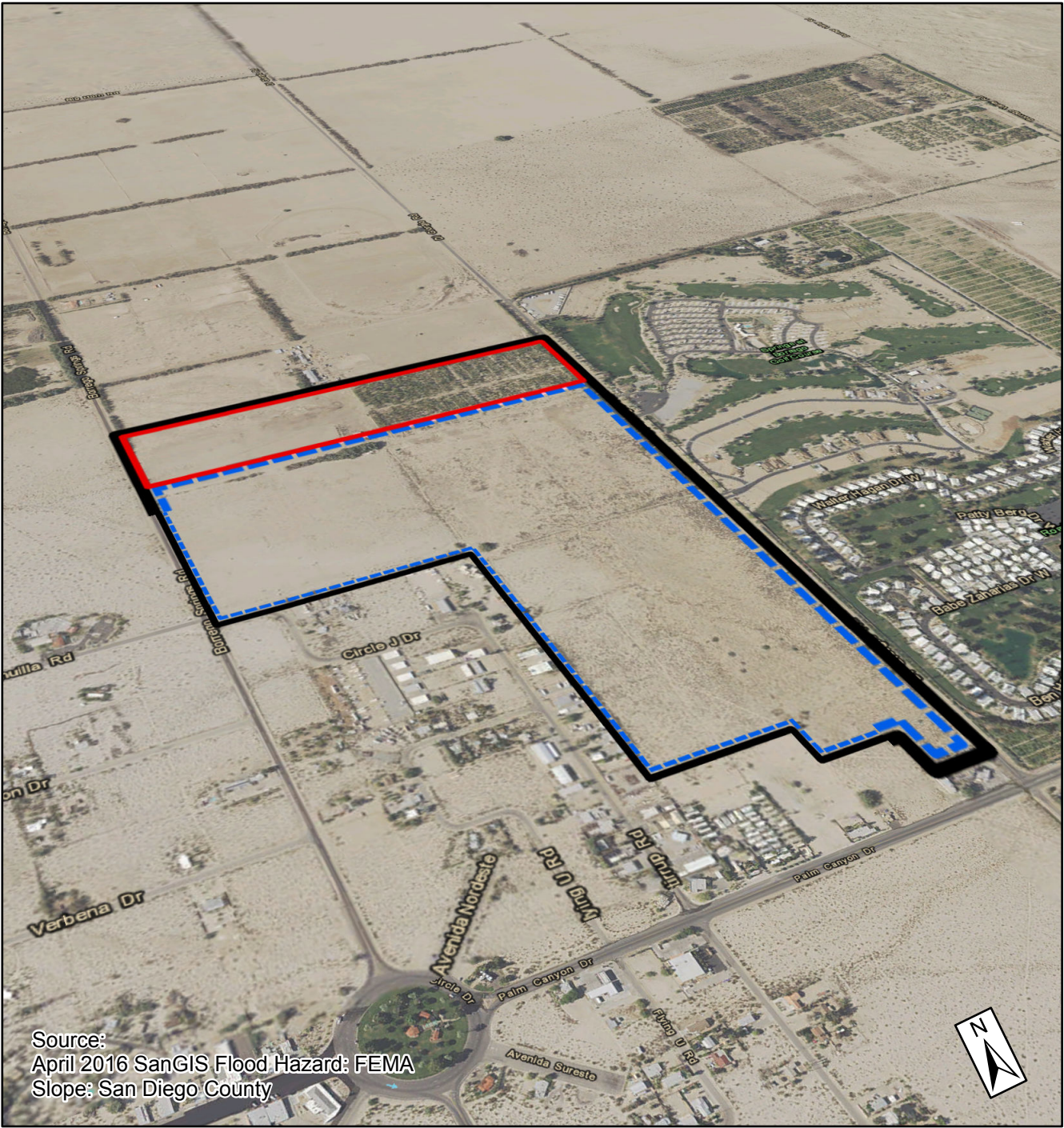
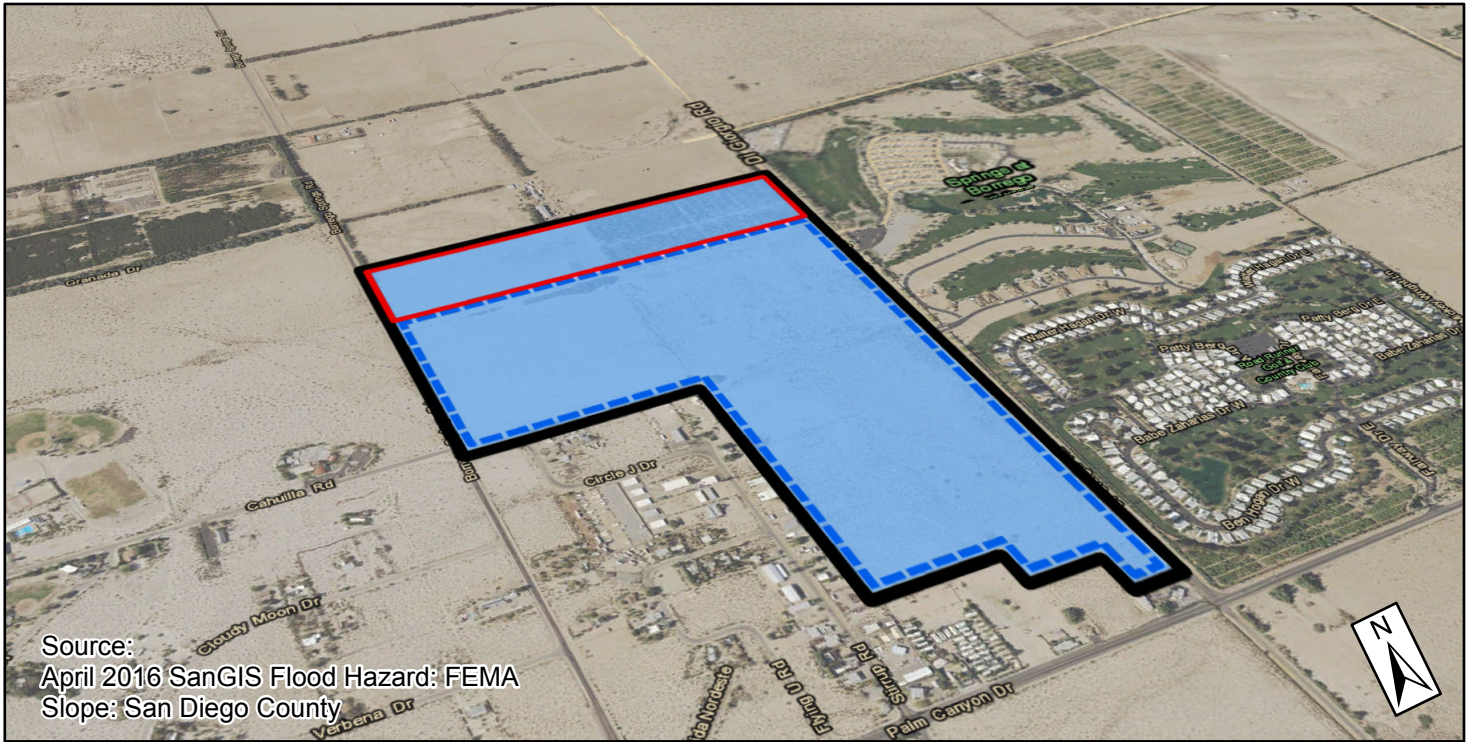
COMPOSITE CONSTRAINTS

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

	Approximate Acreage Within the Analysis Area	Approximate % of the Analysis Area
Constraint Area	169 ac	100 %
Potential Development Area	0 ac	0 %

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

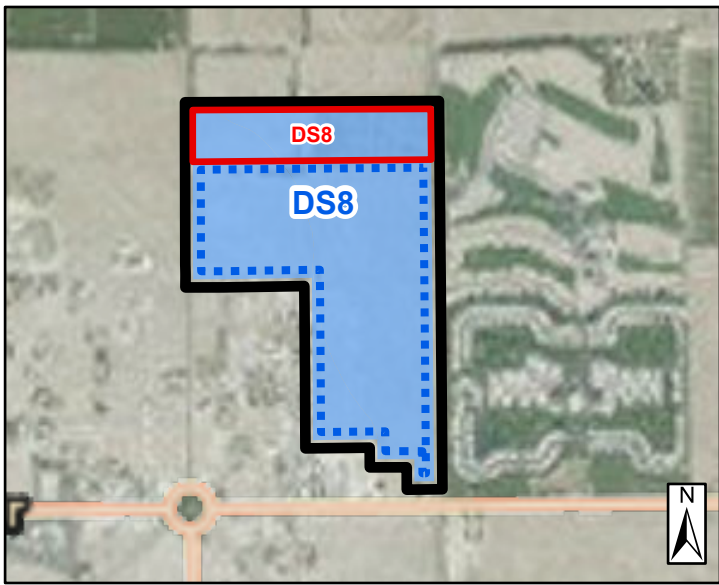
Potential Development Area



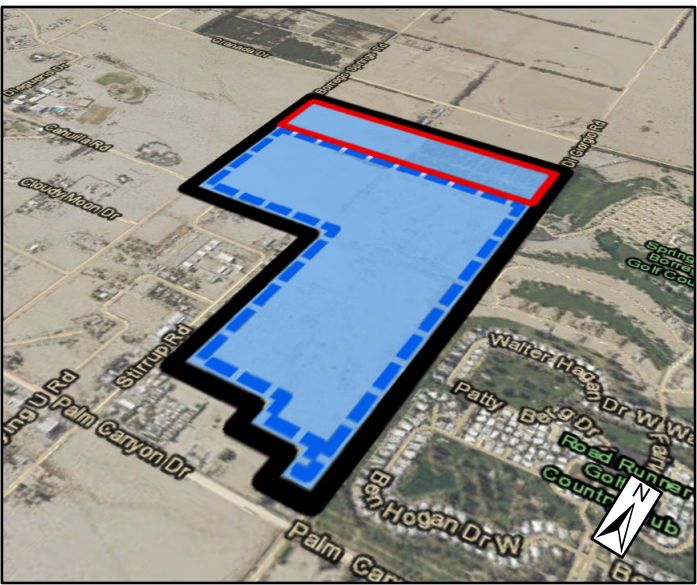
Legend

- PSR
- Study Area
- Analysis Area

3D VIEW



PLAN VIEW

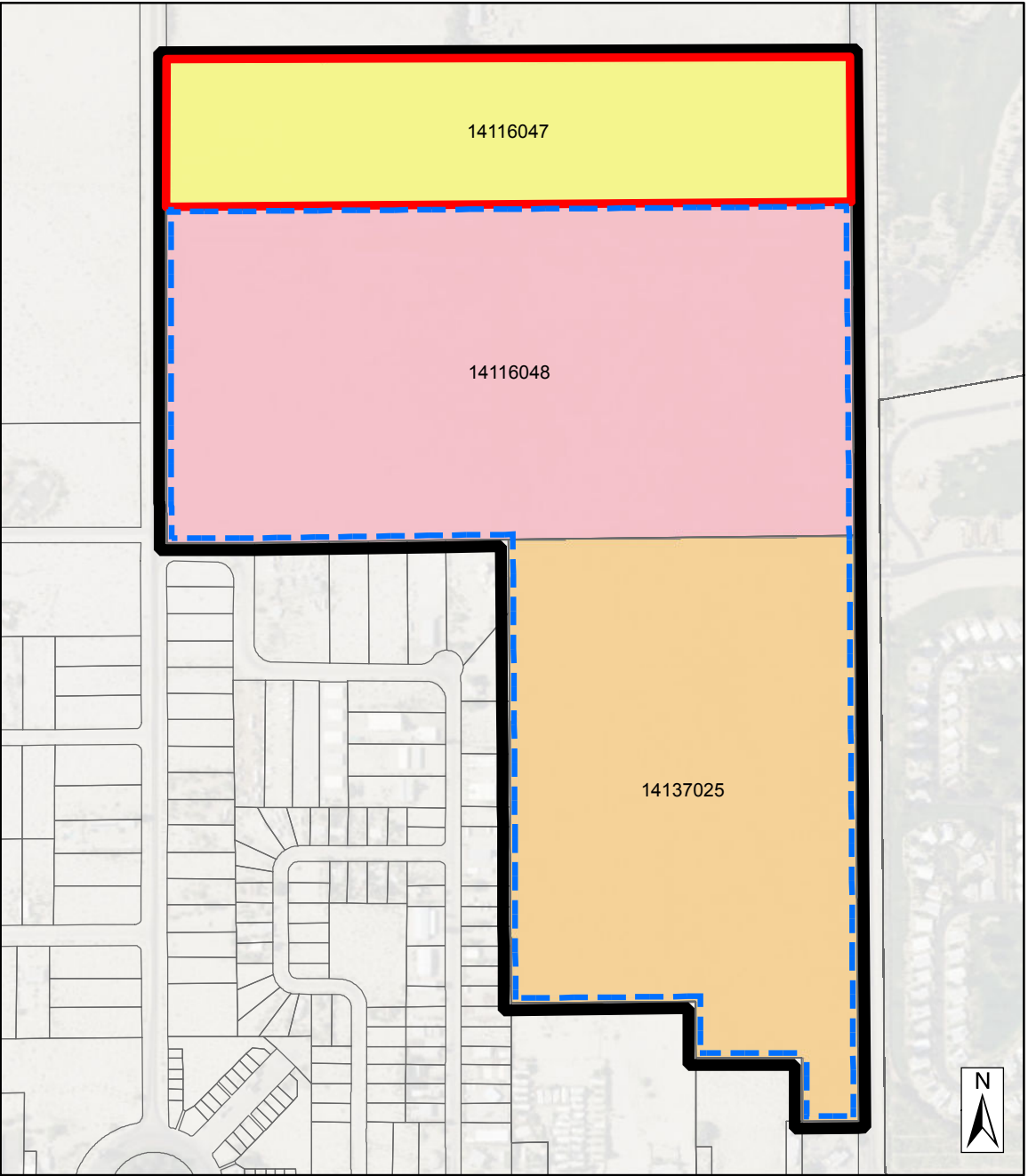


3D VIEW # 2

3D VIEW



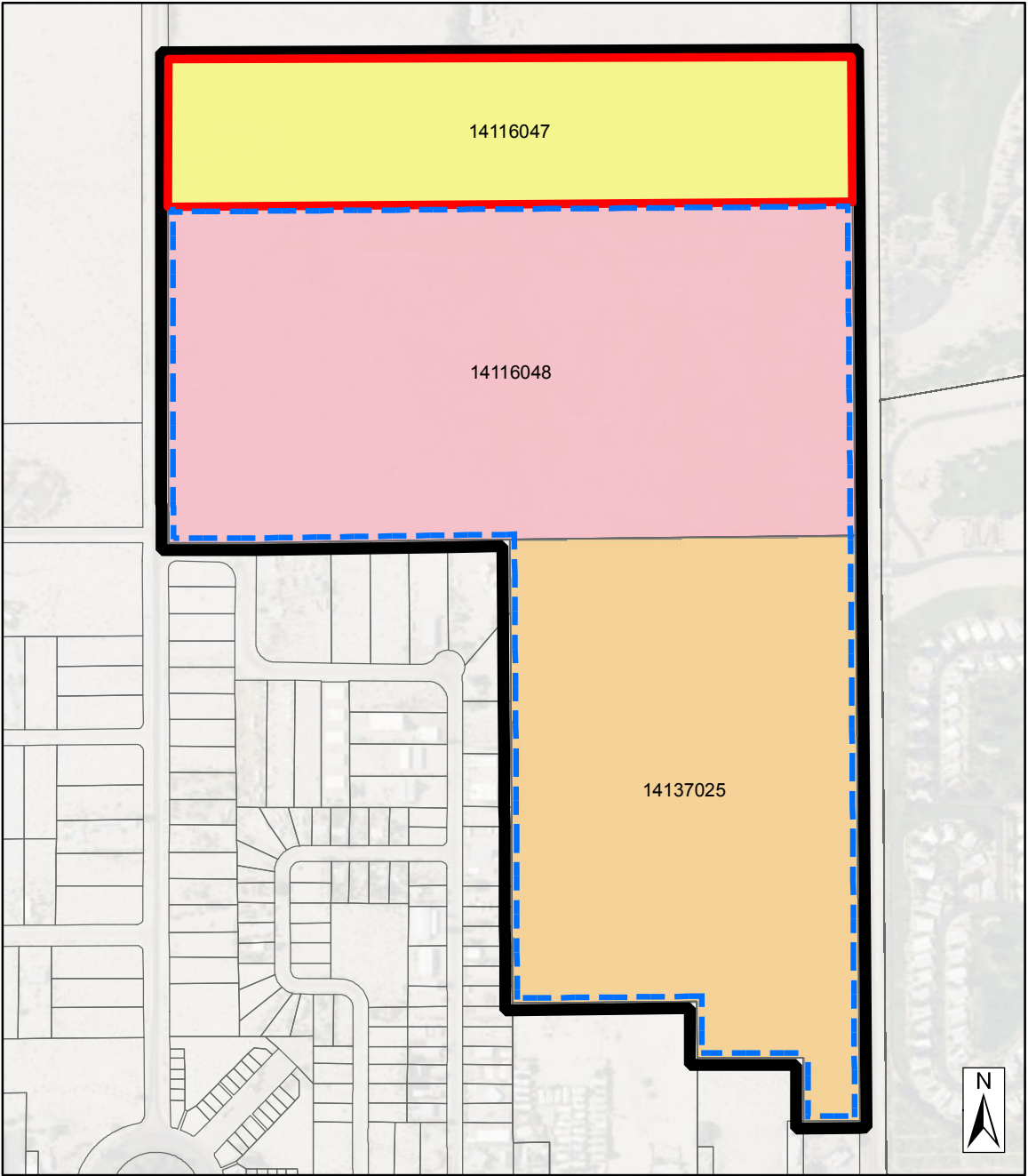
DENSITY POTENTIAL FOR COMMON OWNERSHIPS



EXISTING DENSITY POTENTIAL

LEGEND

EXISTING		PROPOSED
67		145
154		331
116		250



PROPOSED DENSITY POTENTIAL

LEGEND

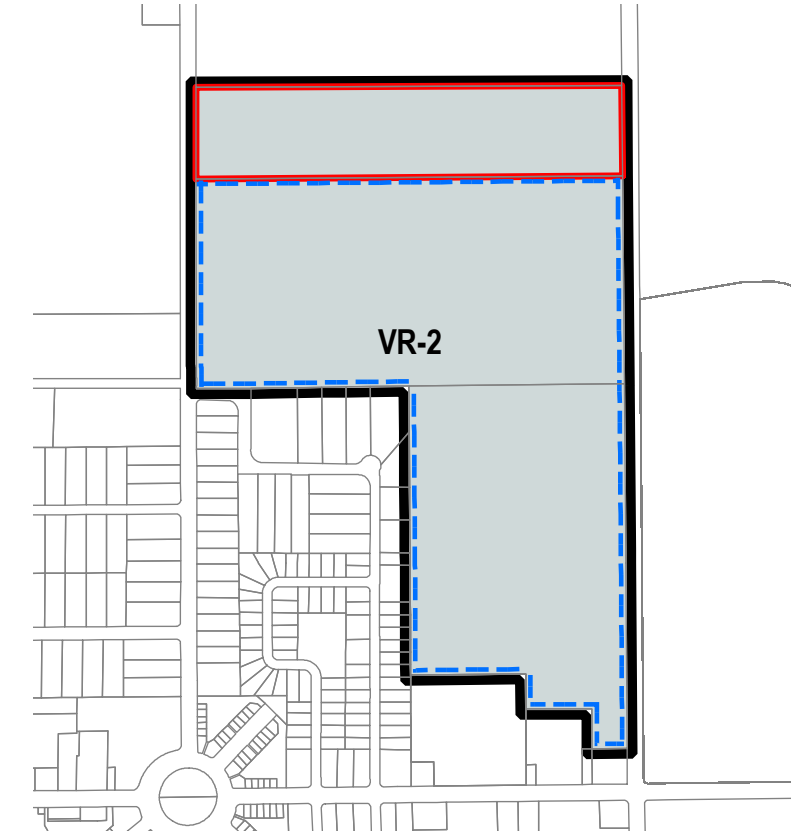
- Sub-Area
- Study Area
- Analysis Area



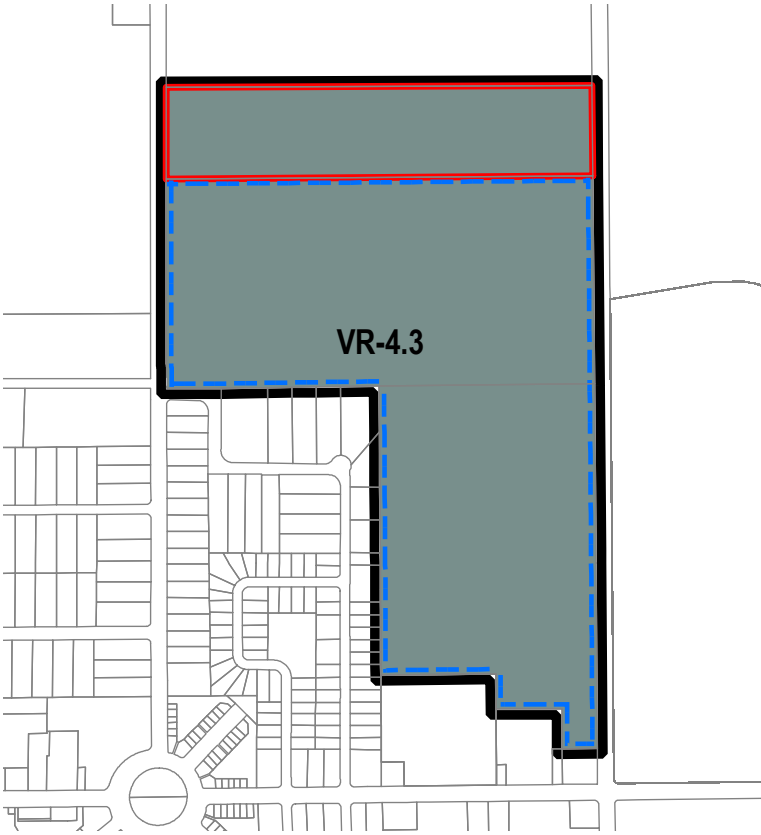
EXISTING

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
 - Study Area
 - Analysis Area

Project Overview

STAFF RECOMMENDATION: NOT DETERMINED
Analysis Area/PSR Description
<u>Proposed Land Use designation:</u> Village Residential 2 (VR-2) to Village Residential 4.3 (VR-4.3) <u>Property Owners:</u> PSR – Andrews/Hund (second ownership change since Board direction); Study Area - Caldwell Trust, Borrego Springs LLC <u>Size:</u> PSR – 34 acres; 1 parcel Study Area – 135 acres; 2 parcels <u>Location/Description:</u> 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 <u>Estimated Potential Dwelling Unit Increase:</u> 389 <u>Fire Service Travel Time:</u> Estimated to be within the 0-5 minute travel time range
<u>Prevalence of Constraints:</u> ● – high; ◐ – partial; ○ - none ☐ Steep Slope (Greater than 25%) ☒ Floodplain ☐ Wetlands ☐ Sensitive Habitat ☐ Agricultural Lands ☐ Fire Hazard Severity Zones

Project Context

Parcels
- The Analysis Area (term used for PSR request parcels and Study Area parcels together) contains 1 PSR parcel totaling 34 acres, and 2 Study Area parcels totaling 135 acres, for a total Analysis Area acreage of 169 acres. - The current parcel sizes range from 34 acres to 77 acres.
General Plan
- The existing designation is VR-2 (2 dwelling units per acre) for the entire Analysis Area. - The proposed designation is VR-4.3 (4.3 dwelling units per acre) for the entire Analysis Area.
Location/Access
- The Analysis Area is located within the Village of Borrego Springs, with the southern portion ¼ mile north of Christmas Circle. - The Analysis Area is bordered on the west by Borrego Springs Road (County-maintained) and on the east by Di Giorgio Road (County-maintained).
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. There are existing water lines under the adjacent public roads. - The southern Study Area parcel is within the sewer service area for the BWD. The other Study Area parcel and the PSR parcel within the BWD sewer service sphere of influence. There is no current sewer infrastructure within or adjacent to the parcels. - The properties are served by the Borrego Springs Fire Protection District. - The entire Analysis Area is estimated to be within the 0-5 minute travel time range.
Uses
Current uses include an agriculture/nursery operation on the PSR parcel. The Study Area parcels are vacant with no apparent current uses.
Environmental Characteristics
- The eastern half of the northern Study Area parcel and most of the southern Study Area parcel contain desert saltbush scrub vegetation, which is considered a sensitive vegetation community. - There are no steep slopes or wetlands within the Analysis Area; however, the entire Analysis Area is within the alluvial floodplain. - The entire Analysis Area is within the Moderate Fire Hazard Severity Zone (FHSZ).

Comparison of Land Use Maps

Existing General Plan		Proposed General Plan		Alternative General Plan	
Potential Dwelling Unit Estimate – 337 units		Potential Dwelling Unit Estimate – 726 units		Potential Dwelling Unit Estimate – 489 units	
ZONING	Existing Zoning	Proposed Zoning		Alternative Zoning	
Zoning Use Regulation	RS (Residential Single)/RMH (Residential Mobile Home)	RS/RMH		RS/RMH	
Zoning Minimum Lot Size	6,000 sq. ft.	6,000 sq. ft.		6,000 sq. ft.	
COMMUNITY INPUT					
At their 4/7/16 meeting, the Borrego Springs Community Sponsor Group voted to recommend maintaining the current General Plan designation in the Analysis Area (denial).					

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 - Borrego Springs Road is a public road (in the Mobility Element network – 2-lane classification) that runs adjacent to the Analysis Area on the west. - Di Giorgio Road is a public road (in the Mobility Element network – 2-lane classification) that runs adjacent to the Analysis Area on the east. - Approximately 11 miles to SR-78 via roads - Approximately ¼ mile from the nearest Metropolitan Transit System bus stop at Christmas Circle - Bus Route 891/892 provides service from Borrego Springs to the El Cajon Transit Center. - Water Service & Infrastructure - Borrego Water District 2 parcels with existing water service 1 parcel with access to water lines but no service (southern Study Area parcel) - Sewer Service & Infrastructure - Borrego Water District - The southernmost Study Area parcel is within the sewer service area for the Borrego Water District, and the other Study Area parcel and PSR parcel are within the sewer service sphere of influence. - There is no current sewer infrastructure within or adjacent to the parcels. - Fire protection service - Borrego Springs Fire Protection District - The closest fire station is the Borrego Springs Fire Protection District Station, located at 2324 Stirrup Road, approximately 200 feet away from the southern end. - 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 ½ mile: residential, commercial, agriculture, golf course/resort, open space/recreation, office/professional, and public facilities - Land use designations within ½ mile: VR-7.3, VR-4.3, VR-2, SR-2, SR-4, Office/Professional, Rural Commercial, General Commercial, Open Space/Recreation, Public/Semi-Public Facilities, Specific Plan Area	
LU-1.2	Leapfrog Development. Prohibit leapfrog development which is inconsistent with the Community Development Model. Leapfrog	Proximity to the village, other commercial areas, and major job centers	Approximately: - Within the Borrego Springs Village that has 541 jobs and has commercial along Palm Canyon Road 41 miles to the City of Escondido (geographic center) that has 44,289 jobs 34 miles to the Harrah’s Rincon Casino and Resort that has 1,823 jobs - Less than ¼ mile to the nearest commercial areas along Stirrup Road and Pam Canyon Drive	LU-1.2 Additional Notes
		Proposing Village designation(s)	A VR-4.3 designation is proposed; however, the Analysis Area is already within the Village, so this policy is not applicable.	
		Project review of development design	N/A	

Policy		Policy Review Criteria	Description	Notes
	Development restrictions do not apply to new villages that are designed to be consistent with the Community Development 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. <i>[See applicable community plan for possible relevant policies.]</i>			
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: • 30 acres in VR-24 designation • 13 acres in VR-15 designation • 3 acres in VR-10.9 acres • 45 acres in VR-7.3 designation • 300 acres in VR-4.3 designation • 125 acres in VR-2.9 acres designation • 640 acres in VR-2 designation • 5 acres in SR-1 designation • 175 acres in SR-2 designation • 1,470 acres in SR-4 designation • 180 acres in General Commercial designation • 110 acres in Rural Commercial designation • 127 acres in Office Professional designation • 40 acres in Public/Semi-Public Facilities designation • 52 acres in Open Space/Recreation designation • 310 acres in Specific Plan Area	<i>LU-1.3 Additional Notes</i>

Policy		Policy Review Criteria	Description	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. - The application of Village densities in areas without pre-existing density or parcelization was limited to a few areas around the Village Core, including the DS8 area. - The VR-4.3 designation is applied to the Roadrunner Club property, which is adjacent to the DS8 Analysis Area on the east. This designation generally reflects the existing residential density of condos and timeshares on that site. On the east side of the Roadrunner Club property, the VR-4.3 is extended another 30 acres to the east, to reflect existing parcelization. - Adjacent to the DS8 area on the west is an area of SR-2 properties, including a group of roughly 1-acre lots near Palm Canyon Drive and an undeveloped area around the high school. - Farther west, but just as close to the Palm Canyon Drive Village Core area, is an area of SR-4 that is parcelized with roughly 2-4 acre lots. - To the north of the DS8 site is a large area of SR-4 properties, which include current and former agricultural lands.	
		Regional Categories Map	No change in the Regional Category is required.	
		Greenbelts on/near the edges of communities	The Analysis 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-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)	- No change in the Regional Category is proposed or required. - The Analysis Area is already within the Village Regional Category.	LU-1.4 Additional Notes
		Contiguous Village expansion	N/A – no proposed expansion of the Village	
		Satisfaction of the four criteria listed in the policy.	N/A	

Policy		Policy Review Criteria	Description	Notes
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 33 miles from the City of Escondido - Approximately 11 miles from the County of Riverside - Approximately 7.5 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 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.	Overall acreage area of Analysis Area/PSR(s)	- The Analysis Area is 169 acres. - The DS8 PSR is 34 acres.	LU-1.9 Additional Notes The greatest obstacle for increased residential development in the CPA is 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.
		Overall additional density potential	The proposal would be estimated to result in 389 additional potential dwelling units.	
		Portions of the Analysis Area/PSR that would have additional density potential	The additional density potential would be found in all 3 Analysis Area parcels.	
		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 is not applicable to the existing or proposed designation.	
		Steep slopes (≥25%) within the areas of additional density potential	There are no steep slopes within the Analysis Area.	

Policy		Policy Review Criteria	Description	Notes
		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	- The entire Analysis Area is within a FEMA floodplain. - Most of the Analysis Area is also within the Fan Terminus Alluvial Wash, which is an area that can concentrate flows during flash floods. ➤ Projects within the Fan Terminus Alluvial Wash shall be designed so that any obstruction to flow will not cause a cumulative increase in the base flood depth of more than 0.5 feet. ➤ Projects on sites greater than 5 acres would have to be on piers. ➤ Additional coordination with FEMA would be necessary. Feasibility of reaching the densities under the proposal is not known at this time, as there aren’t precedents of development at this density within the Fan Terminus Alluvial Wash under the current regulations.	
		Wetlands within the areas of additional density potential See p. 32 for an explanation of RPO wetland implications.	There are no mapped wetlands within the Analysis Area.	
		Upper tier habitats/vegetation communities within the areas with additional density potential	Approximately 90 acres of desert saltbush scrub is mapped within the Analysis Area, generally limited to the eastern portion, with some thick vegetation coverage in the southeast portion.	
		Adjacent open space preserves or large blocks of undeveloped native habitat	The Analysis Area is within the Village and is mostly surrounding by previously disturbed properties, including residential and commercial properties and areas of fallowed agricultural lands to the north.	
		Maximum dead end road length based on the proposed minimum lot size	Based on the proposed/existing minimum lot size, the maximum dead end road length is 800 feet.	
		Number of parcels within the Analysis Area/PSR with additional density potential that have existing access via dead end roads	Each of the Analysis Area parcels is bordered by public roads (Borrego Springs Road and Di Giorgio Road) on the west and east.	
		Existing public road access for areas with additional density potential	- Borrego Springs is a public road located adjacent to the western border of the Analysis Area. - Di Giorgio Road is a public road located adjacent to the eastern border of the Analysis Area.	
		Existing private road access with paved widths of at least 24 feet (fire access standard) for areas with additional density potential	There are no paved private roads within the Analysis Area.	
		Existing environmental constraints that could limit the potential for widening substandard roads	Internal access roads will be necessary to accommodate development, though environmental constraints are not anticipated to limit the feasibility of providing this additional access.	

Policy		Policy Review Criteria	Description	Notes
		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 planned/unbuilt Mobility Element alignments within the Analysis Area.	
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 community.	Overall additional density potential	The proposal would be estimated to result in 389 additional potential dwelling units.	LU-2.3 Additional Notes See the additional notes in the review of Policy LU-1.9 for information on groundwater sustainability.
		Portions of the Analysis Area that would have additional density potential	The additional density potential would be found in all three Analysis Area parcels.	
		Prevalent land use designations surrounding the Analysis Area/PSR (1-mile radius and beyond)	Approximately: 30 acres in VR-24 designation 13 acres in VR-15 designation 3 acres in VR-10.9 acres 45 acres in VR-7.3 designation 300 acres in VR-4.3 designation 125 acres in VR-2.9 acres designation 640 acres in VR-2 designation 5 acres in SR-1 designation 175 acres in SR-2 designation 1,470 acres in SR-4 designation 180 acres in General Commercial designation 110 acres in Rural Commercial designation 127 acres in Office Professional designation 40 acres in Public/Semi-Public Facilities designation 52 acres in Open Space/Recreation designation 310 acres in Specific Plan Area	
		Changes in zoning minimum lot size	No change in the zoning minimum lot size is required or proposed.	
		Range of lot sizes and most common (mode) lot size in the area	Parcel sizes range from ¼ acre lots to 150 acres within a 1 mile radius.	
		Community Plan policies (applicable to the proposal) that specifically reference the application of densities and minimum lot sizes	- There are no policies in the Community Plan specifically referencing the application of density or minimum lot sizes. - See the review of Policy LU-2.4 for policies that discuss preferred locations for new development.	

Policy		Policy Review Criteria	Description	Notes
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> ➤ The Analysis Area contains native desert saltbush scrub in the southeastern portion. - Goal LU-1.5: <i>“Siting of new development to make the most efficient use (lowest overall cost) of existing infrastructure (water, sewer, electric, telecomm, roads, fire suppression, schools) rather than constructing new infrastructure.”</i> ➤ The Proposed Project does not include development applications/proposals, but would increase the allowed density within the DS8 Analysis Area. As discussed above, the Analysis Area is bordered by public roads on the west (Borrego Springs Road) and east (Di Giorgio Road); the southernmost parcel in the Analysis Area is within the BWD sewer service area and the other two parcels are within the sewer service sphere of influence (SOI); all three of the parcels are within the BWD water service area; there are existing water lines within the adjacent public roads, but not sewer lines; and the BSFPD fire station is only approximately 200 feet away from the southern end of the Analysis Area. - 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 consider the extent existing vacant lots affect population demand and investment in the community.”</i> ➤ See the Additional Notes section to the right for a discussion of the vacant lots situation.	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 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> ➤ As mentioned previously, the Analysis Area contains native desert saltbush scrub in the southeastern portion. - 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.	

Policy		Policy Review Criteria	Description	Notes
		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 in the Analysis Area is not reflective of village or semi-rural densities (each parcel larger than 34 acres); however, the Analysis Area is within the Village boundary, ¼ mile from the town center (at Christmas Circle), and the current designation of VR-2 is the lowest density of the Village designations.	
LU-2.5	Greenbelts to Define Communities. Identify and maintain greenbelts between communities to reinforce the identity of individual communities. See p. 32 for a General Plan definition of greenbelts.	Greenbelts on/near the edges of communities	The Analysis 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.	
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 is not applicable to the existing or proposed designation.	LU-6.2 Additional Notes
		Habitat/vegetation types that are found in the areas of additional density potential	Approximately 90 acres of desert saltbush scrub is mapped within the Analysis Area, generally limited to the eastern portion, with some thick vegetation coverage in the southeast portion.	
		Resource Conservation Areas	The Analysis Area is not located in a Resource Conservation Area of the Borrego Springs Community Plan.	
		Community Plan policies that reference one or more of the vegetation communities found in the Analysis Area/PSR	See the discussion of Community Plan Policy LU-1.1.1 in the review General Plan Policy LU-2.4 in this report.	
		Areas that could serve as potential wildlife corridors, due to connections between substantial undeveloped native vegetation onsite and undeveloped native vegetation offsite	The Analysis Area is within the Village, where wildlife corridors are generally limited; however, existing development is sparse in properties immediately adjacent to the west and former agricultural lands adjacent to the north.	

Policy		Policy Review Criteria	Description	Notes
		US Fish and Wildlife Service (USFWS) Critical Habitat Area designations for federally endangered species	• The Analysis Area is not within 5 miles of federally-designated Critical Habitat Areas. The closest Critical Habitat Areas are listed below. • The Analysis Area is approximately 15 miles from a Critical Habitat designated area for the arroyo toad (Agua Caliente Creek and Lake Henshaw). • The Analysis Area is approximately 8.5 miles from a Critical Habitat designated area for the least Bell’s vireo (Coyote Creek). • The Analysis Area is approximately 12.5 miles from a Critical Habitat designated area for the southwestern willow flycatcher (San Felipe Creek).	
LU-6.11	Protection from Wildfires and 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.	Very High and High Fire Hazard Severity Zones present within Analysis Area/PSR	Based on available data, the Analysis Area contains the following approximate acreages of these FHSZ categories: • Very High – 0 acres • High – 0 acres • See Policy S-1.1 for information on existing fire protection infrastructure and services.	LU-6.11 Additional Notes • Most of the Borrego Valley outside State Park lands is within the Moderate FHSZ.
		Proposed density consistency with emergency response travel times	• The BSFPD station is located at 2324 Stirrup Road, approximately 200 feet away from the southern end. As such, estimates show development within the Analysis Area would be able to meet the 5-minute emergency response travel time required for Village designations. • See the review of Policy S-6.4 for further detail.	
		Other hazards present	• There are no fault rupture hazard zones or dam inundation zones within the Analysis Area. • The entire Analysis Area is within a FEMA-designated floodplain and most of it is within the Fan Terminus Alluvial Wash. See the review of Policies S-9.2 and S-9.5 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. 32-33 for an explanation of the SR-2 threshold for supporting continued agricultural operations.	• The Analysis Area contains existing agricultural operations in the northern parcel and proposes a land use designation of VR-4.3, which is above the SR-2 threshold for supporting continued agricultural operations. ➤ The proposal to change the designation to VR-4.3 would not constitute a change that would be attributable to negatively impacting the preservation of agricultural operations, as both the existing and proposed designations would facilitate lot sizes considered too small and densities too high, for continued agricultural operations.	LU-7.1 Additional Notes
		Agricultural operations present	Agricultural operations present: • Through the end of 2016, there was a palm grove on the eastern end of the northern parcel (PSR parcel). Recent aerial photography (June 2017) shows the palm grove has been removed and appears to show row crops on the western end of the northern parcel. This will be confirmed during another field visit in early 2018.	
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	• The Analysis Area is not within the County Water Authority boundary. ➤ The Analysis Area is within the Borrego Water District service area where service is provided through groundwater resources.	LU-8.1 Additional Notes • The greatest obstacle for increased residential development in the CPA is reliance on groundwater. Per the requirements of the Sustainable Groundwater Management Act (SGMA), a
		Groundwater-dependent (per the Groundwater Ordinance criteria)	• The Borrego Water District fits the definition of a Water Service Agency, as described in the County’s Groundwater Ordinance. Therefore, development within the Analysis Area that utilizes water from the District would not be subject to the lot size limitations and other provisions of the Groundwater Ordinance that would be imposed on projects utilizing groundwater from on-site wells.	
		Groundwater Ordinance minimum lot size (if groundwater-dependent)	• N/A	

Policy		Policy Review Criteria	Description	Notes
		Proposed land use designation consistency with Groundwater Ordinance minimum lot size	N/A	Groundwater Sustainability Plan will soon be prepared for the Borrego Valley, in order to ensure long term groundwater sustainability. Early estimates show that groundwater use in the Borrego Valley will have to be reduced by approximately 70% in order to comply with the requirements of the SGMA.
LU-9.2	Density Relationship to Environmental Setting. Assign 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. <i>[See applicable community plan for possible relevant policies.]</i>	Village land use designations proposed	A VR-4.3 designation is proposed.	LU-9.2 Additional Notes
		Potential community character issues	See the reviews of Policies LU-2.3 and LU-2.4 for information on community character issues.	
		Consistency with the level of environmental constraint	- The main environmental constraints within the Analysis Area are the alluvial floodplain over the entire Analysis Area, the Fan Terminus Alluvial Wash portion of the floodplain covering the majority of the Analysis Area, and the desert saltbush scrub vegetation found mostly in the southeastern portion. There are no steep slopes within the Analysis Area. ➤ The alluvial floodplain covers most of the Village and CPA altogether. ➤ The location within the Fan Terminus Alluvial Wash (discussed further in the reviews of Policies LU-1.9 and S-9.2), lack of existing parcelization and development, and groundwater sustainability were considerations in applying the current VR-2 designation, which is the lowest density of the Village designations.	
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	A VR-4.3 designation is proposed.	LU-9.5 Additional Notes
		Potential uses associated with Village proposal	No changes to the zoning use regulations are proposed and the current zones would generally be limited to residential and agricultural uses (certain limited civic and commercial uses would be possible upon approval of a conditional use permit in the zones).	
		Nearby uses	Existing land uses within a ½ mile: residential, commercial, agriculture, golf course/resort, open space/recreation, office/professional, and public facilities	
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	Commercial, office, civic, and higher density (Village) proposals	- N/A – No changes to the 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. - The proposed change would involve an increase in residential density, from 2 units per acre to 4.3 units per acre.	LU-9.6 Additional Notes
		Town Center or Rural Village in a transportation node	The Analysis Area is within the Village and is approximately ¼ mile from a transportation node (as defined by this Policy) at Christmas Circle.	

Policy		Policy Review Criteria	Description	Notes
	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.	Established industrial district, a secondary commercial district, or corridor	N/A – The Analysis Area is already within the Village.	
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 Analysis Area is within the Village and is approximately ¼ mile away from the Town Center at Christmas Circle.	LU-9.9 Additional Notes
		Village densities	The Analysis Area currently has a Village density designation (VR-2) and is proposed for a higher Village density designation of VR-4.3.	
		Land uses surrounding the Analysis Area/PSR	Approximately: 30 acres in VR-24 designation 13 acres in VR-15 designation 3 acres in VR-10.9 acres 45 acres in VR-7.3 designation 300 acres in VR-4.3 designation 125 acres in VR-2.9 acres designation 640 acres in VR-2 designation 5 acres in SR-1 designation 175 acres in SR-2 designation 1,470 acres in SR-4 designation 180 acres in General Commercial designation 110 acres in Rural Commercial designation 127 acres in Office Professional designation 40 acres in Public/Semi-Public Facilities designation 52 acres in Open Space/Recreation designation 310 acres in Specific Plan Area	
		Identified growth area	The Analysis Area could be considered an identified growth area as it is within the Village and the <i>current</i> General Plan designation would allow up to 337 dwelling units.	
LU-10.3	Village Boundaries. Use Semi-Rural and Rural Land Use designations to define the boundaries of Villages and Rural Land Use designations to serve as buffers between communities.	Regional Category changes	No change in the Regional Category is required.	LU-10.3 Additional Notes
		Proximity to the Village boundary	The Analysis Area is within the Village boundary.	
		Proximity to the CPA boundary	The Analysis Area is approximately 1.5 miles from the Borrego Springs CPA boundary.	
		Greenbelts on/near the edges of communities	The Analysis 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	Commercial or industrial land use designations outside of Villages	N/A – No change to the 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-10.3 Additional Notes

Policy		Policy Review Criteria	Description	Notes
	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.	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 the 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-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 Analysis Area is not within ¼ mile of existing designated medium or high impact 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 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.	On or adjacent to areas classified as having important mineral resources (MRZ-2) or as having mineral resources that may be significant (MRZ-3).	There are no MRZ-2 or MRZ-3 areas on or adjacent to the Analysis Area.	COS-10.2 Additional Notes
		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	

Policy		Policy Review Criteria	Description	Notes
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 Analysis Area does not contain steep slopes or hillsides.	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	- The Analysis Area is approximately ¼ mile from the nearest Metropolitan Transit System bus stop. ➤ Bus Route 891/892 provides service from Borrego Springs to El Cajon Transit Center. - Approximately 50 miles to the nearest park-and-ride facility at the I-8/SR-79 interchange in Descanso - There is an existing Class II bike lane ¼ mile away along Palm Canyon Drive and a Class II bike lane is planned (in the Mobility Element) along Borrego Springs Road.	
		Proximity to the village, other commercial areas, and major job centers	Approximately: - Within the Borrego Springs Village, which has 541 jobs 65 miles to the City of Escondido (geographic center) that has 44,289 jobs 48 miles to the Harrah’s Rincon Casino and Resort that has 1,823 jobs ¼ mile to the nearest commercial area along Palm Canyon Drive	
		Land use mapping pattern consistent with community character	See the review of Policies LU-2.3 and LU-2.4 for information on community character issues.	
H-1.3	Housing near Public Services. Maximize housing in areas served by transportation networks, within close proximity to job centers, and where public services and infrastructure are available.	Extensive transportation networks	- The Analysis Area is approximately 11 miles (via roads) from SR-78 - 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	See the review of Policies LU-1.1 and COS-14.1 for information on proximity to job centers.	
		Extensive public services	- Common public services not present: ➤ None of the parcels currently have sewer service or access to sewer infrastructure. The southernmost parcel is within the BWD’s sewer service area, while the other two parcels are within BWD’s sewer service sphere of influence. ➤ Obtaining water service commitments from the BWD for development at the VR-4.3 (proposed) density is not guaranteed and if commitments are obtained, extensive groundwater use offsets would be required. - For more information on public services and infrastructure, see the review of Policy LU-1.1.	

Policy		Policy Review Criteria	Description	Notes
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 Analysis Area is within the Moderate Fire Hazard Severity Zone. • The entire Analysis Area is within a FEMA floodplain. • Most of the Analysis Area is also within the Fan Terminus Alluvial Wash, which is an area that can concentrate flows during flash floods. ➤ Projects within the Fan Terminus Alluvial Wash shall be designed so that any obstruction to flow will not cause a cumulative increase in the base flood depth of more than 0.5 feet. ➤ Projects on sites greater than 5 acres would have to be on piers. ➤ Additional coordination with FEMA would be necessary. Feasibility of reaching the densities under the proposal is not known at this time, as there aren’t precedents of development at this density within the Fan Terminus Alluvial Wash under the current regulations.	S-1.1 Additional Notes
		Extent of existing road infrastructure that is built to fire access standards	• Di Giorgio Road is a County-maintained road and General Plan Mobility Element road located adjacent to the Analysis Area on the east. • Borrego Springs Road is a County-maintained road and General Plan Mobility Element road located adjacent to the Analysis Area on the west. • Palm Canyon Drive is a County-maintained road and General Plan Mobility Element road located within ¼ mile of the southern end of the Analysis Area. • Circle J Drive and Cahuilla Road are County-maintained roads located adjacent to the southwestern portion of the Analysis Area. • There are currently no internal roads within the Analysis Area that are built to fire access standards.	
		Maximum allowed Dead End Road Length (DERL), based on the proposed zoning minimum lot size	• Based on the existing and proposed minimum lot size of 6,000 square feet, the maximum dead end road length is 800 feet.	
		Portions of the Analysis Area/PSR that would require extensive access improvements in order to meet fire access standards	• Though the Analysis Area is mostly surrounded by public roads (as discussed above), the proposed density would require extensive access improvements for internal access roads.	
		Existing site constraints that could limit the feasibility of fire clearing to the proposed density or could limit access improvements where necessary	• Given the location with surrounding development, fire clearing requirements are anticipated to be minimal. • The desert saltbush scrub vegetation in the southeastern portion can be mitigated at a 2:1 ratio. • For additional information on feasibility, see the review of Policy LU-1.9.	
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	• According to County GIS estimates, portions of the Analysis Area are within the 0-5 minute estimated fire response travel time • Per Table S-1, the maximum allowable travel time for an VR-4.3 designation is 5 minutes • The Borrego Springs Fire Protection District provided comments, stating: ➤ “The increased development potential for the Analysis Area will not be an issue to serve given the current capacity so long as future development abides by the County Emergency Response Time Guidelines and enters into the newly formed Community Facilities District (CFD) that covers all of Borrego Springs and applies only to new developments.”	S-6.4 Additional Notes
S-9.2	Development in Floodplains. Limit	Floodplains present	• The entire Analysis Area is within a FEMA floodplain.	S-6.4 Additional Notes

Policy		Policy Review Criteria	Description	Notes
	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.		• Most of the Analysis Area is also within the Fan Terminus Alluvial Wash, which is an area that can concentrate flows during flash floods. ➤ Projects within the Fan Terminus Alluvial Wash shall be designed so that any obstruction to flow will not cause a cumulative increase in the base flood depth of more than 0.5 feet. ➤ Projects on sites greater than 5 acres would have to be on piers. ➤ Additional coordination with FEMA would be necessary. Feasibility of reaching the densities under the proposal is not known at this time, as there aren’t precedents of development at this density within the Fan Terminus Alluvial Wash under the current regulations.	
		Density feasibility with avoidance of floodplain	• As the floodplain covers the entire Analysis Area (and most of the CPA), any development within the Analysis Area would be within the floodplain. • Projects within the Fan Terminus Alluvial Wash shall be designed so that any obstruction to flow will not cause a cumulative increase in the base flood depth of more than 0.5 feet. • Projects on sites greater than 5 acres would have to be on piers. • Additional coordination with FEMA would be necessary. Feasibility of reaching the densities under the proposal is not known at this time, as there aren’t precedents of development at this density within the Fan Terminus Alluvial Wash under the current regulations.	
S-9.4	Development in Villages within the Floodplain Fringe. Allow new uses and development within the 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.	Village designation proposed	• The proposal involves a change to the VR-4.3 designation.	S-9.4 Additional Notes
		Mapped floodplains within an area proposed for a Village designation	• The entire Analysis Area is within a FEMA floodplain. • See the review of Policy S-9.2 above for information on the Fan Terminus Alluvial Wash and requirements for addressing flood hazards.	
S-9.5	Development in Semi-Rural and Rural Lands within the Floodplain Fringe. Prohibit development in	Semi-Rural or Rural land use designations in the floodplain fringe	• N/A – The Analysis Area is currently within the Village, with Village Residential designations existing and proposed. This Policy addresses properties within the Semi-Rural and Rural Lands Regional Categories.	S-9.5 Additional Notes

Policy		Policy Review Criteria	Description	Notes
	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.	Community Plan explicit references	N/A	
		Parcels located entirely within a floodplain that would have additional density potential	N/A	
S-9.6	Development in Dam Inundation Areas. Prohibit development in dam inundation areas that may interfere with the County’s emergency response and evacuation plans.	Dam Inundation Area	N/A – There are no dam inundation zones within the Analysis Area.	S-9.6 Additional Notes
		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 Analysis Area.	S-10.1 Additional Notes
		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. 10 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.