

# DESERT/BORREGO SPRINGS

2000 Census Population.....3,271  
 Community 2020 Target<sup>1</sup> .....37,871  
 April 2004 WC Map Population .....15,440



## APRIL 2004 WORKING COPY MAP

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. With the exception of the existing agricultural land, areas that lack a well-defined pattern of parcelization (small parcels) are proposed at Rural Lands densities.

## KEY COMMUNITY ISSUES

- The subregion is completely groundwater dependent; in terms of Borrego Springs, the entire valley is reliant on one aquifer
- Significantly more water is taken out of the aquifer than is replenished
- Disproportionate water usage—high water users in the Borrego valley include agriculture along with golf courses and commercial landscaping—accounts for approximately 90 percent of the valley’s annual water use
- Difficulty accessing private in-holdings within the State Park

## COMMUNITY-SPECIFIC PLANNING RATIONALE

- Infrastructure and services are available in the community of Borrego Springs
- Although the Borrego Valley is outside the CWA boundary, limited sewer and water service are available through the local water districts (these districts are dependent upon groundwater)

- With the intent of providing greater flexibility for agricultural landowners, and based on community preference as well as Board of Supervisors and Planning Commission direction, semi-rural densities are applied to the existing agricultural land
- Reflecting highly parcelized areas, village densities extend south, and another node southeast, of the existing town center
- Rural Lands densities are applied to reflect draft language of the Subregional Plan including, “Preserve the eastern half of the Valley (east of Borrego Valley Road and north of Rango Way) from urban uses because of its distance from the town center”

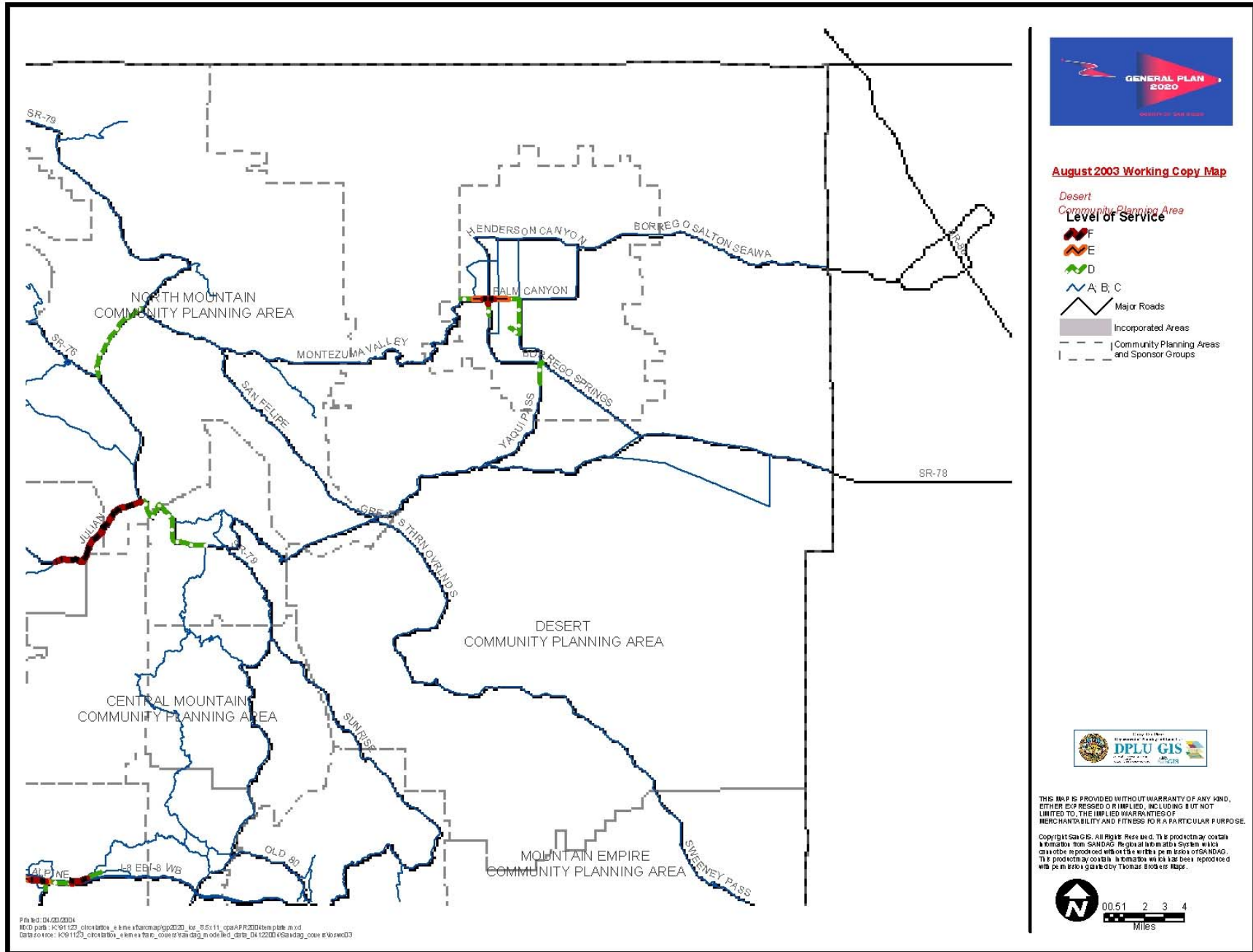
## TRAFFIC FORECASTS

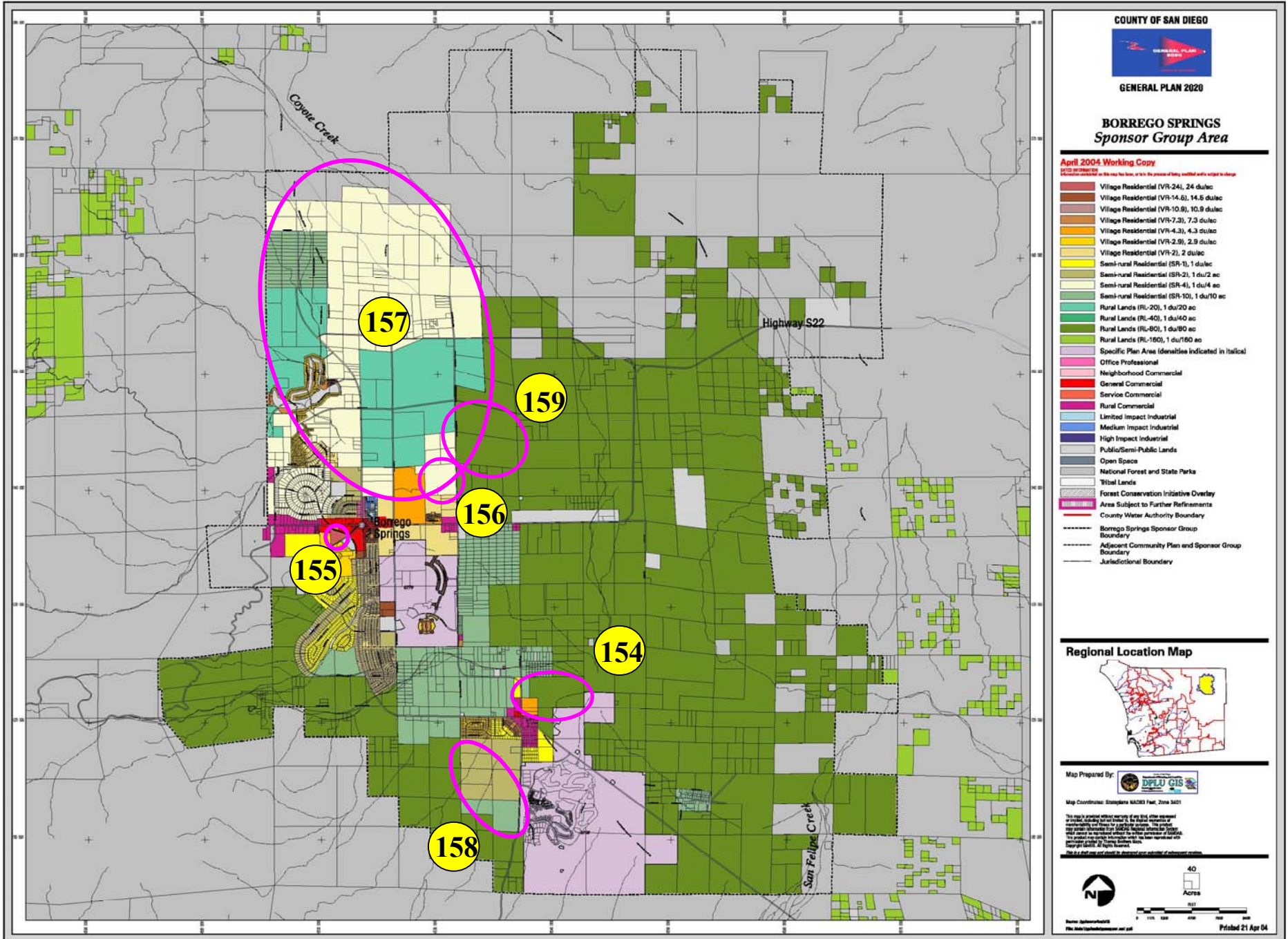
If the April 2004 Working Copy map is developed to its full capacity in the year 2020, preliminary traffic forecasts<sup>2</sup> indicate there would be approximately 4 lane-miles of roads operating at LOS E or F in Borrego Springs. The preliminary estimate for improving deficient roads to an acceptable level of service (LOS D) is approximately \$7 million.

Traffic forecasts for the April 2004 Working Copy map are substantially improved over the existing general plan, which produces approximately 58 lane-miles operating at LOS E or F. The preliminary cost estimate for road improvements associated with the existing general plan is \$96 million for Desert/Borrego Springs.

<sup>1</sup> Community target not yet endorsed by the Board of Supervisors: 12,000.

<sup>2</sup> Based on traffic forecasts for the August 2003 Working Copy map.



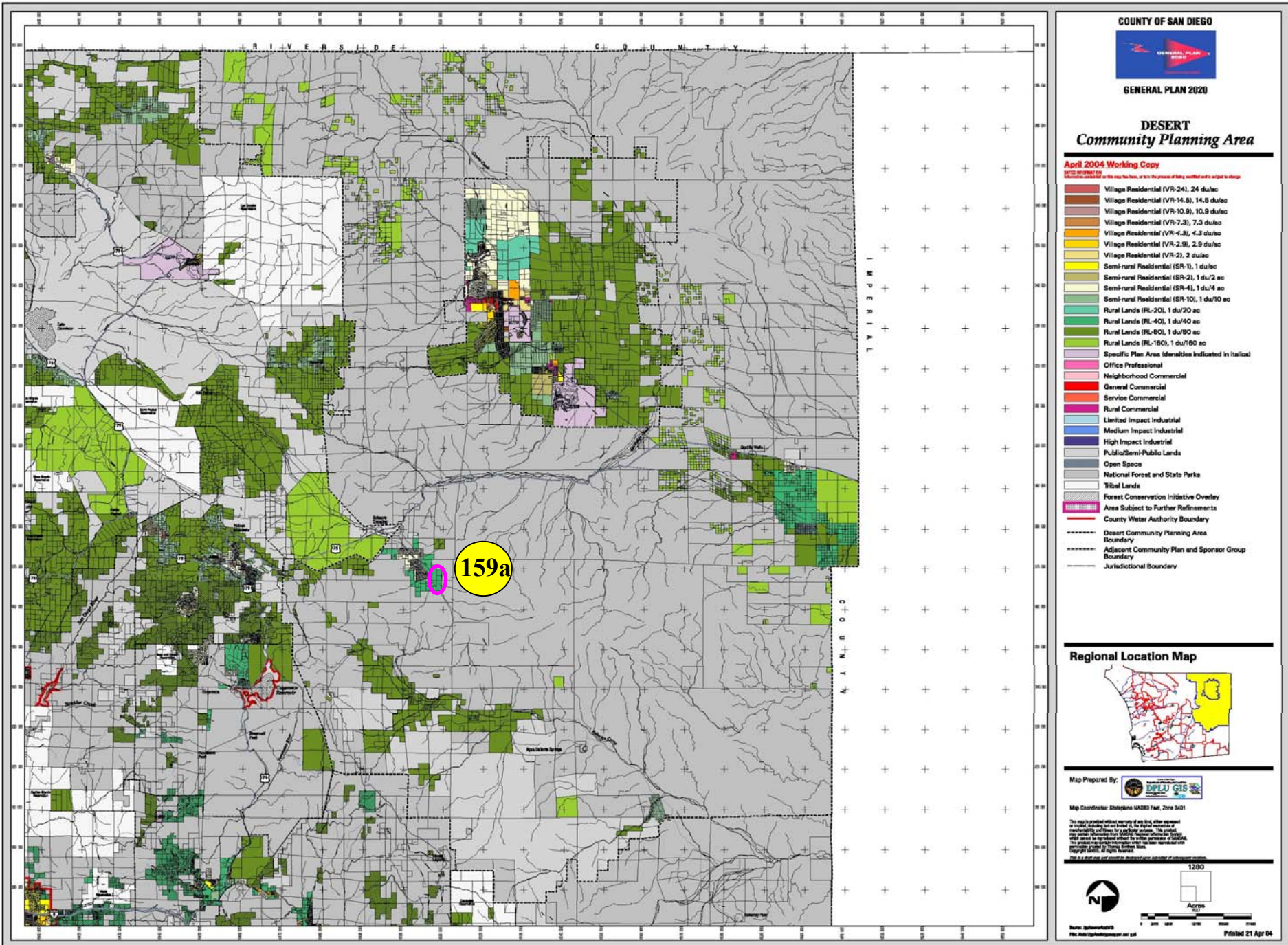


**RESIDENTIAL PROPERTY REFERRALS**

<b>154</b>	<b>Richard Bemis</b>			
	<u><i>December 2002 WC:</i></u> Semi-Rural: 1 du/10 acres Village: 4.3 du/acre Rural Lands: 1 du/80 acres	<u><i>August 2003 WC:</i></u> Semi-Rural: 1 du/10 acres Village: 4.3 du/acre Rural Lands: 1 du/80 acres	<u><i>October Traffic Referral:</i></u> Village: 4.3 du/acre (Triangular area on map) Semi-Rural: 1 du/10 acres Rural Lands: 1 du/80 acres	<u><i>April 2004 WC:</i></u> Semi-Rural: 1 du/10 acres Village: 4.3 du/acre Rural Lands: 1 du/80 acres
	<u><i>Key Objectives:</i></u> <ul style="list-style-type: none"> <li>• <i>Develop an internally consistent general plan</i></li> <li>• <i>Improve housing affordability</i></li> <li>• <i>Obtain a broad consensus</i></li> </ul>		<u><i>Rationale for April 2004 WC:</i></u> The April 2004 Working Copy map is consistent with the Sponsor Group recommendation. The property owner worked with staff and agreed with the densities applied, until late August 2003. Both staff and the Sponsor Group recommend the densities originally agreed to with the property owner. Adding the triangle now proposed by the property owner at the October 2003 Board hearing would create an island of 1 du/80 acres to the south.	
<b>155</b>	<b>William Wright</b>			
	<u><i>December 2002 WC:</i></u> Village Core: 14.5 du/acre	<u><i>August 2003 WC:</i></u> Village Core: 24 du/acre	<u><i>October Traffic Referral:</i></u> Village Core: 24 du/acre	<u><i>April 2004 WC:</i></u> Village Core: 24 du/acre
<b>156</b>	<b>Dan Wright</b>			
	<u><i>December 2002 WC:</i></u> Rural Lands: 1 du/20 acres	<u><i>August 2003 WC:</i></u> Semi-Rural: 1 du/4 acres	<u><i>October Traffic Referral:</i></u> Semi-Rural: 1 du/4 acres	<u><i>April 2004 WC:</i></u> Semi-Rural: 1 du/4 acres
<b>157</b>	<b>Borrego Springs Sponsor Group and Others (agricultural land in the northeastern Borrego Valley)</b>			
	<u><i>December 2002 WC:</i></u> Rural Lands: 1 du/20 acres	<u><i>August 2003 WC:</i></u> Semi-Rural: 1 du/4 acres	<u><i>October Traffic Referral:</i></u> Semi-Rural: 1 du/4 acres	<u><i>April 2004 WC:</i></u> Semi-Rural: 1 du/4 acres



<b>158</b>	<b>Beverly Kuhrts</b>			
	<u><b>December 2002 WC:</b></u> Semi-Rural: 1 du/10 acres Rural Lands: 1 du/80 acres	<u><b>August 2003 WC:</b></u> Semi-Rural: 1 du/2 acres Semi-Rural: 1 du/10 acres	<u><b>October Traffic Referral:</b></u> Semi-Rural: 1 du/2 acres Semi-Rural: 1 du/10 acres	<u><b>April 2004 WC:</b></u> Semi-Rural: 1 du/2 acres Semi-Rural: 1 du/10 acres
<b>159</b>	<b>Clifford Tong</b>			
	<u><b>December 2002 WC:</b></u> Rural Lands: 1 du/80 acres	<u><b>August 2003 WC:</b></u> Rural Lands: 1 du/80 acres	<u><b>October Traffic Referral:</b></u> Rural Lands: 1 du/20 acres	<u><b>April 2004 WC:</b></u> Rural Lands: 1 du/80 acres
	<u><b>Key Objectives:</b></u> <ul style="list-style-type: none"> <li>• <i>Develop an internally consistent general plan</i></li> <li>• <i>Obtain a broad consensus</i></li> <li>• <i>Locate growth near infrastructure, services and jobs</i></li> </ul>		<u><b>Rationale for April 2004 WC:</b></u> The April map is consistent with Sponsor Group recommendation. This is part of an area identified by the community where growth is not planned during this growth cycle. Groundwater is the major issue in the Borrego Valley.	



## RESIDENTIAL PROPERTY REFERRALS

159a	Dallas Green			
	<p><b><u>December 2002 WC:</u></b> Rural Lands: 1 du/40 acres</p>	<p><b><u>August 2003 WC:</u></b> Rural Lands: 1 du/40 acres</p>	<p><b><u>October Traffic Referral:</u></b> Rural Lands: 1 du/40 acres  <i>No action – referred to staff pending groundwater study</i></p>	<p><b><u>April 2004 WC:</u></b> Rural Lands: 1 du/40 acres</p>
	<p><b><u>Key Objectives:</u></b></p> <ul style="list-style-type: none"> <li>• <i>Reduce public costs</i></li> <li>• <i>Assign densities based on the characteristics of the land</i></li> <li>• <i>Locate growth near infrastructure, services and jobs</i></li> </ul>		<p><b><u>Rationale for April 2004 WC:</u></b> The Rural Lands designation is consistent with the location, context, land use framework, and GP2020 planning concepts. The property is isolated and lacks services and infrastructure. New groundwater information indicated a maximum density of 1 du/20 acres. The property contains mapped wetland, which is likely an unmapped floodplain. It is also adjacent to the Anza-Borrego Desert State Park.</p>	