



January 9, 2012 Workshop
Property Specific Requests

Land Use Map Adopted: August 2011

Land Use Designations

- Village Residential (VR-30)
- Village Residential (VR-24)
- Village Residential (VR-20)
- Village Residential (VR-15)
- Village Residential (VR-10.9)
- Village Residential (VR-7.3)
- Village Residential (VR-4.3)
- Village Residential (VR-2.9)
- Village Residential (VR-2)
- Semi-Rural Residential (SR-.5)
- Semi-Rural Residential (SR-1)
- Semi-Rural Residential (SR-2)
- Semi-Rural Residential (SR-4)
- Semi-Rural Residential (SR-10)
- Rural Lands (RL-20)
- Rural Lands (RL-40)
- Rural Lands (RL-80)
- 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)
- Forest Conservation Initiative Overlay
- Community Planning Area Boundary

Property Specific Request

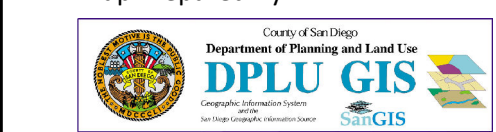
- Property Owner
- Others

Level of Change

- MAJOR
- MODERATE
- MINOR

Additional information is available at the County's Department of Planning and Land Use Project Processing Center or <http://www.sandiego.gov/planandlanduse>.

Map Prepared By:



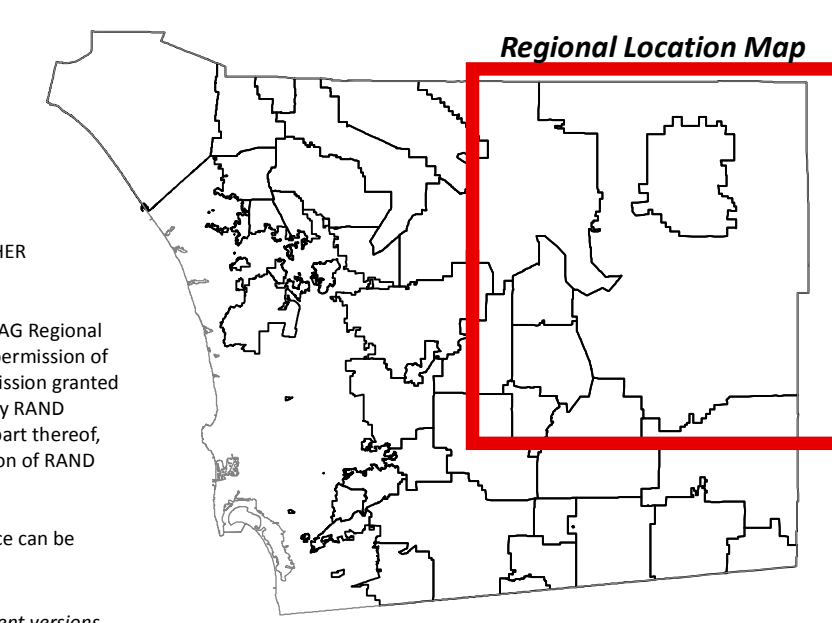
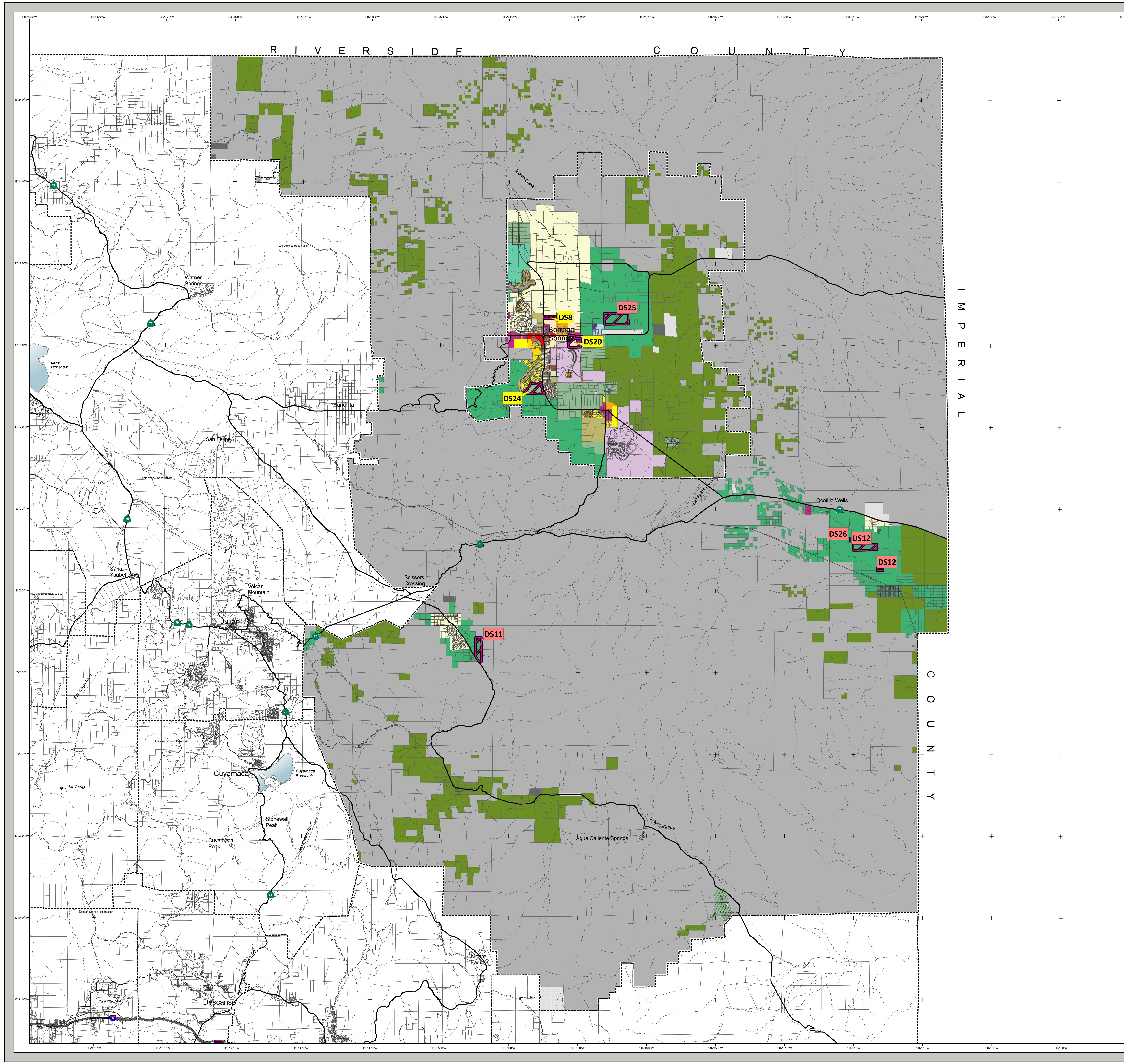
Coordinates: NAD83 Feet

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This is a draft map and should be destroyed upon submission of subsequent versions.

Source: County of San Diego, SANDAG
File reference: S:\land_use\gppupdate_maps\lrcmap\lrcmap_2011109workshop.mxd, K:\gppupdate\20110512_changes\map_output



DS8

General Plan (Adopted Aug 2011)	VR2
Property Specific Request	VR4.3
Requested by: Ken Decenza (Wright Family)	
Community Recommendation	VR4.3 ¹
Opposition Expected ²	No
Spot Designation/Zone	Yes
Impact to FCI Timeline	None
Change to GPU Principles Needed	No
Level of Change	Moderate

Notes:

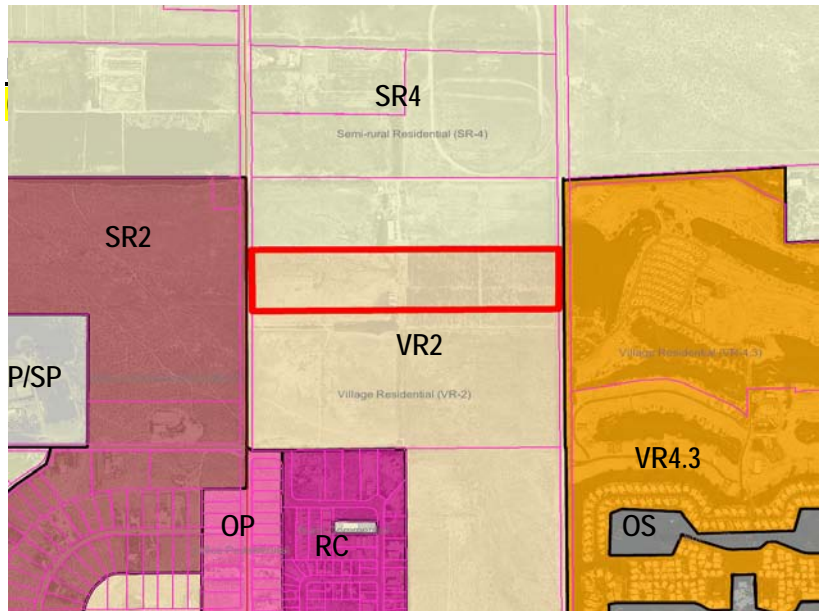
- 1- Borrego Springs CSG meeting minutes of February 3, 2011
- 2- Based on staff's experience

Property Description	
Property Owner: Sonora Desert Palms LLC	
Size: 33.8 acres 1 parcel	
Location/Description: Borrego Spring Subregional Group Area 0.7 miles north of Palm Canyon Drive, via Di Giorgio Road; Outside County Water Authority boundary	
Prevalence of Constraints (See following page): ● - high; ◐ - partially; ○ - none	
○	Steep slope (greater than 25%)
●	Floodplain
○	Wetlands
○	Habitat Value
◐	Agricultural Lands
◐	Fire Hazard Severity Zone

Land Use	
<i>General Plan</i>	
Scenario	Designation
Former GP	4.3 du/ acre
GP (Adopted Aug 2011)	VR2
Referral	VR4.3
Hybrid	VR2
Draft Land Use	SR4
Environmentally Superior	SR10
<i>Zoning</i>	
Former — RS4; 6,000-sq. ft. minimum lot size	
Adopted Aug 2011 — Same as existing	



Aerial

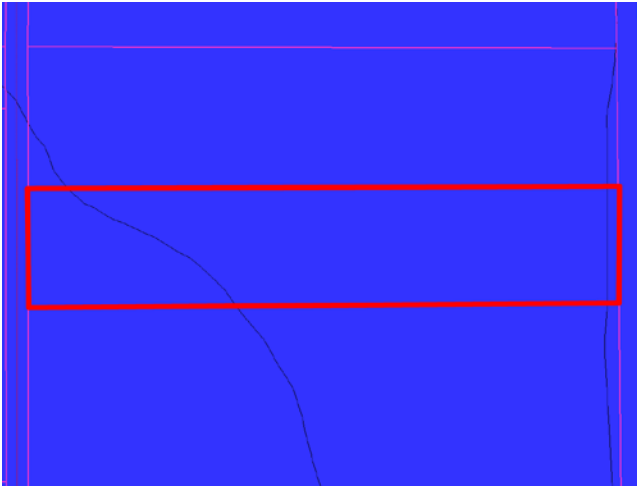


Adopted Aug 2011

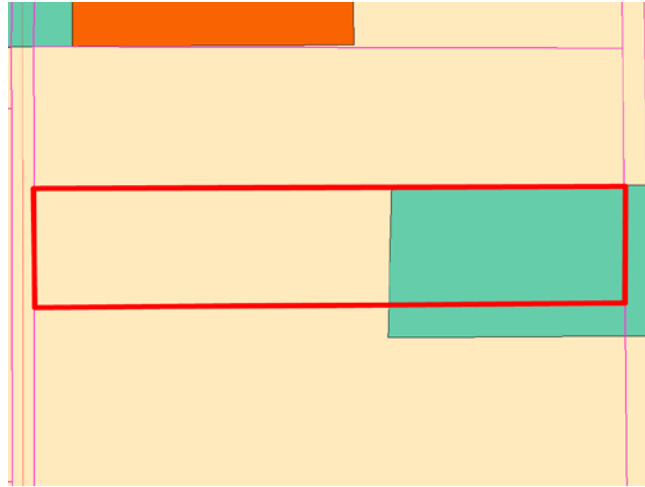
Discussion

Subject parcel is surrounded by proposed designations SR2, SR4, VR4.3 and VR2; however, changing this parcel to a VR4.3 designation would create an island of VR2 designated land to the south. To resolve this island of spot designation would require also designating this area as VR4.3, resulting in approximately 390 additional units.

DS8 (cont.)



Floodplain (100-year)



Prime Agricultural Lands



Fire Hazard Severity Zones

DS8 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Village Residential 4.3	Village Residential 2	Moderate

Rationale for Moderate Category Classification

The request for a VR4.3 density (4.3 dwelling units per acre) was evaluated as part of the Referral Map. However, the Planning Commission/Staff Recommendation included VR2 for this property and the surrounding area. To avoid a spot designation of VR2, an additional 137 acres of VR4.3 designation would have to be applied to the area south of the subject property. The potential for 390 additional units would require additional environmental documentation in order to comply with State law.

Guiding Principles/General Plan Changes Necessary to Support the Request

Additional area to the south of the property would need to be re-designated as VR4.3.

Impact to Forest Conservation Initiative Remapping Timeline

None

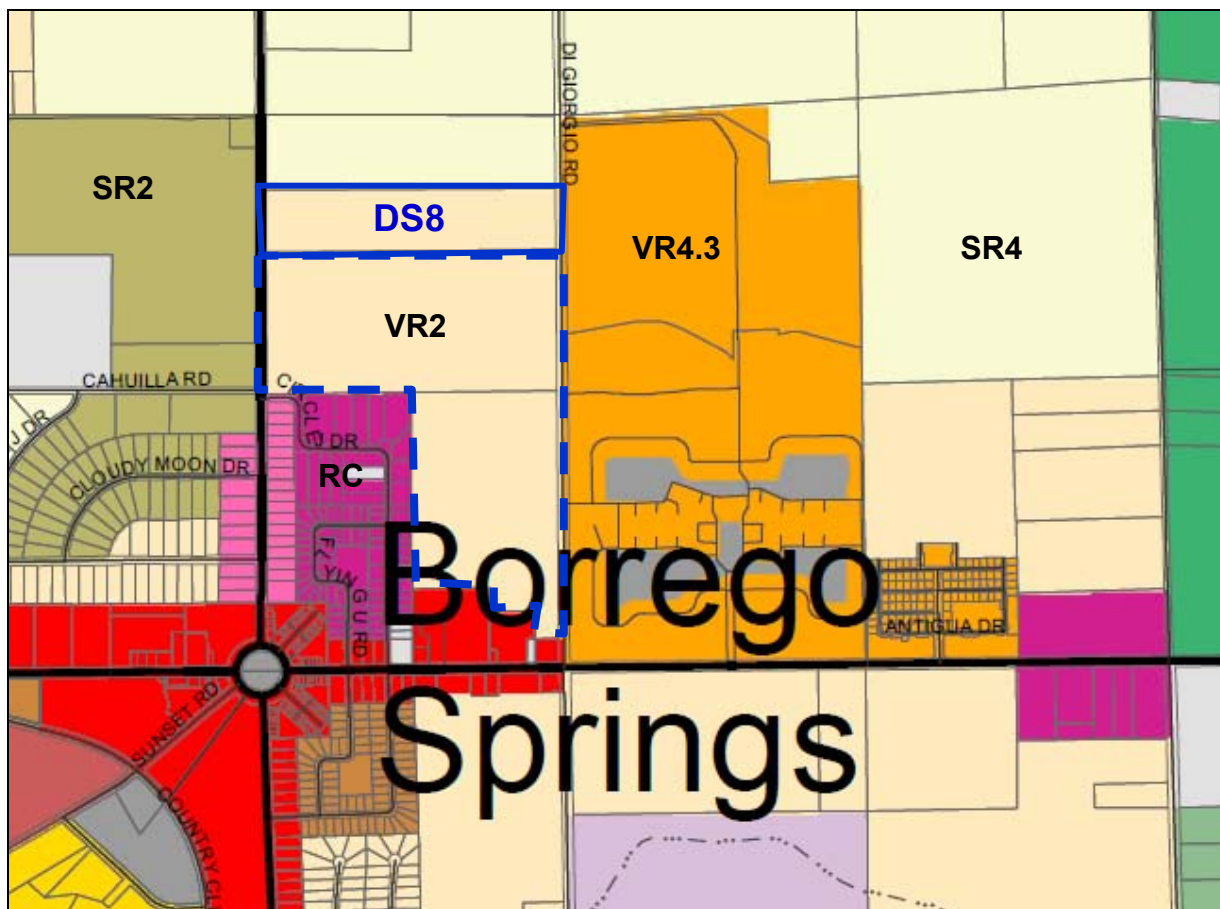


Figure 1: Property Specific Request ——— Additional Remapping Necessary for Change - - - -

DESERT/BORREGO SPRINGS

2000 Census Population.....3,271
 Community 2020 Target¹37,871
 April 2004 WC Map Population15,440



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 forecasts² 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.

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

² Based on traffic forecasts for the August 2003 Working Copy map.

DS11 [#159a Green]

General Plan (Adopted Aug 2011)	RL40
Property Specific Request:	SR4
Requested by: None [2004 Referral]	
Community Recommendation	N/A
Opposition Expected ¹	Yes
Spot Designation/Zone	Yes
Impact to FCI Timeline	Moderate
Change to GPU Principles Needed	Yes
Level of Change	Major

Note:

1- Based on staff's experience

Property Description

Property Owner:

Green Dallas M & Roberta H

Size:

150.2 acres
3 parcels

Location/Description:

In the Shelter Valley, a community in the Desert Subregion, along the Great Southern Overland Stage Route of 1849.

Outside County Water Authority boundary

Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

- Steep slope (greater than 25%)
- ◐ Floodplain
- ◐ Wetlands
- Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zone

Land Use

General Plan

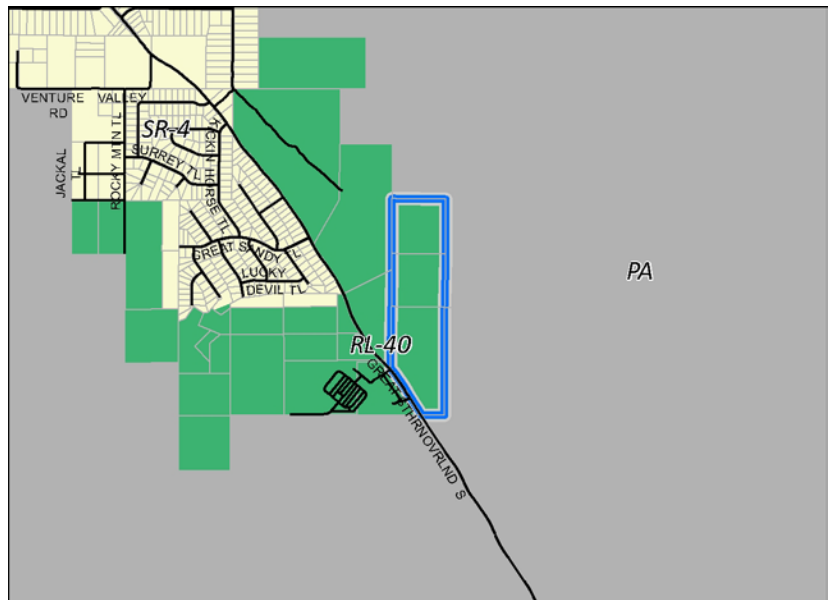
Scenario	Designation
Former GP	1 du/4,8,20 ac
GP (Adopted Aug 2011)	RL40
Referral	RL20
Hybrid	RL40
Draft Land Use	
Environmentally Superior	RL80

Zoning

Former — S92; 4-acre minimum lot size
Adopted Aug 2011 — Same as existing



Aerial

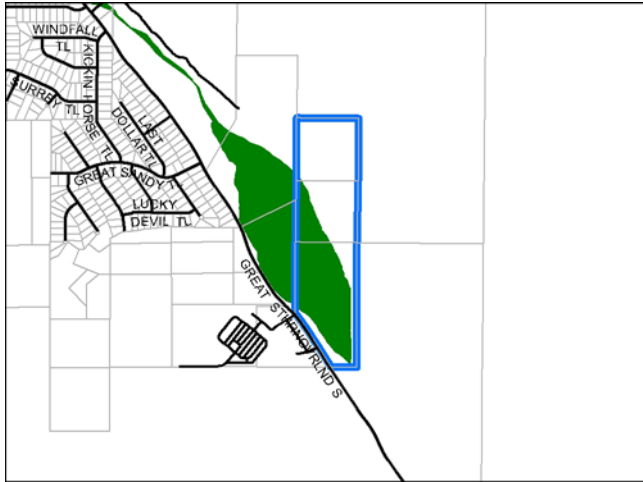


Adopted Aug 2011

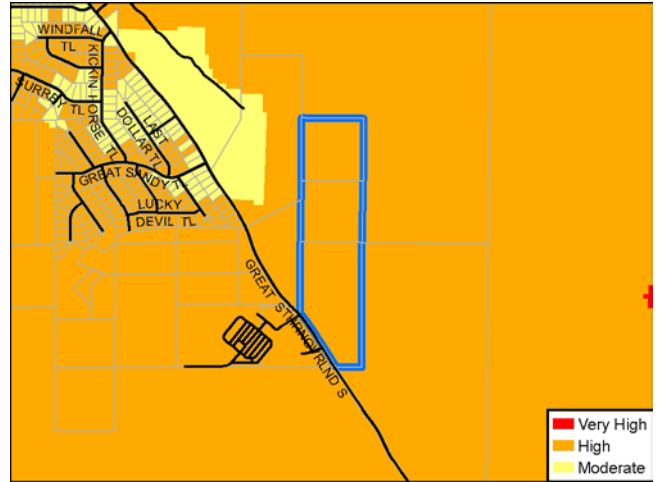
Discussion

This property is a 2004 Residential Referral where the property owner requested a SR4 designation; however, the Board of Supervisors directed staff to apply a RL20 designation to the property. This property did not come up in testimony during the 2010 Board hearings. The Referral is in the remote Shelter Valley desert community, where significant growth would not be supported by the Community Development Model or project objectives, such as Guiding Principle #9 since the higher density is not in an area near existing infrastructure and jobs. The property is likely also in an alluvial floodplain due to the mapped wetland on the property. The requested designation would result in a spot designation that would require increasing the density of an additional 250 acres.

DS11 (cont.)



Wetlands



Fire Hazard Severity Zones

DS11 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Semi-Rural 4	Rural Lands 40	Major

Rationale for Major Category Classification

- The General Plan Community Development Model does not support increased development in remote locations away from existing villages.
- The General Plan principles and policies do not support increased development in areas with sensitive resources and significant constraints.
- As a general rule to implementing these concepts, mapping for the General Plan Update did not use the Rural Lands 20 designation, or higher density designations, outside of the County Water Authority boundaries, except in special circumstances.

Guiding Principles/General Plan Changes Necessary to Support the Request

- The General Plan Guiding Principles and policies would require revisions to deemphasize focusing growth to existing communities that contain jobs, services, and infrastructure.
- Some Guiding Principles and many goals and policies would require revision to deemphasize consideration of external factors when assigning land use designations.
- All properties designated Rural Lands 40 east of the County Water Authority would be reviewed to ensure a similar approach to this site.

Impact to Forest Conservation Initiative Remapping Timeline

Moderate – As a large portion of the Forest Conservation Initiative area will be proposed for Rural Lands 40, the remapping efforts would need to be evaluated based on this case and any revised principles and policies.

Relevant General Plan Principles, Goals, and Policies

A sampling is included below:

Principle 2. Promote health and sustainability by locating new growth near existing and planned infrastructure, services, and jobs in a compact pattern of development.

Goal LU-1 Primacy of the Land Use Element. A land use plan and development doctrine that sustain the intent and integrity of the Community Development Model and the boundaries between Regional Categories.

Policy LU-1.1 Assigning Land Use Designations. Assign land use designations on the Land Use Map in accordance with the Community Development Model and boundaries established by the Regional Categories Map.

Policy LU-1.3 Development Patterns. Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.

Policy 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.

Goal LU-2 Maintenance of the County's Rural Character. Conservation and enhancement of the unincorporated County's varied communities, rural setting, and character.

Policy 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.

Principle 4. Promote environmental stewardship that protects the range of natural resources and habitats that uniquely define the County's character and ecological importance.

Goal LU-6 Development-Environmental Balance. A built environment in balance with the natural environment, scarce resources, natural hazards, and the unique local character of individual communities.

Policy LU-6.2 Reducing Development Pressures. Assign lowest-density or lowest-intensity land use designations to areas with sensitive natural resources.

Principle 9. Minimize public costs of infrastructure and services and correlate their timing with new development.

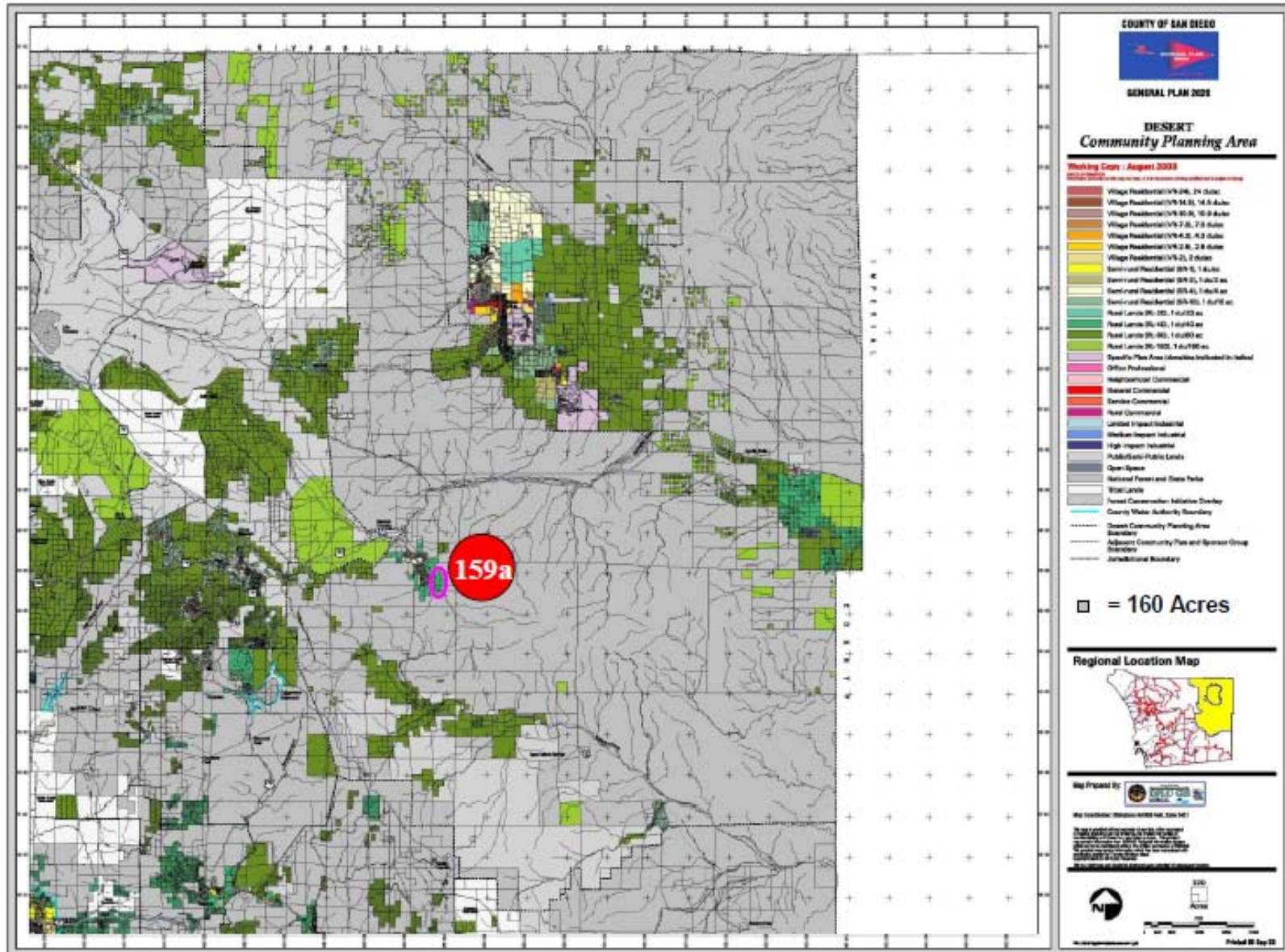
GENERAL PLAN 2020 RESIDENTIAL REFERRALS

DESERT



The portion of the Desert Subregion outside of the Borrego Springs Sponsor Group area had one property referred for further staff evaluation. Upon completion of additional review, staff has determined that the referral does not meet the GP2020 concepts and planning principles.

The properties in this area are isolated. These areas were designated as Rural Lands because they lack adequate public services and infrastructure.




DESERT

12

Backcountry Communities

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
159a	<p><i>Dallas Green</i></p> <p>Located in Shelter Valley, east of and adjacent to Highway S2.</p> <ul style="list-style-type: none"> • 150 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> No CPG/CSG</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> DISAGREE with Referral</p> <p>Retain Rural Lands: <u>1 du/40 acres</u></p>	<ul style="list-style-type: none"> • Consistent with existing development pattern • Contains mapped wetland (appears to be in an unmapped floodplain) • Lacks services and infrastructure • Adjacent to State Park

<p>DESERT/BORREGO SPRINGS</p> <p>2000 Census Population.....3,271</p> <p>Community 2020 Target¹37,871</p> <p>April 2004 WC Map Population15,440</p>			
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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

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

² Based on traffic forecasts for the August 2003 Working Copy map.

Community Matrix

ATTACHMENT B

RESIDENTIAL PROPERTY REFERRALS

159a	Dallas Green			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres
			<i>No action – referred to staff pending groundwater study</i>	
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>	
	<ul style="list-style-type: none"> • Reduce public costs • Assign densities based on the characteristics of the land • Locate growth near infrastructure, services and jobs 		<p>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>	

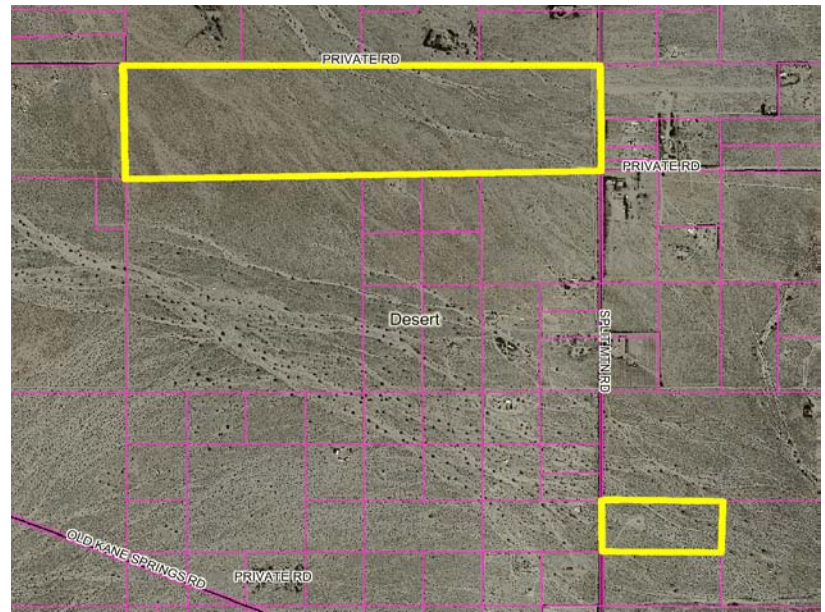
DS12

General Plan (Adopted Aug 2011)	RL40
Property Specific Request:	SR4
Requested by: Ronald Richardson	
Community Recommendation	N/A
Opposition Expected ¹	Yes
Spot Designation/Zone	Yes
Impact to FCI Timeline	Major
Change to GPU Principles Needed	Yes
Level of Change	Major

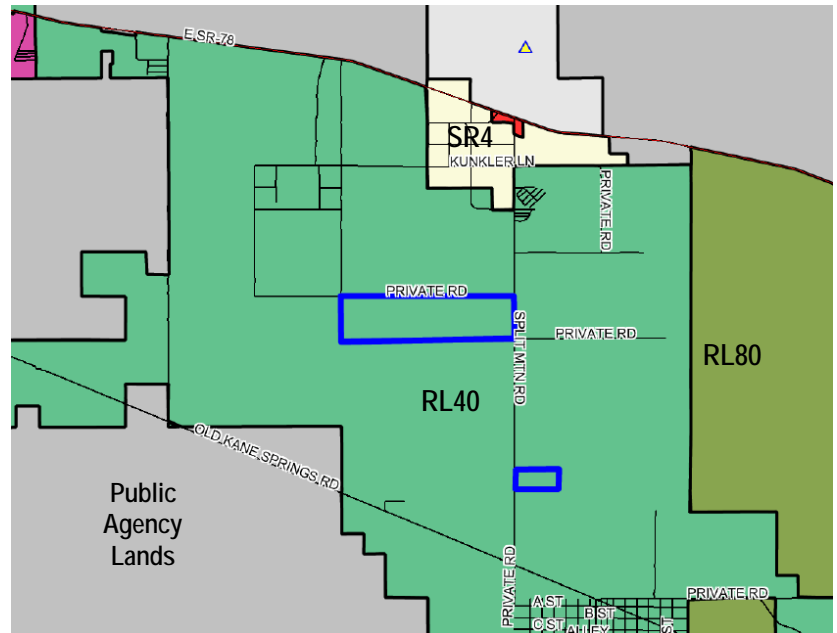
Note:
1 – Based on staff's experience

Property Description	
Property Owner: Ronald Richardson	
Size: 179.6 acres (160 and 19.6 acres) 2 parcels	
Location/Description: South of Ocotillo Wells, approximately one mile south of SR-78 via Split Mountain Road (larger parcel); Outside CWA boundary	
Prevalence of Constraints (See following page): <ul style="list-style-type: none"> ● – high; ◐ – partially; ○ - none ○ Steep slope (greater than 25%) ○ Floodplain ◐ Wetlands ○ Habitat Value ○ Agricultural Lands ◐ Fire Hazard Severity Zone 	

Land Use	
General Plan	
Scenario	Designation
Former GP	1 du/4,8,20 ac
GP (adopted Aug 2011)	RL40
Referral	RL40
Hybrid	
Draft Land Use	
Environmentally Superior	RL80
Zoning	
Former — S92: 4- / 8-acre minimum lot size	
Adopted Aug 2011— Same as existing	



Aerial

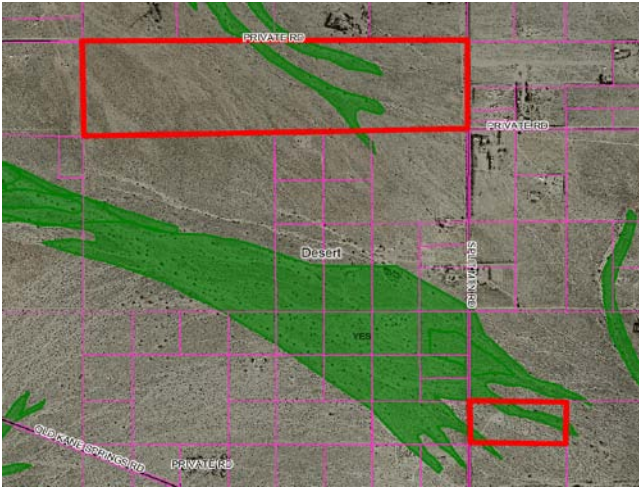


Adopted Aug 2011

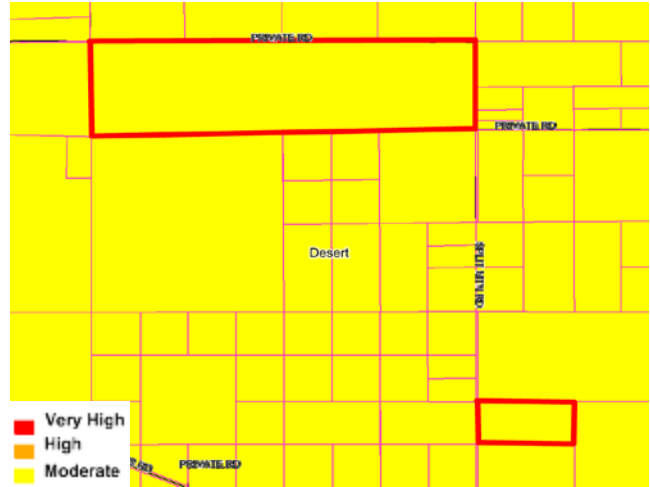
Discussion

Subject area comprises two non-adjacent parcels in remote eastern area of the unincorporated county near the Imperial County line. This area is parcelized into lots ranging in size from 20 to 160 acres. Requested Semi-Rural designation would be a significant spot designation and to resolve the spot designation would require applying Semi-Rural designations to an area that is approximately two square miles in size. This would require changing the GPU project objectives, particularly Guiding Principle #9 since it would add development in an area without sufficient infrastructure and services. Additionally, due to the small amount of annual rainfall (3 – 6 inches) experienced in this area, the existing minimum lot size required by the Groundwater Ordinance is 20 acres.

DS12 (cont.)



Wetlands



Fire Hazard Severity Zones

DS12 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Semi-Rural 4	Rural Lands 40	Major

Rationale for Major Category Classification

- This property is in a remote area of the desert near Ocotillo Wells. There are existing parcels in the area ranging from 20 to 160 acres and most have not been developed and will likely never be developed due to development constraints and lack of demand.
- The General Plan Community Development Model does not support increased development in remote locations away from existing villages.
- The General Plan principles and policies do not support increased development in areas with limited access, sensitive resources, and significant constraints.

Guiding Principles/General Plan Changes Necessary to Support the Request

- Most Guiding Principles and many goals and policies would require revision to deemphasize consideration of external factors when assigning land use designations.
- The fundamental approach to designating rural lands would need to be revisited and new principles, policies, and concepts developed.
- All properties designated Semi-Rural 4 or a Rural Lands designation would need to be revisited based on the revised principles, policies, and concepts.

Impact to Forest Conservation Initiative Remapping Timeline

Major – As the majority of the Forest Conservation Initiative area will be proposed for Rural Lands, the remapping efforts would need to wait until revised principles, policies, and concepts are developed.

Relevant General Plan Principles, Goals, and Policies

A sampling is included below:

Principle 2. Promote health and sustainability by locating new growth near existing and planned infrastructure, services, and jobs in a compact pattern of development.

Goal LU-1 Primacy of the Land Use Element. A land use plan and development doctrine that sustain the intent and integrity of the Community Development Model and the boundaries between Regional Categories.

Policy LU-1.1 Assigning Land Use Designations. Assign land use designations on the Land Use Map in accordance with the Community Development Model and boundaries established by the Regional Categories Map.

Policy LU-1.3 Development Patterns. Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.

Policy 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.

Goal LU-2 Maintenance of the County's Rural Character. Conservation and enhancement of the unincorporated County's varied communities, rural setting, and character.

Policy 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.

Principle 4. Promote environmental stewardship that protects the range of natural resources and habitats that uniquely define the County's character and ecological importance.

Principle 5. Ensure that development accounts for physical constraints and the natural hazards of the land.

Goal LU-6 Development-Environmental Balance. A built environment in balance with the natural environment, scarce resources, natural hazards, and the unique local character of individual communities.

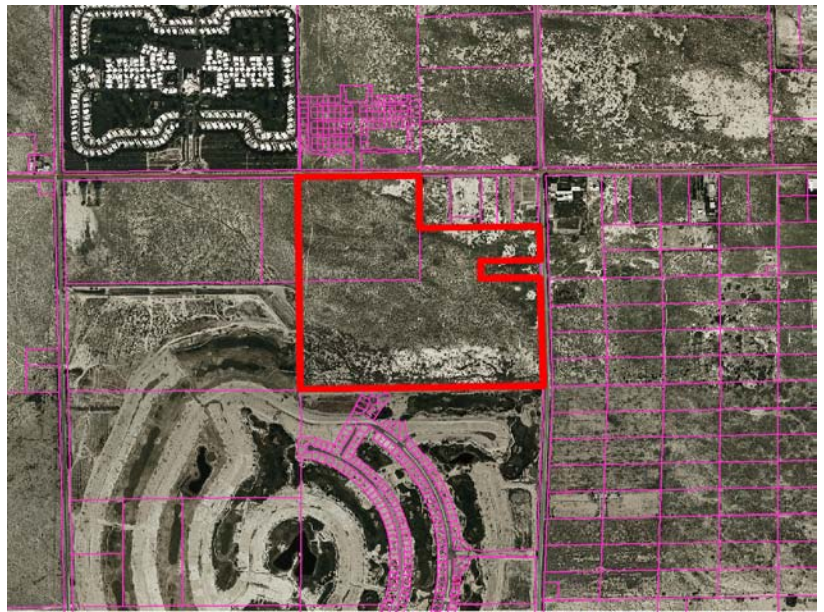
Policy LU-6.1 Environmental Sustainability. Require the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment.

Policy LU-6.2 Reducing Development Pressures. Assign lowest-density or lowest-intensity land use designations to areas with sensitive natural resources.

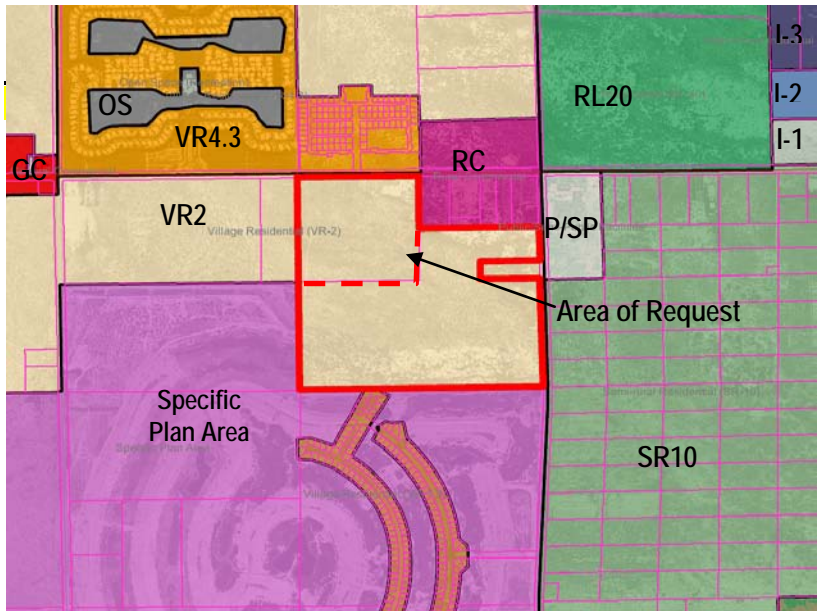
DS20

General Plan (Adopted Aug 2011)	VR2
Property Specific Request:	VR4.3 ¹
Requested by: Alexis Gevorgian	
Community Recommendation	VR2 ²
Opposition Expected ³	Yes
Spot Designation/Zone	No
Impact to FCI Timeline	None
Change to GPU Principles Needed	No
Level of Change	Moderate

Note:
 1 – AMG Associates letter dated October 19, 2010
 2 – Borrego Springs CSG meeting minutes of February 3, 2011
 3 – The Community Sponsor Group is opposed to the request.



Aerial



Adopted Aug 2011

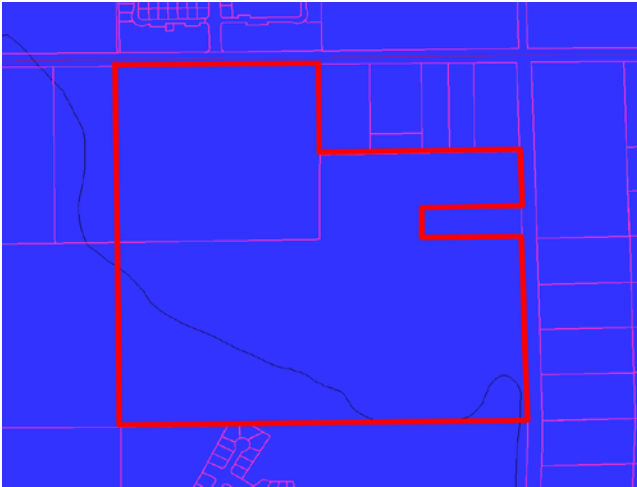
Discussion

The requested change is for the 40-acre parcel only to be designated at a density of 4.3 dwelling units per acre, which is consistent with its designation under the former General Plan. However, this parcel was designated as VR2 or lower under all General Plan Update alternatives evaluated by the EIR. The remaining 104-acre parcel is not part of the request and would remain at VR2, which is equivalent to its designation under the former General Plan and consistent with the applicant's request and Tentative Map (TM) 5528. This TM, which is currently in process, proposes 287 units, which would be allowed under the VR2 designation; however, the project's original submittal of 331 units would not be allowed with the VR2 designation. This parcel has consistently been designated as VR2 since 2003.

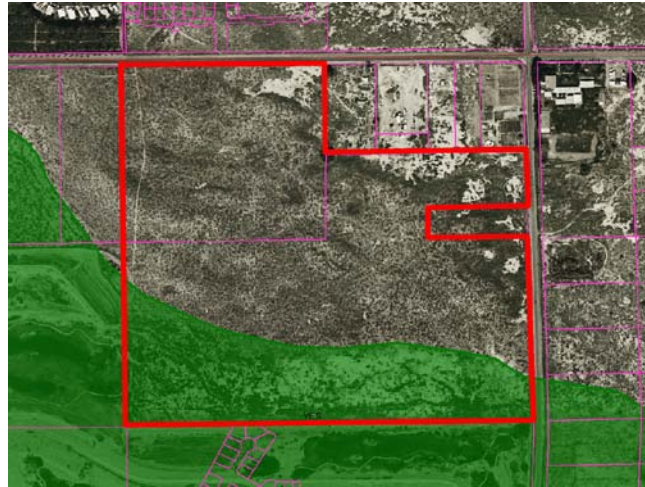
Property Description	
<u>Property Owner:</u> Inland Development LLC	
<u>Size:</u> 144.3 acres 2 parcels	
<u>Location/Description:</u> Borrego Springs Subregional Group Area; Adjacent to Palm Canyon Road and Borrego Valley Road; Outside County Water Authority boundary	
<u>Prevalence of Constraints (See following page):</u> <ul style="list-style-type: none"> ● – high; ◐ – partially; ○ - none ○ Steep slope (greater than 25%) ● Floodplain ◐ Wetlands ○ Habitat Value ● Agricultural Lands ◐ Fire Hazard Severity Zone 	

Land Use	
General Plan	
Scenario	Designation
Former General Plan	4.3 du/ acre 2 du/acre
GP (Adopted Aug 2011)	VR2
Referral	VR2
Draft Land Use	
Hybrid	
Environmentally Superior	SR10
Zoning	
Former — RS2/ RS4 6,000 sq. ft./0.5-acre minimum lot size	
Adopted Aug 2011— RS; same as existing	

DS20 (cont.)



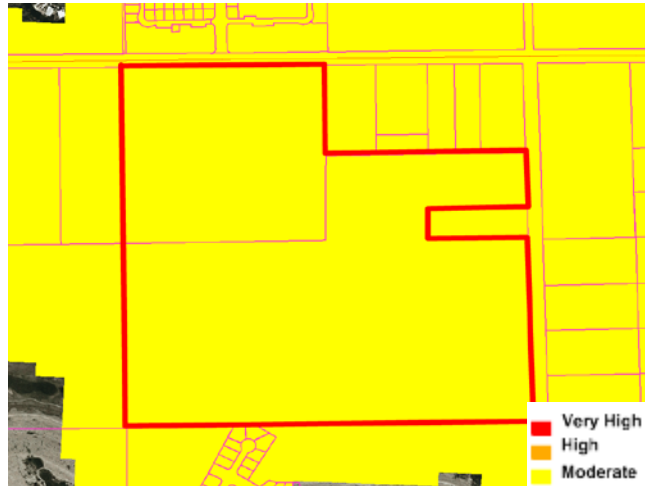
Floodplain (100-year)



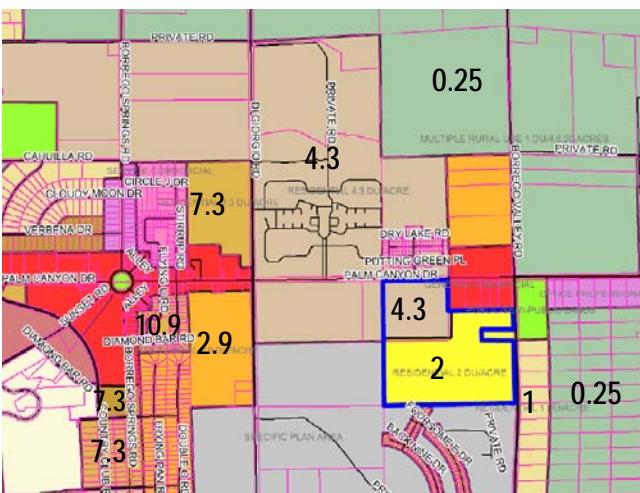
Wetlands



Prime Agricultural Lands



Fire Hazard Severity Zones



Former General Plan (Dwelling Units / Acre)

DS20 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Village Residential 4.3	Village Residential 2	Moderate

Rationale for Moderate Category Classification

The request for a VR4.3 a density (4.3 dwelling units per acre) was not directed by the Board to be evaluated as part of the General Plan Update and would result in the potential of an additional 92 dwelling units. The highest density for the site considered as part of the General Plan Update was two dwelling units per acre. Therefore, additional environmental documentation would be necessary in order to comply with State law.

Guiding Principles/General Plan Changes Necessary to Support the Request

None

Impact to Forest Conservation Initiative Remapping Timeline

None

DS24

General Plan (Adopted Aug 2011)	SR10
Property Specific Request:	SR1
Requested by: Chris Brown	
Community Recommendation	SR10 ¹
Opposition Expected ²	Yes
Spot Designation/Zone	No
Impacts to FCI Timeline	None
Change to GPU Principles Needed	No
Level of Change	Moderate ³

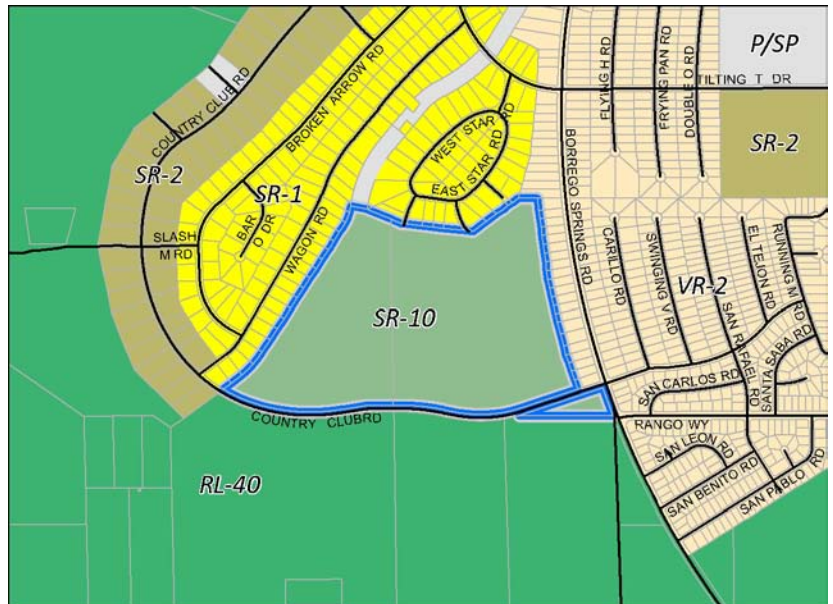
Notes:
 1 – Borrego Springs CSG meeting minutes of February 3, 2011
 2 – The Community Sponsor Group is opposed to the request.
 3 – Possible land use alternative April 2011: Minor (attached)

Property Description	
Property Owner: Borrego Country Club Estates LLC	
Size: 172.9 acres 2 parcels	
Location/Description: Borrego Springs Subregional Group Area North of County Club Road, approximately two miles south of Christmas Circle; Outside County Water Authority boundary	
Prevalence of Constraints (See following page): <ul style="list-style-type: none"> ● – high; ◐ – partially; ○ - none ○ Steep slope (greater than 25%) ● Floodplain ○ Wetlands ◐ Habitat Value ○ Agricultural Lands ◐ Fire Hazard Severity Zone 	

Land Use	
General Plan	
Scenario	Designation
Former GP	1 du / 1,2,4 ac
GP (Adopted Aug 2011)	SR10
Referral	SR10
Draft Land Use	
Hybrid	
Environmentally Superior	RL20
Zoning	
Former —RS1; 1-acre minimum lot size	
Adopted Aug 2011 — S92; 1-acre min lot size	



Aerial

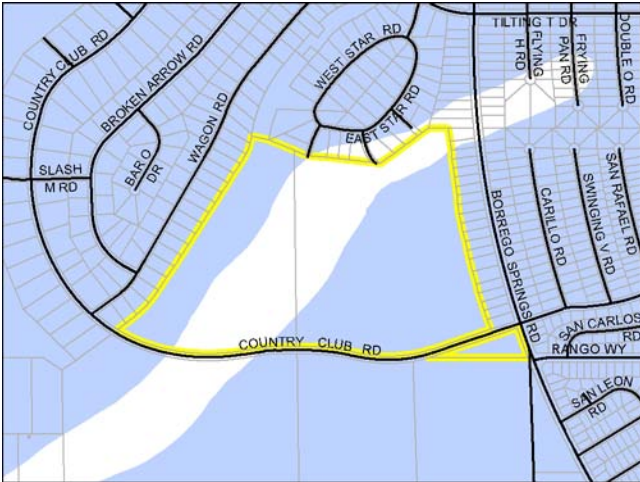


Adopted Aug 2011

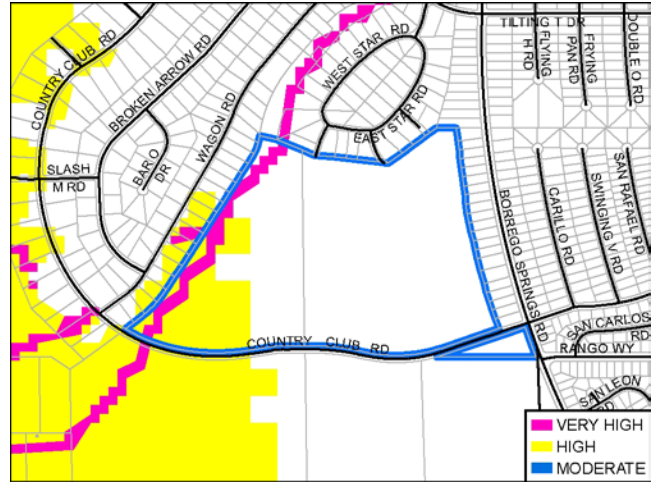
Discussion

While the subject property request would be consistent with the project objectives, it would allow ten times the number of dwelling units of the Draft EIR Proposed Project. This density was not evaluated in any of the General Plan Update DEIR land use alternatives.

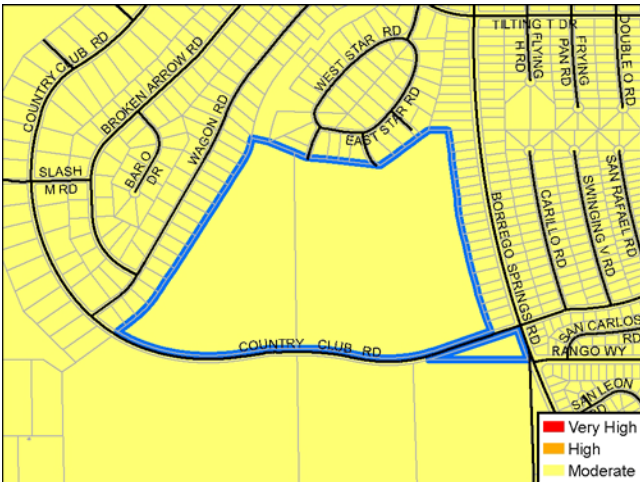
DS24 (cont.)



Floodplain (100-year)



Habitat Evaluation Model



Fire Hazard Severity Zones

DS24 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Semi-Rural 1	Semi-Rural 10*	Moderate

*Note: A compromise of SR2 with RL40 was considered at the April 13th Board of Supervisors hearing but was not supported by the property owner (see attached).

Rationale for Moderate Category Classification

The request for SR1 (a density of one dwelling unit per acre) was not directed by the Board to be evaluated as part of the General Plan Update and would potentially add 155 dwelling units to the property. The highest density for the site considered as part of the General Plan Update was one dwelling unit per 10 acres. Therefore, additional environmental documentation would be necessary in order to comply with State law.

Guiding Principles/General Plan Changes Necessary to Support the Request

None

Impact to Forest Conservation Initiative Remapping Timeline

None

DS24 – Borrego Country Club Estates (Chris Brown)

Property Specific Request	PC / Staff Recommendation	Possible Alternative Designation(s)	Level of Change for Alternative
Semi-Rural 1	Semi-Rural10	SR2/RL40	Minor
PC / Staff Recommendation		Possible Alternative Land Use Change	

Discussion:

- These sites were not raised as residential referrals during previous Board of Supervisors and Planning Commission Hearings prior to October 20, 2011; however, they were raised in testimony and correspondence during the Board of Supervisors hearings in the Fall of 2010.
- The PC/Staff Recommendation would designate all 172.9 acres as SR10. The potential land use change would allow for 30 acres at SR2 and the remaining 142.9 acres would be designated at RL40. As such, it would be consistent with the overall density analyzed in the EIR and provide a preferable development footprint by clustering additional lots adjacent to existing lots.

DESERT/BORREGO SPRINGS

2000 Census Population.....3,271
 Community 2020 Target¹37,871
 April 2004 WC Map Population15,440



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 forecasts² 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.

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

² Based on traffic forecasts for the August 2003 Working Copy map.

DS25

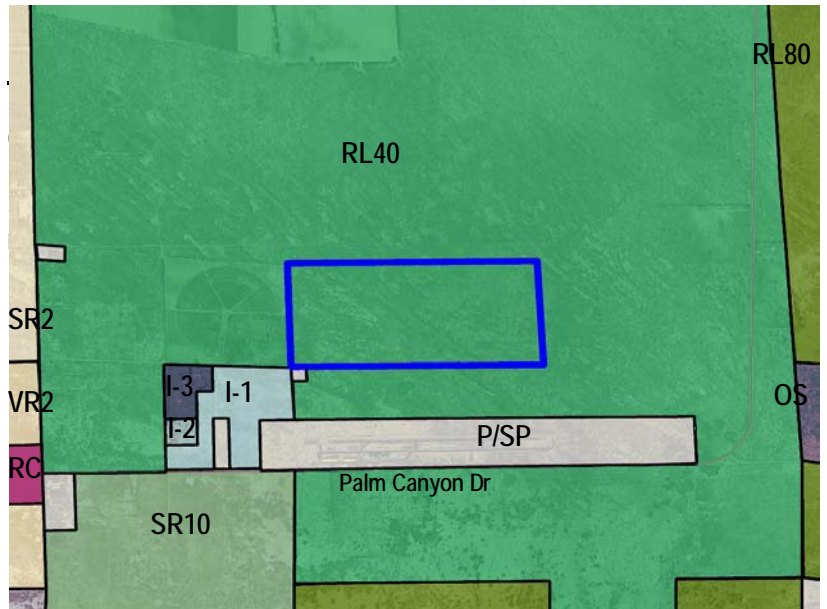
General Plan (Adopted Aug 2011)	RL40
Property Specific Request:	SR4
Requested by: Larry Clement	
Community Recommendation	RL40 ¹
Opposition Expected ²	Yes
Spot Designation/Zone	Yes
Impacts to FCI Timeline	Moderate
Change to GPU Principles Needed	Yes
Level of Change	Major

Notes:

- 1 – Borrego Springs CSG meeting minutes of February 3, 2011
- 2 – The Community Sponsor Group is opposed to the request.



Aerial



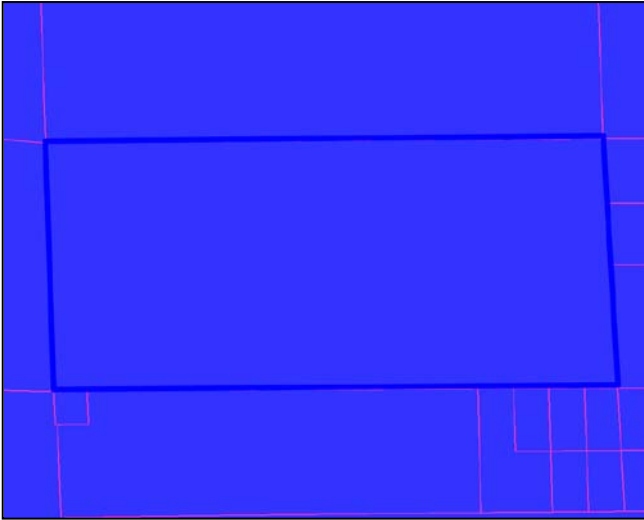
Adopted Aug 2011

Property Description	
<u>Property Owner:</u> Larry Clement	
<u>Size:</u> 288.3 acres 1 parcel	
<u>Location/Description:</u> 0.4 miles to the north of Palm Canyon Drive Outside County Water Authority boundary	
<u>Prevalence of Constraints (See following page):</u> <ul style="list-style-type: none"> ● – high; ◐ – partially; ○ - none ○ Steep slope (greater than 25%) ● Floodplain ● Wetlands ○ Habitat Value ○ Agricultural Lands ◐ Fire Hazard Severity Zones 	

Land Use	
General Plan	
Scenario	Designation
Former GP	1 du/4,8,20 ac
GP (Adopted Aug 2011)	RL40
Referral	RL40
Hybrid	
Draft Land Use	RL80
Environmentally Superior	
Zoning	
Former — S92, 4-acre minimum lot size	
Adopted Aug 2011 — Same as existing	

Discussion

The property owner's request is significantly higher than the General Plan land use alternatives evaluated in the DEIR. Also, the request would not support project objectives such as the Community Development Model. Additionally, a Major Use Permit 09-012 for a Solar Farm, Eurus Energy Borrego LLC was approved by the County Board of Supervisors (Item #1) on January 12, 2011.



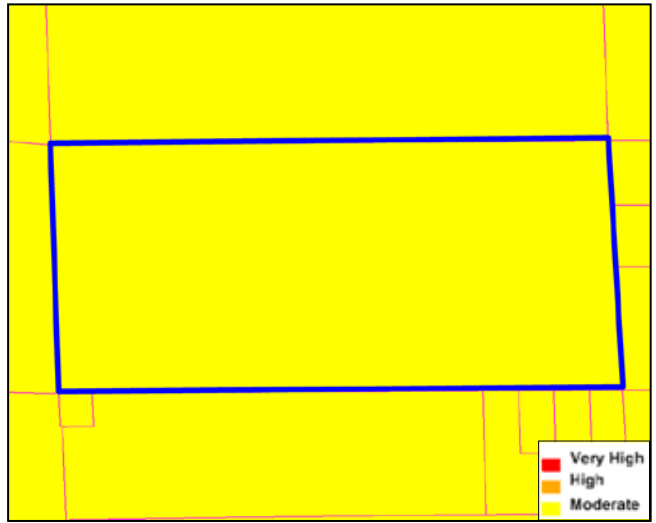
Floodplain (100-Year)



Wetlands



Prime Agricultural Lands



Fire Hazard Severity Zones

DS25 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Semi-Rural 4	Rural Lands 40	Major

Rationale for Major Category Classification

- The General Plan Community Development Model does not support increased development in remote locations away from existing villages.
- The General Plan principles and policies do not support increased development in areas with sensitive resources.
- The General Plan principles and policies require consideration of the adequacy of fire protection services which are limited in Borrego Valley.

Guiding Principles/General Plan Changes Necessary to Support the Request

- The General Plan Guiding Principles and policies would require revisions to deemphasize compact communities.
- Some Guiding Principles and many goals and policies would require revision to deemphasize consideration of external factors when assigning land use designations such as groundwater availability, fire protection services, and biological resources.
- Properties with similar proximity to the Borrego community center with densities less than SR-4 should be reconsidered for consistency in approach.
- All other communities may require review as well for their transition to the Rural Lands designation.

Impact to Forest Conservation Initiative Remapping Timeline

Moderate – The Forest Conservation Initiative area does not affect lands in the Borrego area of the County. However, the remapping efforts would need to be evaluated based on this case and any revised principles and policies. In particular, Forest Conservation Initiative lands near the periphery of existing communities would need to reflect whatever approach is taken.

Relevant General Plan Principles, Goals, and Policies

A sampling is included below:

Principle 2. Promote health and sustainability by locating new growth near existing and planned infrastructure, services, and jobs in a compact pattern of development.

Goal LU-1 Primacy of the Land Use Element. A land use plan and development doctrine that sustain the intent and integrity of the Community Development Model and the boundaries between Regional Categories.

Policy LU-1.1 Assigning Land Use Designations. Assign land use designations on the Land Use Map in accordance with the Community Development Model and boundaries established by the Regional Categories Map.

Policy LU-1.3 Development Patterns. Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.

Policy 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.

Goal LU-2 Maintenance of the County's Rural Character. Conservation and enhancement of the unincorporated County's varied communities, rural setting, and character.

Policy 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.

Principle 4. Promote environmental stewardship that protects the range of natural resources and habitats that uniquely define the County's character and ecological importance.

Goal LU-6 Development—Environmental Balance. A built environment in balance with the natural environment, scarce resources, natural hazards, and the unique local character of individual communities.

Policy LU-6.1 Environmental Sustainability. Require the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment.

Policy LU-6.2 Reducing Development Pressures. Assign lowest-density or lowest-intensity land use designations to areas with sensitive natural resources.

Principle 9. Minimize public costs of infrastructure and services and correlate their timing with new development.

DESERT/BORREGO SPRINGS

2000 Census Population.....3,271
 Community 2020 Target¹37,871
 April 2004 WC Map Population15,440



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 forecasts² 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.

¹ Community target not yet endorsed by the Board of Supervisors: 12,000.
² Based on traffic forecasts for the August 2003 Working Copy map.

DS26

General Plan (Adopted Aug 2011)	RL40
Property Specific Request:	SR4
Requested by: Mara Penick	
Community Recommendation	N/A
Opposition Expected ¹	No
Spot Designation/Zone	Yes
Impacts to FCI Timeline	Major
Change to GPU Principles Needed	Yes
Level of Change	Major

Note:

1- Based on staff's experience

Property Description

Property Owner:

Mara Penick

Size:

10 acres

1 parcel

Location/Description:

1 mile west of Split Mountain Road via a private road;

Outside County Water Authority boundary

Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

- Steep slope (greater than 25%)
- Floodplain
- Wetlands
- Habitat Value
- Agricultural Lands
- ◐ Fire Hazard Severity Zones

Land Use

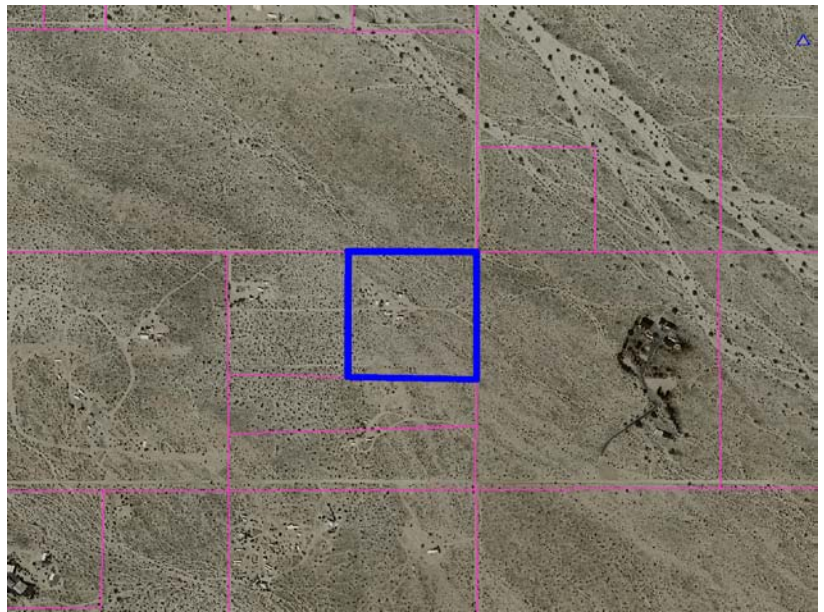
General Plan

Scenario	Designation
Former GP	1 du/4,8,20 ac
GP (Adopted Aug 2011)	RL40
Referral	RL80
Hybrid	RL40
Draft Land Use	RL80
Environmentally Superior	

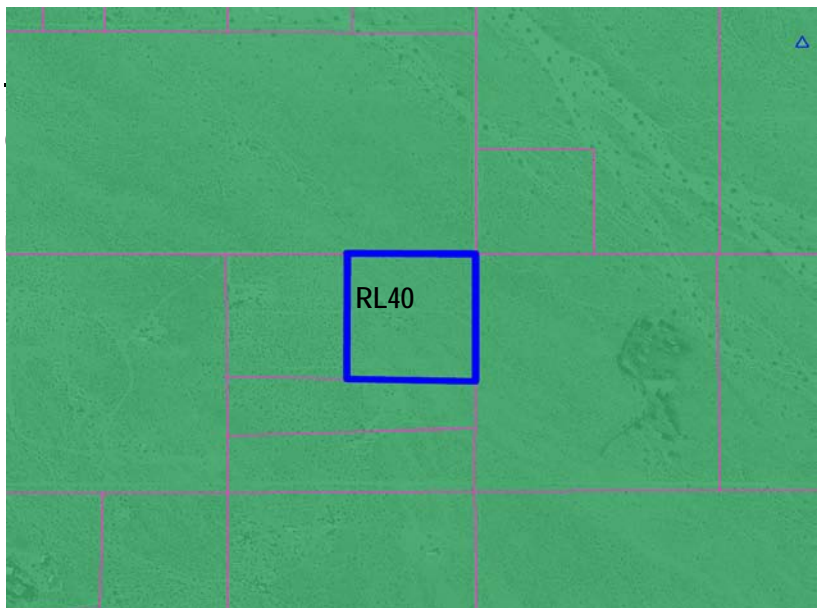
Zoning

Former — S92, 8-acre minimum lot size

Adopted Aug 2011 — Same as existing



Aerial

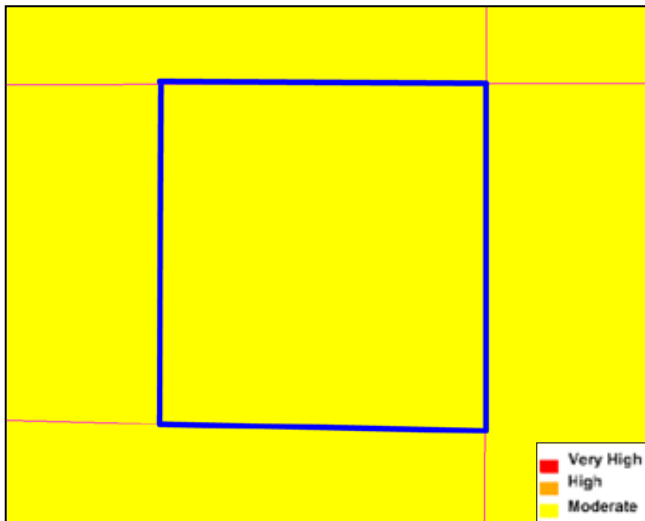


Adopted Aug 2011

Discussion

This ten-acre property could not subdivide further under the former General Plan designation due to an eight-acre minimum lot size, as well as the Groundwater Ordinance that currently requires a minimum parcel size of 20 acres in this area. The application of Semi-Rural 4 in this area would be a spot zone that would not support the Community Development Model. Also, this density was not evaluated in any of the General Plan Update DEIR land use alternatives.

DS26 (cont.)



Fire Hazard Severity Zones

DS26 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Semi-Rural 4	Rural Lands 40	Major

Rationale for Major Category Classification

- This ten acre property could not subdivide prior to the General Plan Update because the zoning was an eight acre minimum lot size and the Groundwater Ordinance specifies a 20-acre minimum lot size.
- The property received a Rural Land 40 designation because there are numerous larger parcels in this area and the entire general area was given the same designation to reflect its remoteness.
- The request would either place an unrealistic density on the property or would result in an upzone either of which would be inconsistent with the General Plan.
- The General Plan Community Development Model does not support increased development in remote locations away from existing villages.
- The General Plan principles and policies do not support increased development in areas with limited access, sensitive resources, and significant constraints.

Guiding Principles/General Plan Changes Necessary to Support the Request

- Most Guiding Principles and many goals and policies would require revision to deemphasize consideration of external factors when assigning land use designations.
- The fundamental approach to designating rural lands would need to be revisited and new principles, policies, and concepts developed.
- All properties designated Semi-Rural 10 or a Rural Lands designation would need to be revisited based on the revised principles, policies, and concepts.

Impact to Forest Conservation Initiative Remapping Timeline

Major – As the majority of the Forest Conservation Initiative area will be proposed for Rural Lands, the remapping efforts would need to wait until revised principles, policies, and concepts are developed.

Relevant General Plan Principles, Goals, and Policies

A sampling is included below:

Principle 2. Promote health and sustainability by locating new growth near existing and planned infrastructure, services, and jobs in a compact pattern of development.

Goal LU-1 Primacy of the Land Use Element. A land use plan and development doctrine that sustain the intent and integrity of the Community Development Model and the boundaries between Regional Categories.

Policy LU-1.1 Assigning Land Use Designations. Assign land use designations on the Land Use Map in accordance with the Community Development Model and boundaries established by the Regional Categories Map.

Policy LU-1.3 Development Patterns. Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.

Policy 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.

Goal LU-2 Maintenance of the County's Rural Character. Conservation and enhancement of the unincorporated County's varied communities, rural setting, and character.

Policy 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.

Principle 4. Promote environmental stewardship that protects the range of natural resources and habitats that uniquely define the County's character and ecological importance.

Principle 5. Ensure that development accounts for physical constraints and the natural hazards of the land.

Goal LU-6 Development-Environmental Balance. A built environment in balance with the natural environment, scarce resources, natural hazards, and the unique local character of individual communities.

Policy LU-6.1 Environmental Sustainability. Require the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment.

Policy LU-6.2 Reducing Development Pressures. Assign lowest-density or lowest-intensity land use designations to areas with sensitive natural resources.