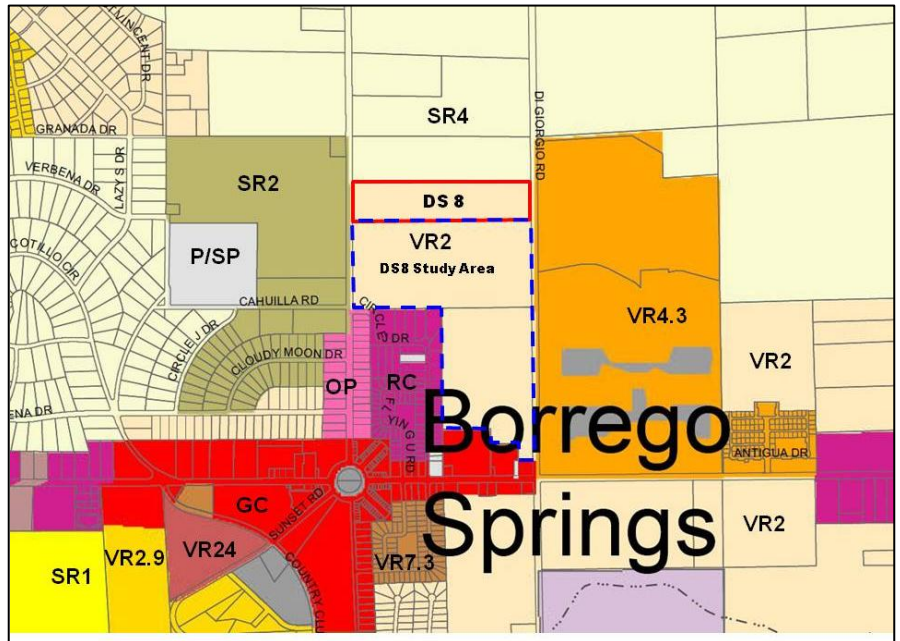## DS8 and Study Area

| Existing GP Designation(s)	VR2
Requestor(s) Position: Support workplan designation	
Area (acres): 168.2 [33.8 PSR, 134.4 study area]	
# of parcels: 3	

Workplan Designation(s) Evaluated	VR4.3
CPG Position	Support
Opposition Expected	No
# of Additional Dwelling Units	388
Complexity Category	**High**

Discussion: DS8 is located approximately 2/3 mile from Christmas Circle, a focal point for the community center of Borrego Springs. To the immediate east of the property is the Roadrunner Golf and Country Club. The request is to increase the density of DS8 from VR2 to VR4.3. This would increase the dwelling unit yield on this 33.8 acre property from 66 to 145 dwelling units. For mapping consistency, two parcels to the south of DS8 totaling 134.4 acres are also recommended to receive a similar designation as DS8, which would increase the total dwelling unit count by 388 units.

Existing General Plan Designations:

Workplan Designation(s) Evaluated:

DESERT [BORREGO SPRINGS]   **June 20, 2012**
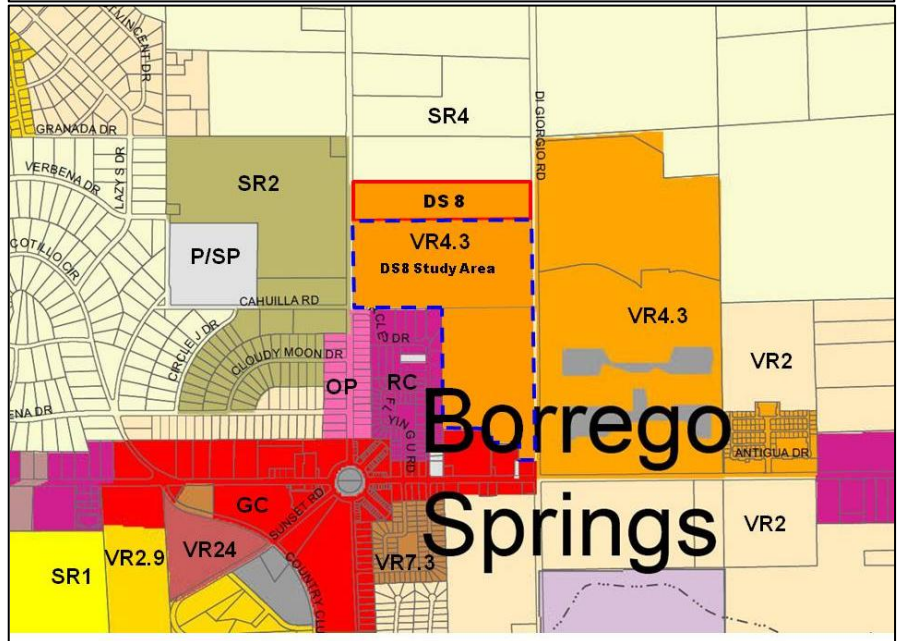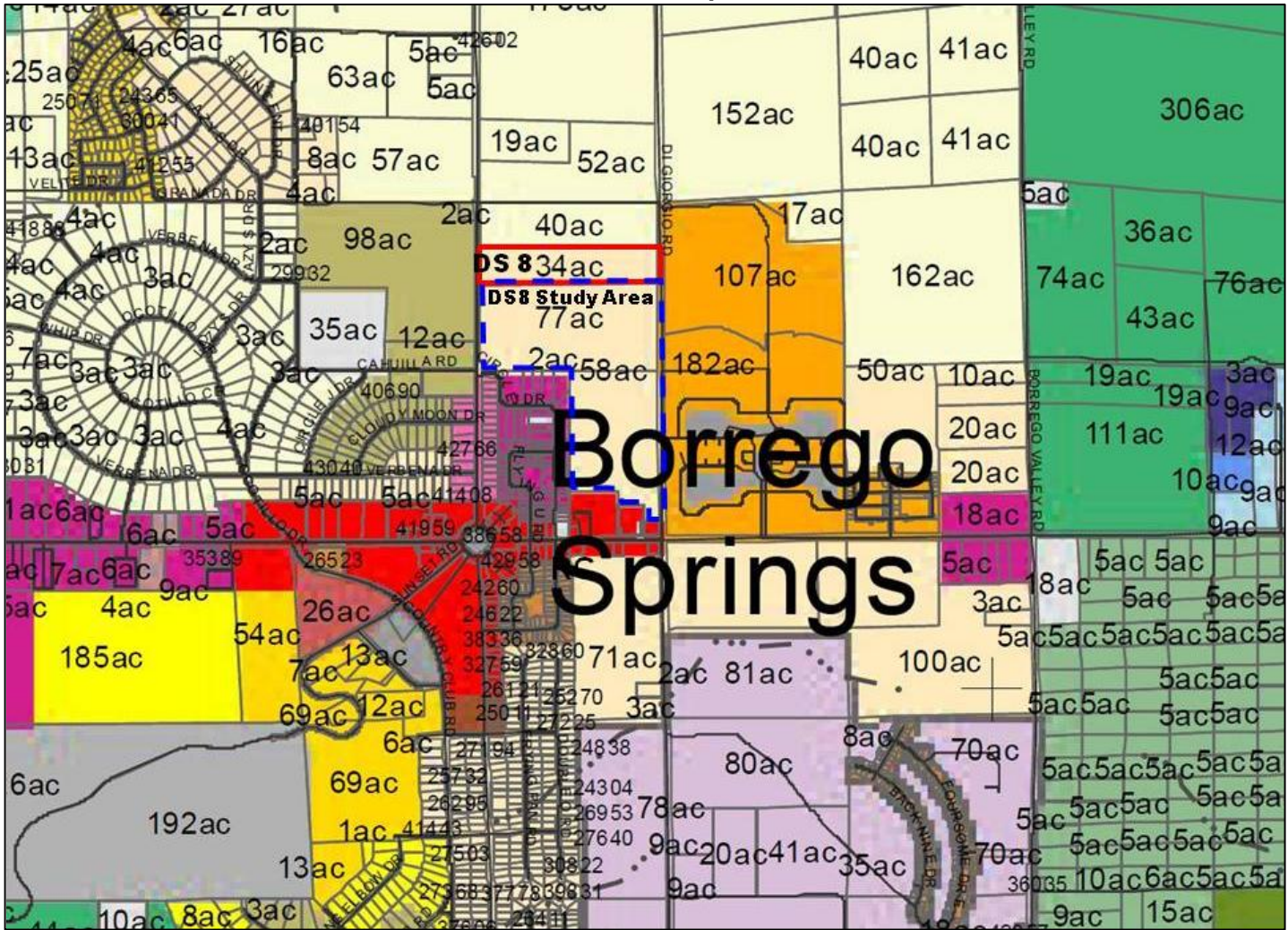
DS8 and Study Area

Rationale for High Complexity Classification:

- Due to the large potential increase in density (additional 388 dwelling units) for the Study Area, the proposed change would not fit in the medium complexity category. Additional environmental documentation would be required to comply with state law.
- Particular areas of concern for the large increase in density would include adequacy of existing fire protection services and water service, in addition to the prime agricultural land in the study area.
- Prime agricultural soils cover most of the study area and this area has historically been used for agriculture. Further analysis would be required to ensure compliance with Policy LU-7.1, which seeks to protect agricultural lands with lower-density land use designations.
- This significant increase in density in Borrego Springs, which is not a significant job center, would require additional traffic modeling and analysis consistent with adding a large number of residents in a location that is distant from major job centers.

Lot Size Map

For Additional Information (January 9, 2012 Staff Report): DS8

DESERT [BORREGO SPRINGS]   **June 20, 2012**

Property Constraints

Prime Agricultural Land