

## **1. Community Building**

- 1.1.1. Thoughtfully minimize the use of electronic traffic control devices**
- 1.1.2. Install pedestrian crosswalks and walkways, and selectively lower speed limits to increase pedestrian access, mobility, and safety**
- 1.1.3. Consider replacing parallel parking around Christmas Circle with diagonal parking, and reconfigure traffic flow with traffic-calming strategies.**
- 1.1.4. Create a Master Plan that defines key elements of community, transportation corridors, and critical entry ways.**
- 1.1.5. Establish the location of “way finding” and “orientation aids” in the Master Plan.**
- 1.1.6. Establish a Business District Sign Committee in affiliation with the Chamber of Commerce to review signage and make recommendations on a voluntary basis.**
- 1.1.7. Create a “New or Renewable Energy” task force for the exploration and implementation of new local energy sources.**
- 1.1.8. Lobby for the establishment of BWD Board staff & committees responsible for conservation in the three key water use categories – residential, golf, and agriculture.**
- 1.1.9. Create a Task Force charged with the responsibility to lobby support with San Diego County and utility companies for the implementation of undergrounding utilities and the creation of storm water retention systems.**
- 1.1.10. Encourage the Anza Borrego Foundation to give priority to acquiring Borrego Springs agriculture properties contiguous to park land, consistent with State Park objectives.**
- 1.1.11. Encourage the Sponsor Group to include public safety, healthcare, and education representatives on its Board.**
- 1.1.12. Create a Borrego Village Association and encourage the Sponsor Group to collaborate with it and obtain its input and recommendations on all community development matters.**
- 1.1.13. Create a Sponsor Group initiative in support of collaborative efforts by land owners, developers, planners, and community leadership for the creation of community-compatible and well-integrated mid- and low-income housing.**

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- 1.1.14. Solicit the support of the Borrego Springs Fire District Board in planning for the future space requirements for a community public safety facility that will accommodate fire, police, and rescue elements.**
- 1.1.15. Form an elected local planning group to develop and work with the County of San Diego on development issues in Borrego Springs.**
- 1.1.16. Collaborate with the State Park in the creation of a “partnership” publication highlighting the elements of cooperation between the Park and the community.**
- 1.1.17. Initiate a joint park-public effort to create a thoughtful, planned buffer / transition zone along boundaries from parklands into private lands throughout the Desert Area.**
- 1.1.18. Identify leadership and launch once-monthly meetings attended by representatives of all local non-profits for the purpose of improving communication and identifying “best practices”.**
- 1.1.19. Revisit the idea of creating one or more area-wide flood-control mechanisms within the Desert Area.**
- 1.1.20. Create an Environmental committee of the Sponsor Group to work with concerns related to dark sky, noise, air pollution (smoke), and other environmental-management issues.**
- 1.1.21. Establish a land trust and/or work with existing institutions to:**
  - 1.1.21.1. obtain lands within the boundaries of the district which contain biologically- or ecologically-sensitive habitats and/or species, as well as culturally, archaeologically, or otherwise important sites;**
  - 1.1.21.2. record conservation easements (or other appropriate restrictions) on those lands; and**
  - 1.1.21.3. make a fair, open, and liquid market in interests in the easements for the purposes of both permanent preservation and facilitating required habitat mitigation.**
- 1.1.22. Encourage the creation of landscape easements (conservation easements) to establish and preserve the continuity of desert character and existing wildlife and vegetation corridors throughout the Desert Area.**

## **2. Community Design**

### **2.1. Ordinance & Code Enforcement**

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- 2.1.1. Incorporate any new requirements for building or other permit approval into the Sponsor Group Residential Building Guide.**
- 2.1.2. Review county administration and enforcement of existing zoning, grading, and lighting ordinances and building codes within the Desert Area, and put in place strategies to ensure prompt, consistent, and effective enforcement to prevent difficult-to-reverse damage to:**
  - 2.1.2.1. fragile, non-regenerating desert lands;
  - 2.1.2.2. dark skies and dark environment; and
  - 2.1.2.3. viewsheds and neighborhoods

### **2.2. Grading & Site Plans**

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- 2.2.1. Implement a Borrego Springs Addendum to the S.D. County Grading Ordinance that establishes criteria for expanded review and approval of grading, site, and landscape plans both: 1.) prior to the issuance of grading and building permits for residential and commercial construction; and 2.) prior to significant subsequent landscaping or hardscaping, specifically including measures for –**
  - 2.2.1.1. substantially modifying the threshold at which the county requires a grading permit;
  - 2.2.1.2. controlling perpetual wind-borne dust and sand;
  - 2.2.1.3. limiting unnecessary and/or discretionary destruction of native plant / animal species and habitat;
  - 2.2.1.4. maximizing and maintaining wide expanses of integral native plant communities, both within and across legal parcel boundaries;
  - 2.2.1.5. preventing unnecessary disruption or disturbance of established soil crust and native vegetation;
  - 2.2.1.6. preventing grading in rights-of-way adjacent to building sites, preserving key desert vegetation, and providing that when specified varieties of native vegetation are removed during any sitework, that they be conserved and re-planted prior to any final inspection(s);
  - 2.2.1.7. limiting, both during construction and afterward, total grading disturbance area as a function of the building footprint and/or net-square-area lot size;

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- 2.2.1.8. strongly encouraging the use of porous, reflective substrates rather than asphalt in all walkways, driveways, and hardscaping;
- 2.2.1.9. enforcing strong economic disincentives for un-approved grading and habitat disturbance or destruction by requiring both re-planting and restoration to specific prior conditions plus a 100% mitigation penalty for the disturbed area.
- 2.2.1.10. locating pool equipment, HVAC equipment, propane equipment, satellite dishes, electrical power lines, etc. to prevent visual blight and noise trespass;
- 2.2.1.11. observing and accommodating existing trail easements, and
- 2.2.1.12. limiting impediments to animal migrations or flood water flow.

### **2.3. Landscaping**

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**2.3.1. Implement a Landscaping Ordinance that establishes a process and criteria for review and approval of planting selections and their layout, particularly outside the immediate proximity of a proposed building's disturbed area, and including measures for:**

- 2.3.1.1. preserving desert / mountain view corridors through legal parcels;
- 2.3.1.2. controlling the use of invasive, non-native plants;
- 2.3.1.3. encouraging the use of drought-resistant plants;
- 2.3.1.4. limiting total water use permitted for landscape irrigation as a function of legal parcel area and use type;
- 2.3.1.5. encouraging the use of native plants at streetside;
- 2.3.1.6. locating deciduous and non-deciduous trees in relation to building orientation and prevailing climatic conditions in order to restrict light and noise trespass;
- 2.3.1.7. siting plantings to reduce energy consumption in buildings by adopting a microclimate strategy;
- 2.3.1.8. specifying fence / hardscape setbacks and maximum heights above grade as a function of distance between structure(s) and nearest lot boundary; and
- 2.3.1.9. prohibiting perimeter fencing, and specifically chain-link fencing, along the public faces (street- and non-street-facing borders) of legal parcels.

**2.3.2. Monitor and influence residential and commercial groundwater use via clear and meaningful tiered rates by:**

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- 2.3.2.1. defining an approved Landscape Plan as an Approved Base Level of plantings for the purpose of calculating water customers' approved base irrigation water use; and
  - 2.3.2.2. providing for supplemental, tiered charges for all plantings in excess of the Approved Base Level.
- 2.3.3. Create a Borrego Springs Approved Plantings list for the appropriate application of non-invasive, desert-appropriate, low-water-use and drought-resistant plants as a part of the Landscape Ordinance.**

## **2.4. Buildings — Energy Efficiency**

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- 2.4.1. Require that all residential and commercial construction (both new and significant renovation) within the Desert Area meet passive energy efficiency conservation goals by accumulating a minimum number of “efficiency points” in the following (and other, suitable) alternative ways:**
- 2.4.1.1. orienting building forms to maximize positive and minimize negative climatic and environmental effects;
  - 2.4.1.2. incorporating overhangs and permanent shade structures over non-north-facing windows, doors, and exposed exterior walls;
  - 2.4.1.3. using thermal massing to reduce temperature fluctuations in interior spaces;
  - 2.4.1.4. using higher R-value roof insulation than is currently required in California, along with light-colored roof surfaces to reduce HVAC loads;
  - 2.4.1.5. limiting overall height of building structures to limit solar exposures; and
  - 2.4.1.6. including passive energy efficiency elements in the Landscaping Plan
- 2.4.2. Require that all residential and commercial construction (both new and significant renovation) within the Desert Area meet active energy efficiency conservation goals by accumulating a minimum number of “efficiency points” in the following (and other suitable) alternative ways:**
- 2.4.2.1. using higher efficiency (S.E.E.R.) heating, ventilation, and air-conditioning (HVAC) systems than specified by California or Federal regulations;
  - 2.4.2.2. using light dimming;
  - 2.4.2.3. installing solar hot-water panels for swimming pools;
  - 2.4.2.4. incorporating solar-electric panels systems.

## **2.5. Lights & Lighting**

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- 2.5.1. Create a Borrego Springs Lighting Standards Addendum to the San Diego County Lighting Ordinance to protect and enhance the dark sky and dark environment resource by establishing standards on the installation of all new light fixtures within the Desert Area to limit intensity, glare, light trespass, and degradation of dark sky and dark surroundings from exterior and landscape lighting, specifically providing that:**
- 2.5.1.1. all properties are to be protected from future trespass by exterior lighting on adjoining properties;
  - 2.5.1.2. all private and public street- and parking area-lighting use shielded fixtures to substantially confine lighting to the lighted area;
  - 2.5.1.3. all exterior fixtures (with certain exceptions for low-wattage and decorative fixtures) be shielded and emit light in such a way as to confine substantially all light rays emerging from the fixture to fall within the boundaries of the legal parcel on which the fixture is installed;
  - 2.5.1.4. establish maximum surface light intensity levels to limit dark sky and dark environment degradation through reflection;
  - 2.5.1.5. require frosted lamps wherever unshielded fixtures may be permitted;
  - 2.5.1.6. all unnecessary commercial, agricultural, and residential outdoor illumination is reduced or eliminated; and
  - 2.5.1.7. commercial uses for nighttime lighting are defined and limited in intensity, hours of use, and size of lighted areas.
- 2.5.2. Institute a Desert-Area-wide program to eliminate existing instances of light trespass, with the exception of emergency lighting.**

## **2.6. Subdivisions / Developments**

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- 2.6.1. Allow decomposed granite surfaces as an alternative to Public / Private Road Standards within Desert Area boundaries so that private and lightly trafficked public roads can avoid asphalt paving requirements.**
- 2.6.2. Amend county Parking Guidelines to make explicitly clear that decomposed granite is an acceptable finish surface for parking areas in the Desert Area.**
- 2.6.3. Review and revise existing building height and story regulations in the Desert Area to emphasize single-story structures outside community centers.**

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- 2.6.4. Limit development and/or construction on slopes, ridgelines, mesas, and peaks to sites where pre-existing natural grades are less than 10% in any direction.**

### **3. Cultural**

- 3.1.1. Create a list of sites and structures to be investigated for historical significance.**
- 3.1.2. Map the Borrego Valley showing sites and structures deemed historically significant.**
- 3.1.3. Gather input from preservation groups as to how to best protect these sights and structures.**
- 3.1.4. Map all existing equestrian trails and intersections with private land holders. Look at incorporating possible new trails and equestrian areas to connect with the Federal and County trails systems.**
- 3.1.5. Develop a list of standards to qualify for designation as “mid-century” architecture.**
- 3.1.6. Establish guidelines for improvements to the down town area built environment that will honor the original architecture.**
- 3.1.7. Ask that the County designate the old Borego town site as an official historical site.**
- 3.1.8. Secure the property of old Borego and surrounding land in the Borrego Sink as a community historic park.**
- 3.1.9. Preserve and protect the original town site at Old Borego, and write zoning and other guidelines that are appropriate to a historical area.**
- 3.1.10. Allow spot zoning to permit commercial uses, consistent with current owner consent, for Old Borego, the Desert Club, etc, subject to review and approval by the Sponsor Group.**
- 3.1.11. Establish guidelines that will preserve and protect the small town feel and aesthetics of Borrego Springs, including dark sky, habitat protection, wildlife corridors , maximum levels of native vegetation, traffic considerations, and non-grid housing development.**
- 3.1.12. Reduce water usage in the Desert Area through development of crop reduction or replacement allowing for incentives for farmers to participate.**
- 3.1.13. Develop guidelines for zoning that more fully use the county of San Diego existing designator of “environmentally sensitive” area.**



## **4. Technology**

### **4.1. The Sun**

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- 4.1.1. A landscape plan should be developed for the commercial areas of the community using desert native canopy trees, shade cloth, and overhead trellises for shading to induce pedestrianization.**
- 4.1.2. An energy utility should be formed to harvest solar energy and wind power on a community wide basis for local use and to export excess energy onto the regional grid as a community benefit.**

### **4.2. Water Use**

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- 4.2.1. Actively support the implementation of the Groundwater Management Plan as developed by the Borrego Water District.**
- 4.2.2. Evaluate the feasibility and advisability of establishing a Replenishment District to fund aquifer recharge programs and conjunctive use cooperatively with the BWD.**
- 4.2.3. Modify the design of the existing sewage-treatment plant to allow for the re-use of treated effluent for use in irrigation, especially for agriculture and golf courses.**
- 4.2.4. Evaluate the feasibility and advisability of requiring storm water retention/detention basins in subdivisions throughout the Desert Area to prevent run-off and induce percolation of water into the soils.**
- 4.2.5. Require grey water irrigation on all new multi-family and mobile home parks and strongly encourage it for residential uses.**

### **4.3. Soils**

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- 4.3.1. Create a viewshed plan for the Desert Area and restrict grading to defined limits in those areas.**
- 4.3.2. Institute a program with County of San Diego Agricultural Dept. to restore farmlands to native desert habitat in State Park-adjacent lands.**

### **4.4. Noise**

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- 4.4.1. Develop a coordinated setback program for development along roads with the potential for excessive noise generation by cars and trucks.**
- 4.4.2. Review and modify the aerial aerobatic box criteria in the vicinity of the airport.**

#### **4.5. Circulation**

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- 4.5.1. Conduct a traffic analysis of downtown Borrego Springs to determine patterns of local and thru traffic including noise generation.**
- 4.5.2. Implement a program of traffic management and calming devices along major traffic routes.**
- 4.5.3. Develop a policy regarding the relationship between horse or pedestrian trails with the road system.**

#### **4.6. Utilities**

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- 4.6.1. Coordinate a system of water and sewer line extensions that will direct appropriate growth patterns in the community.**
- 4.6.2. Coordinate a program of the undergrounding of overhead utilities throughout Borrego Springs to include electric, telephone and tv / cable.**
- 4.6.3. Implement techniques to increase efficiencies in response times for emergency services vehicles, including local medical and fire services.**
- 4.6.4. Encourage the connection to community sewerage systems where available and the phased abandonment of septic systems by adoption of the Uniform Plumbing Code.**
- 4.6.5. Design an understandable storm management program that protects homes and business from flood waters by the use of elevated floor elevations and separation between buildings.**

## **5. Values**

### **5.1. Accessible Water**

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- 5.1.1. Educate individuals and organizations and create ways to encourage them, to ensure that they fully consider the effects of their plans and actions on current and future groundwater quality and quantity (water table).**
- 5.1.2. Reduce the water used for farming and golf courses through efficiencies, design, crop replacements, reductions, incentives, technological, economic, political, and / or legal means.**
- 5.1.3. Develop a task force of sufficient independence and expertise to make recommendations. Develop a paid position at BWD to oversee the implementation of the accepted recommendations.**
- 5.1.4. Appoint a BWD Water Educator to inform the public on methods and technologies to reduce everyday water use in homes and businesses.**
- 5.1.5. Expand the Town Sewer system and phase out septic systems to protect groundwater resources and maximize water re-use.**
- 5.1.6. Require the use of plant materials native to the Colorado / Sonoran Desert for new subdivisions and commercial development. Require a percentage of native plants be left in place in new residential and commercial construction.**

### **5.2. Clean Air**

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- 5.2.1. That Borrego Springs Fire Dept. factor air-quality, in addition to fire safety, into the issuing of burn permits.**
- 5.2.2. Link Salton Sea Authority web site to sites of local organizations. Ask for community volunteer to be our local representative on this issue, who would attend meetings, stay current, and write articles.**
- 5.2.3. Design pedestrian-friendly community with connecting paths, shade, benches, water fountains, crosswalks, bike parking racks, small local [solar-powered] bus transportation.**
- 5.2.4. Educate individuals and organizations and create ways to encourage them, to ensure that they fully consider the effects of their plans and actions (grading, clearing, burning, vehicle choice, landscaping, etc.) on current and future air quality.**

### **5.3. Dark Night Sky**

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- 5.3.1. Promote our dark sky as a distinguishing community resource for residents and visitors.**
- 5.3.2. Educate individuals and organizations and create ways to encourage them, to ensure that they fully consider the effects of their plans and actions (light fixture and bulb selection / location / orientation, timer settings, motion detectors, etc.) on current and future dark sky and dark environment.**

### **5.4. Quietness**

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- 5.4.1. Promote our unusual quietness as a distinguishing community resource for residents and visitors.**
- 5.4.2. Educate individuals and organizations and create ways to encourage them, to ensure that they fully consider the effects of their plans and actions (equipment location / shielding, hours of operation, etc.) on current and future quietness.**

### **5.5. Friendly, Historic Small-town Desert Community Surrounded by Open Space and Panoramic Views Afforded by the State Park**

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- 5.5.1. Develop, with extensive community input and involvement, a “Borrego Springs” look and style guide for voluntary use in future design, construction, and landscaping.**
- 5.5.2. Develop and implement a consistent, area-wide system of public informational and directional signs, with an associated “style guide” for private signage. Use visual graphics and signage as a significant messenger about our values and standards**
- 5.5.3. Develop methods to fund and maintain public signs and landmarks.**
- 5.5.4. Promote use of native plants in the core commercial district of Borrego Springs to reinforce our community’s desert ambiance and complement the surrounding park environment.**
- 5.5.5. Recognize and document our mid-century history of architecture and community development.**
- 5.5.6. Inventory historic buildings and sites and ensure they are zoned for their preservation and adaptive re-use.**
- 5.5.7. Include all major visitor service facilities in orientation signage. Inventory what aids already exist. Gather community input and ideas.**

- 5.5.8. Develop policies regarding street lights consistent with the community needs for both safety and continued dark sky / dark environment.**

## **5.6. Viewsheds**

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- 5.6.1. Educate individuals and organizations and create ways to encourage them, to ensure that they fully consider the effects of their plans and actions (grading / clearing, landscaping / hardscaping, etc.) on current and future viewsheds and view corridors.**

## **5.7. Desert Recreational & Educational Opportunities**

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- 5.7.1. Create visible and user-friendly walking and biking corridors along public right-of-ways.**
- 5.7.2. Explore the desirability, feasibility, and advisability of creating a system of connected walking paths throughout the valley with easy access from the business center to the state park and to scenic, natural, and cultural sites. Identify areas of particular vegetative significance, such as the mesquite forest in the Borrego Sink and the ocotillo forest on the valley's west side; investigate linking these areas to a future valley-wide foot trail system.**
- 5.7.3. Tie-in new construction to existing trail easements.**
- 5.7.4. Maintain and improve access to historical trails, such as the federal Anza Trail as it intersects with private land holdings.**
- 5.7.5. Evaluate the impact of horses and horse traffic on native wildlife and vegetation and residential neighborhoods.**
- 5.7.6. Work with the State Park to coordinate protection of local historical sites and landmarks located on state property. Consider integration of these cultural sites into the community through trails, signage, and activities.**

## **5.8. Abundant Wildlife, Habitat, Biodiversity**

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- 5.8.1. Limit green grass and non-native plants.**
- 5.8.2. Remove invasive plants to the greatest extent possible.**
- 5.8.3. Preserve and protect native plants and wildlife in their associated habitats to the greatest extent possible.**
- 5.8.4. Encourage Borrego Water District to address issues related to restoring fallowed agricultural lands to reduce wind-blown sand and the establishment of non-native exotic plants.**
- 5.8.5. Educate individuals and organizations and create ways to encourage them, to ensure that they fully consider the effects of their plans and actions on**

the current and future well-being of native plants, wildlife, habitats, and biodiversity.

## **5.9. Native Soils**

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- 5.9.1. Preserve and protect native soils and soil crusts (desert “topsoil”) in their natural state to the greatest extent possible.**
- 5.9.2. Educate individuals and organizations and create ways to encourage them, to ensure that they fully consider the effects of their plans and actions on native soils and soil crusts.**

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