

December 4, 2024
COUNTY OF SAN DIEGO, BORREGO SPRINGS COMMUNITY SPONSOR GROUP
*****MEETING AGENDA*****

Wednesday, December 4, 2024, 4:30 p.m.

In-person at the Borrego Library, 2850 Country Club Rd, Borrego Springs & also via Zoom

Topic: Borrego Springs Community Sponsor Group

Join Zoom Meeting Hot link is:

<https://us02web.zoom.us/j/83980123578?pwd=Vau2aAmhGMXrKEFkBgVlz1mRguVP1A.1>

Meeting ID: 839 8012 3578

Passcode: 560475

Please note that you will need the passcode to enter the meeting. No Waiting Room.

THE PUBLIC IS ALWAYS WELCOME TO OUR MEETINGS

WE REPRESENT YOU WHEN ADVISING THE COUNTY OF SAN DIEGO ON LAND USE ISSUES

Please note that discussion items might be arranged according to interest for public discussion and might not exactly follow the agenda as given below.

A. CALL TO ORDER/ROLL CALL

B. APPROVAL OF MINUTES FOR THE MEETING of November 6, 2024 (Attached)

C. PUBLIC COMMUNICATION (will be limited to 3 min): Opportunity for members of the public to speak to the Group on any subject matter within the Group's authority that is not on the posted agenda.

D. ACTION ITEMS: (Note all items might be taken out of order considering interested individuals at the meeting.)

1.. Review of the County Scoping Letter (**attached**) for Rams Hill. Cathy Milkey of T2 presenting. Also, Daniella Hofreiter, Planning Manager with the Department of Development Services, will also be present to hear our discussion and to answer any questions from the Board Members or the public. The presentation by T2 will also include a summary report on the approved visual study for the project.

2. Election of Officers for the BSCSG 2025. Nominations are open to all Board members. Potential officers for 2025: Chair, John Peterson, Vice chair Jim Dax, Secretary Nancy McRae.

3. Review of the BSCSG Rules of Order, Becky Faulk presenting

E. NON-ACTION ITEMS:

1. Status update on the Borrego Springs Micro Grid. Presenter, Sylvia McNally, Municipal Infrastructure Advisor SDG&E.

2. Summary of field trip to the La Casa Del Zoro solar field. Bill Haneline presenting.

F. GROUP BUSINESS:

1. Resignation of Judy Haldeman Seat #5. Review of Board Seats, including potential officers for 2026.

3. Subcommittee Reports: None

4. Meeting Updates: None

5. Correspondence received: None

G. ADJOURNMENT

The next regular meeting is scheduled for **January 8, 2024**, at 4:30 at the Borrego Springs Library Community Room, 2850 Country Club Rd, Borrego Springs, California and via Zoom. Note that this is the **second** Wednesday of the month considering that the first Wednesday is New Years Day.

The Chair has appointed the following BSCSG Members to serve as points of contact for the following areas:

- a) Road Maintenance, Bill Haneline
- b) Dark Sky Ordinance and issues, Rebecca Falk
- c) Association of Planning Groups, Jim Dax
- d) Review of the Sponsor Groups rules of order, Rebecca Falk
- e) Landscaping at the La Casa Solar Panel Field, Bill Haneline

Emails sent to the Chair at peterpersonenv@hotmail.com will be forwarded to the appropriate person.

Potential topics for the January agenda include: 1) review of the increased value for sustainable yield within the Borrego Valley Groundwater Basin from the Watermaster Board, 2) review the legal practice concerning potential conflicts of interests between actions before the BSCSG and individual Board Members.

To sign up for County of San Diego email or text notices about various programs and topics that you can choose, visit: <https://public.govdelivery.com/accounts/CASAND/subscriber/new?preferences=true#tab1> or search for the program at the county you want to find and scroll down to their email sign up link.

If this Agenda is revised, a revised copy will be posted 72 or more hours prior to the meeting. The final Agenda may include additional Administrative or Non-Action items. For further information and to be added to the Sponsor Group email list to receive agendas and agenda packets, contact the Chair at petersonenv@hotmail.com . Address U.S. mail to: Community Sponsor Group, P.O. Box 1371, Borrego Springs, CA 92004-1371. For agendas, minutes and Community Plan, visit: <https://www.sandiegocounty.gov/content/sdc/pds/gpupdate/comm/borrego.html> .

Public Disclosure We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes a public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Privacy Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.

Access and Correction of Personal Information You can review any personal information collected about you. You may recommend changes to your personal information you believe is in error by submitting a written request that credibly shows the error. If you believe that your personal information is being used for a purpose other than what was intended when submitted, you may contact us. In all cases, we will take reasonable steps to verify your identity before granting access or making corrections.

Borrego Springs Community Sponsor Group Members:

Chairperson: John Peterson Vice-Chairperson: Judy Haldeman, Secretary: Nancy McRae
Members: Bill Berkley, Jim Dax, Bruce Durbin, Bill Haneline, Rebecca Falk, Seat #7 open.

Standing Committees (with both Sponsor Group members and members of the public):
None



VINCE NICOLETTI
INTERIM DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND DRIVE, SUITE 210, SAN DIEGO, CALIFORNIA 92123
(858) 505-6445 General • (858) 694-2705 Codes Compliance
(858) 565-5920 Building Services

October 28, 2024

Mark Linman
11316 Rolling Hills Drive
El Cajon, CA 92020

PROJECT NAME: Rams Hill Specific Plan Amendment
RECORD ID: PDS2024-SPA-24-001; PA-24-001; VAC 24-001; REZ-24-001; DA-24-001
ENVIRONMENTAL LOG NO.: 19-11-001A
PROJECT ADDRESS: 1881 Rams Hill Road, Borrego Springs, CA 92004
TRUST ACCOUNT NO.: 203673-07368

RE: SCOPING LETTER

Dear Mr. Linman:

Planning & Development Services (PDS) has reviewed your application for a Specific Plan Amendment and associated permits and is providing you with the attached package of information as a guide for further processing your application.

PROJECT DESCRIPTION

Current Entitlement

The Rams Hill Specific Plan is located within the southeast portion of the Borrego Springs Community Planning Area, bordered by Yaqui Pass Road to the west and Anza-Borrego Desert State Park to the south, with Borrego Springs Road bisecting the north and east portions of the site. The Specific Plan was first approved by the Board of Supervisors on May 7, 1980 and was last amended in 1986. The current Specific Plan allows for development of the 3,140-acre site to include 1,570 dwelling units, a county club, two golf courses, a golf pavilion, a 350-room hotel, 29 acres for commercial uses, tennis facilities, a medical clinic, a fire station, a wastewater treatment plant and 1,832 acres of open space. Existing development in accordance with the Specific Plan includes 264 dwelling units, the country club, two golf courses, a tennis facility, the medical clinic and the wastewater treatment plant. Components of the Specific Plan that have not been developed include the remaining 1,306 dwelling units, fire station, resort hotel, the commercial uses and the golf pavilion.

In addition to the specific plan, the plan area has seven existing major use permits:

- South Golf Course (P79-130)
- North Golf Course (P86-062)
- San Felipe Rec Center (P79-131)
- Santa Rosa Planned Residential Development (P82-020)
- Santa Fe–Carrizos Planned Residential Development (P83-081)
- Casitas Planned Residential Development (P84-088)
- Wastewater Treatment Plant (P79-132)

The plan area is located at 1881 Rams Hill Road in the Borrego Springs Community Plan area, within unincorporated San Diego County. The plan area is subject to the General Plan Village, Semi-Rural and Rural Regional Categories and the Land Use Designations are Specific Plan Area and Public/Semi-Public Facilities. The plan area is subject to seven Use Regulations; C36 General Commercial, C42 Visitor Serving Commercial, RS Single-Family Residential, RR Rural Residential, RV Variable Family Residential, S80 Open Space and S88 Specific Plan Area. Access to the plan area is currently provided by Rams Hill Road, which is connected to Yaqui Pass Road. Water is provided by the Borrego Water District for the plan area's residential uses, while groundwater is used to irrigate the golf course and is potentially utilized for other purposes. Sewer services are provided to the plan area by the Borrego Water District via the onsite a wastewater treatment plant.

The plan area is located at 1881 Rams Hill Road in the Borrego Springs Community Plan area, within unincorporated San Diego County. The plan area is subject to the General Plan Village, Semi-Rural and Rural Regional Categories and the Land Use Designations are Specific Plan Area and Public/Semi-Public Facilities. The plan area is subject to seven Use Regulations; C36 General Commercial, C42 Visitor Serving Commercial, RS Single-Family Residential, RR Rural Residential, RV Variable Family Residential, S80 Open Space and S88 Specific Plan Area. Access to the plan area is currently provided by Rams Hill Road, which is connected to Yaqui Pass Road. Water is provided by the Borrego Water District for the plan area's residential uses, while groundwater is used to irrigate the golf course and is potentially utilized for other purposes. Sewer services are provided to the plan area by the Borrego Water District via the onsite a wastewater treatment plant.

Proposed Entitlement

The applicant proposes to amend the Rams Hill Specific Plan area by providing an updated configuration and layout for development of the project site. The amended plan will change the layout of the residential areas and will provide a new vision for the community's hotel and commercial uses, golf courses and golf-related uses, open space and recreation areas.

The applicant proposes the following.

- Reconfigure the designated locations for residential use, and develop the remaining 1,203 dwelling units previously authorized by the specific plan.
- Expand commercial recreation areas which will include the existing golf courses, country club, and golf pavilion uses. It appears both the North and South golf course layouts will be modified, along with golf pavilion site.
- Retain 54.07 acres for commercial, hotel, golf clubhouse and golf-related uses.

- Retain 350-room hotel.
- Vacate the existing 1,600-acre easement and designate a minimum of 1,760 acres as on or off-site open space.

With the proposed project the Rams Hill Specific Plan area will continue to be subject to the General Plan Village, Semi-Rural and Rural Regional Categories and the Land Use Designations will continue to be Specific Plan Area and Public/Semi-Public Facilities. The plan area will be subject to six Use Regulations; C36 General Commercial, RS Single-Family Residential, RR Rural Residential, RV Variable Family Residential, S80 Open Space and S88 Specific Plan Area. Primary access to the plan area will continue to be provided by Rams Hill Road, which is connected to Yaqui Pass Road. Two new secondary accesses are proposed for the northeast portion of the plan area with connections to Borrego Springs Road. Water will continue to be provided by the Borrego Water District for the plan area's residential uses. Sewer services for the plan area will be provided by the Borrego Water District via the onsite a wastewater treatment plant. The earthwork amount for the project is also unknown at this time.

Specific Plan Amendment

The existing Rams Hill Specific Plan and Map would be amended to authorize the proposed changes to the 1986 Rams Hill Specific Plan and will guide the future development that occurs within the plan area. The amended plan will provide site-specific guidance for future development, including permitted uses, maximum residential development potential, design standards and guidelines, and the circulation network. The proposed amendment will only apply to parcels owned by T2 Borrego, LLC in the plan area boundaries.

Rezone

The Rams Hill Specific Plan area is currently subject to seven different Use Regulations; C36 General Commercial, C42 Visitor Serving Commercial, RS Single-Family Residential, RR Rural Residential, RV Variable Family Residential, S80 Open Space and S88 Specific Plan Area. The applicant proposes to rezone all parcels owned by T2 Borrego, LLC which are not already zoned for S88 Specific Plan Area, to the S88 Specific Plan Area use regulation. Existing residential neighborhoods which contain parcels not owned by T2 Borrego, LLC will retain their existing use regulation, as will the existing medical clinic.

Open Space Vacation

The applicant proposes to vacate the existing 1,600-acre open space easement (85-268730) located in the eastern and southern portions of the plan area. Upon approval of the SPA, the existing open space easement for the 1,600-acres will be vacated and a new easement will be recorded in its place. The new easement for the 1,600 acres will have the same restrictions and protections as the original easement but will include language that allows for the phased release of the easement concurrent with the recordation of Final Maps for development within the easement area. The Final Maps will be conditioned to provide the required Replacement Open Space prior to recordation. The replacement open space easement will be a minimum of 10% larger than the area of the phase to be developed within the vacated 1,600-acre open space easement. If all portions of the 1,600-acre open space easement are developed in phases, a minimum total of 1,760 acres of new replacement open space easements will be dedicated elsewhere either within the plan area or outside the plan area. .

Major Use Permit Modifications

The applicant proposes to modify the use permit for the South Golf Course in order to clarify the permit boundaries and address inconsistencies in the prior approvals. No changes are proposed to the use or layout.

Development Agreement

Vesting tentative maps to subdivide property are typically valid for three years from the approval date, with the potential to extend for up to six additional years. The applicant is alternatively requesting, through a development agreement, to subdivide and develop the project over a minimum of 30 years. In exchange for the ability to develop their project over a longer timeframe than what is allowed by a typical vesting tentative map, the applicant is offering certain public benefits. The proposed development agreement will be processed concurrently with the other discretionary permit components.

MAJOR PROJECT ISSUES

Development Agreement

The applicant submitted a proposed Development Agreement for the project. PDS has commented on the terms and public benefits presented in the current draft version of the Development Agreement. PDS and the applicant will continue to negotiate the terms and public benefits until an agreement is reached.

Groundwater Quantity

The production wells at the Rams Hill Golf Club, located in the southern management area of the Borrego Springs Subbasin may not be able to support additional groundwater use. Based on a cursory evaluation of production well hydrographs, at least two of the hydrographs (wells RH-5 and RH-6) depict substantial declines in recent years. The Rams Hill production well network is required to be evaluated to determine whether existing conditions pumping in the Southern Management Area is sustainable, and whether the proposed groundwater use from the southern, central, and/or northern groundwater management areas would impede sustainable groundwater management of the basin or conflict or obstruct with implementation of the groundwater management plan for the subbasin.

The project must also include an evaluation of any infrastructure needed to supply groundwater to the project. Potential environmental effects from any proposed infrastructure must be evaluated in accordance with CEQA.

Fire Protection

The Specific Plan Amendment (SPA) outlines a plan to build a fire station on a 3-acre parcel on the northwest corner of the development off Yaqui Pass Road and Smoke Tree Lane because the travel time exceeds 5-minutes the existing Borrego Springs Fire Station off of Stirrup Road. This site has been planned for a fire station and is owned by the District. The SPA does not specify when this station would be built and when the station will be operational. According to

the Safety Element of the County's General Plan, all single-family residential developments shall have no more than a 5-minute travel time to the nearest fire station.

Biological Resources

The proposed project is located within the County's draft East County Multiple Species Conservation Program (ECMSCP). Per the Planning Agreement between the County of San Diego and the Wildlife Agencies (CDFW and USFWS), the project must be reviewed under the Interim Review Process which ensures that discretionary development projects approved or initiated in the North or East County MSCP Planning Areas do not compromise the successful implementation of the North and East County MSCP Plans.

PROJECT ISSUES

A Project Issue Checklist (Attachment A) has been prepared that details all issues, revisions or processing requirements that must be completed for this project. An update to the Project Issue Checklist provided to you at the Pre-application meeting is included as an Attachment A. **This checklist shall be used by the County and the applicant as a comprehensive list of project issues that must be resolved and revisions that must be completed prior to public review under the California Environmental Quality Act (CEQA), or decision if no circulation of environmental documentation is required pursuant to CEQA.** In response to the Project Issues Checklist, the applicant is expected to include a letter with every submittal made to the Department stating how each item number in the Checklist has been addressed.

PROJECT ISSUE RESOLUTION PROCESS

If you have disagreements with the requirements within this letter you should contact the project staff to resolve those issues. Upon discussion with project staff, you may have these issues referred to the Project Issue Resolution process to provide you with an opportunity to quickly and inexpensively have issues considered by senior County management. Issues considered under this procedure can include disagreements with staff interpretations of codes or ordinances, requests for additional information or studies, or disagreements regarding project related processing requirements. Please contact me to learn more about this process, the limitations, or to request an application form.

Also, please be aware that a staff initiated Project Issue Resolution (PIR) meeting will be scheduled if one or more of the following criteria is met:

1. Submittal is inadequate or does not sufficiently address staff's comments; or
2. Identified major project issues remain unresolved; or
3. A review of four or more iterations is necessary.

Note that the Department may make a recommendation for denial of your project to the appropriate decision-making authority based on inadequate progress pursuant to Section 15109 of the CEQA Guidelines if issues remain unresolved after the PIR meeting or the next iteration of submitted documentation is determined to remain inadequate.

SECOND OPINION

A second opinion is available on any interpretation or comment provided within the Scoping Letter and will not affect the level of customer service you receive. We ask you to provide your interpretation of the code along with any health and safety concerns that the interpretation may cause and how this will affect your project. The second opinion will come from our Chief of Project Planning and Chief of Land Development who will have a chance to take a deeper look at supporting documentation on both sides of the issue. This may occur via an email response or a meeting that will need to be scheduled. Please allow a few days for proper research and understanding of the intent of the code in question. After your second opinion you can always follow up with our Deputy Director for a final opinion.

ESTIMATE OF DISCRETIONARY PROCESSING COSTS AND SCHEDULE

An estimate of discretionary processing time and costs that includes several assumptions has been generated for your project and is included in Attachment B. It is estimated that \$400,000 of County fees and deposits will be required to get the project through to a hearing and/or decision. The estimated hearing/decision date for this project is Spring/Summer 2026. Please note that the estimated cost and hearing/decision date is based on certain assumptions detailed in the Attachment and could be more or less than the estimate provided. If the cost and schedule assumptions prove to be incorrect, the estimate will be revised. The estimate includes only the costs to get your present application(s) to hearing/decision.

Should your application be approved, there will be additional processing costs in the future (e.g., Final Map processing costs, park fees, drainage fees, building permit fees). To obtain an estimate of future building permit and plan check fees, parks fees, and Traffic Impact Fees, see [Building Forms and Handouts \(sandiegocounty.gov\)](https://www.sandiegocounty.gov).

Please note that building permits are required to construct, enlarge, alter, repair, move, improve, remove, convert, or demolish a building or structure. Permits are also required for plumbing, electrical, and mechanical work. A permit must be obtained prior to construction and prior to occupancy. Failure to obtain a building permit is a violation of the County of San Diego Ordinances.

DEFENSE AND INDEMNIFICATION

The Board of Supervisors may require a defense and indemnification agreement from the project owner and/or applicant on a case-by-case basis where significant risk to the County is identified in connection with the processing of a discretionary land use development project. The County will notify applicants of the requirement for a defense and indemnification agreement as early in the project processing as possible. Please see the Defense and Indemnification FAQ sheet ([April 14, 2003 \(sandiegocounty.gov\)](#)) for more information.

DEPARTMENT RECOMMENDATION

Comments and information in this letter, or lack thereof, should not be construed as the Department implying an overall recommendation or decision on your project. Planning & Development Services generally makes a final recommendation or decision to approve or deny a project when all planning analysis and environmental documentation is complete and, if applicable, Planning/Sponsor Group input is received.

DETERMINATION OF COMPLETENESS

Completeness Determination – Section 65943 of the Government Code

PDS has reviewed your application for a Specific Plan Amendment and has determined that it is complete pursuant to Section 65943 of the Government Code.

Planning & Development Services has completed its review of your AEIS and determined it not to be “complete” as defined by the CEQA. At this time, additional information will be required to determine your project’s potential impacts on the environment and to complete the CEQA Environmental Initial Study.

NOTICE: To comply with State law, the applicant/owner must file the Notice of Determination (NOD)/Notice of Exemption (NOE) signed by the lead agency and remit required fees to the County Clerk’s Office within five (5) working days of the date of project approval. Payment or sufficient proof of prior payment to the County Clerk is required at the time of filing. The filing of a NOD or NOE reduces the period of time the CEQA document can be challenged to **35 days**. However, if the NOD/NOE is not filed, this period is extended to **180 days**. The CDFW adjusts fees annually based on inflation. You must pay the amount effective January 1 of the year of the project decision.

NOTICE: To comply with State law, the applicant/owner must file the Notice of Exemption (NOE)/Notice of Determination (NOD) processed for the project with the County Clerk (County Recorder’s Office). The applicant/owner must file NOE/NOD signed by the lead agency and remit required fees (\$50.00) along with applicable California Department of Fish and Wildlife (CDFW) filing fees within five (5) working days of the date of project approval. Payment or sufficient proof of prior payment to the County Clerk (County Recorder’s Office) is required at the time of filing. The filing of a NOD/NOE reduces the period of time the CEQA document can be challenged to 35 days. However, if the NOD/NOE is not filed, this period is extended to 180 days. If relying on a previously adopted MND or EIR, the \$50 clerk fee and a copy of the State receipt issued by the County Clerk (County Recorder’s Office) showing prior payment are required at the time of filing. The CDFW adjusts fees annually based on inflation. You must pay the amount effective January 1 of the year of the project decision. Additional information is available at [CEQA - Environmental Document Filing Fees \(ca.gov\)](https://www.cdwr.ca.gov/CEQA-Environmental-Documents-Filing-Fees).

RECORDATION OF PERMIT

Pursuant to the San Diego County Zoning Ordinance Section 7019, Permit Decisions for Administrative Permits, Density Bonus Permits, Site Plans, Use Permits, Variances, Reclamation Plans, or any modifications to these permits shall be recorded to provide constructive notice to all purchasers, transferees, or other successors to the interests of the owners named, of the rights and obligations created by this permit. The Recordation form, will be provided immediately after the Decision determination for this project and must be signed, notarized with an all-purpose acknowledgement form and returned to PDS at the initiation of the Condition Satisfaction Process, or as otherwise specified. Once received, PDS staff shall have the document recorded at the County Recorder’s Office.

SUBMITTAL REQUIREMENTS

Unless other agreements have been made with County staff, you must submit all of the following items concurrently and by the submittal date listed below in order to make adequate progress and to minimize the time and costs in the processing of your application. The submittal must be made to the PDS Zoning Counter at 5510 Overland Avenue, Suite 110, San Diego, CA 92123 and must include the following items:

- a. **A COPY OF THIS LETTER.** The requested information will not be accepted unless accompanied by this letter.
- b. **SUBMIT A LETTER ADDRESSING EACH ITEM IN THE PROJECT ISSUE CHECKLIST (Attachment A), BY REFERENCE NUMBER.** This letter must explain in detail (e.g. description of the revision and location of changes in submitted documents) how every unresolved item has been addressed in the resubmittal package.
- c. The following information and/or document(s) with the requested number of copies as specified. **The Project Number and Environmental Log Number must be clearly and visibly labeled on all submitted documents. All changes to the document(s) must be in strikeout/underline format.**

Information/Document	# of Copies	Electronic Copy on USB Drive	Document Distribution <i>(For Admin Purposes Only)</i>
Project Issue Checklist Response Letter	1	PDF	Hofreiter Business Rule: Project Issue Checklist Response Letter
Revised Specific Plan Amendment	1	PDF	Hofreiter Business Rule: Specific Plan
Revised Biological Resources Report	1	PDF and Word	Hofreiter (1), Biologist (1) Business Rule: Biological-Resource-Report
Revised Cultural Resource Report	1	PDF and Word	Hofreiter (1), Cultural Resources Specialist (1) Business Rule: Cultural-Resource-Report
Revised Cultural Resource Report Confidential Appendix	1	PDF	Cultural Resources Specialist (1) Business Rule: Arch Survey Confidential

Information/Document	# of Copies	Electronic Copy on USB Drive	Document Distribution <i>(For Admin Purposes Only)</i>
Revised Fire Protection Plan	1	PDF and Word	Hofreiter (1), LD (1), SD County Fire Protection District (1), PDS Fire (1) Business Rule: Fire Protection Plan
Groundwater-Specific Project Description	1	PDF and Word	Hofreiter (1), Bennett (1) Business Rule: Groundwater Report
Groundwater Memorandum	1	PDF and Word	Hofreiter (1), Bennett (1) Business Rule: Groundwater Report
Groundwater Water Service Infrastructure Evaluation	1	PDF and Word	Hofreiter (1), Bennett (1) Business Rule: Groundwater Report
Revised Noise Report	1	PDF and Word	Hofreiter (1), Noise Specialist (1) Business Rule: Acoustical/Noise Report
Revised GHG Analysis	1	PDF and Word	Hofreiter (1), Air Quality Specialist (1) Business Rule: Climate Change Analysis
Revised Air Quality Analysis	1	PDF and Word	Hofreiter (1), Air Quality Specialist (1) Business Rule: Air Quality Reports
Revised Traffic Impact Analysis	1	PDF	Hofreiter (1), LD (1) Business Rule: Traffic-Impact
Rezone Plot Plan	1	PDF	Hofreiter

Information/Document	# of Copies	Electronic Copy on USB Drive	Document Distribution <i>(For Admin Purposes Only)</i>
Revised Development Agreement	1	PDF	Hofreiter

*Please contact me in advance for a Special Handling Form if you wish to submit other documents not specifically listed above.

SUBMITTAL DUE DATE: In order to maintain adequate progress and be consistent with the Estimate of Discretionary Processing Time and Cost (attached), PDS recommends that all of the information requested in this letter be submitted by **December 23, 2024**. If you are unable to submit the requested information by the above date, please contact your PDS Project Manager to submit a due date extension notification. Notification must be submitted in writing and be signed and dated by the project applicant. The notification must include a revised submittal date and a brief rationale for the extension.

If you have any questions regarding this letter or other aspects of your project, please contact me at (619) 629-4431.

Sincerely,



Daniella Hofreiter, Project Manager
Project Planning Division

email cc:

Taylor Ryan, Land Development, Team Leader, Planning & Development Services
Conor McGee, Code Compliance Officer, Planning & Development Services
Borrego Springs Planning/Sponsor Group

Attachments:

- A. Project Issue Checklist
- B. Estimate of Discretionary Project Time and Cost
- C. Comments from the Borrego Community Sponsor Group
- D. CALTRANS Letter
- E. Groundwater Resources Information
- F. Borrego Water District Facility Availability Form

ATTACHMENT A
PROJECT ISSUE CHECKLIST

The Project Issue Checklist that follows details the specific changes and comments that are required to proceed with your project application. This checklist will be used throughout the process to track requests for information and satisfaction of project requirements.

Please note that the resubmittal of requested information must be accompanied by a separate letter addressing each item in the Project Issue Checklist. The letter must explain in detail how the comment was addressed and where (e.g. in what documents, where on the map/plot plan, etc.). County staff will use this letter to verify whether each comment in the checklist has been adequately addressed. If you have any questions about any of the comments in the checklist, please contact your project manager.

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
Planning & Development Services (PDS) Project Planning Comments					
1 - 1	Project Description - Current Entitlement	<p>Current Entitlement</p> <p>The Rams Hill Specific Plan is located within the southeast portion of the Borrego Springs Community Planning Area, bordered by Yaqui Pass Road to the west and Anza-Borrego Desert State Park to the south, with Borrego Springs Road bisecting the north and east portions of the site. The Specific Plan was first approved by the Board of Supervisors on May 7, 1980 and was last amended in 1986. The current Specific Plan allows for development of the 3,140-acre site to include 1,570 dwelling units, a county club, two golf courses, a golf pavilion, a 350-room hotel, 29 acres for commercial uses, tennis facilities, a medical clinic, a fire station, a wastewater treatment plant and 1,832 acres of open space. Existing development in accordance with the Specific Plan includes 264 dwelling units, the country club, two golf courses, a tennis facility, the medical clinic and the wastewater treatment plant. Components of the Specific Plan that have not been developed include the remaining 1,306 dwelling units, fire station, resort hotel, the commercial uses and the golf pavilion.</p>	Ongoing - Applicant and PDS to review and revise as necessary.	10/21/2024	
1 - 2	Project Description - Current Entitlement	<p>In addition to the specific plan, the plan area has seven existing major use permits:</p> <ul style="list-style-type: none"> •South Golf Course (P79-130) •North Golf Course (P86-062) •San Felipe Rec Center (P79-131) •Santa Rosa Planned Residential Development (P82-020) •Santa Fe–Carrizos Planned Residential Development (P83-081) •Casitas Planned Residential Development (P84-088) •Wastewater Treatment Plant (P79-132) 	Ongoing - Applicant and PDS to review and revise as necessary.	10/21/2024	
1 - 3	Project Description - Current Entitlement	<p>The plan area is located at 1881 Rams Hill Road in the Borrego Springs Community Plan area, within unincorporated San Diego County. The plan area is subject to the General Plan Village, Semi-Rural and Rural Regional Categories and the Land Use Designations are Specific Plan Area and Public/Semi-Public Facilities. The plan area is subject to seven Use Regulations; C36 General Commercial, C42 Visitor Serving Commercial, RS Single-Family Residential, RR Rural Residential, RV Variable Family Residential, S80 Open Space and S88 Specific Plan Area. Access to the plan area is currently provided by Rams Hill Road, which is connected to Yaqui Pass Road. Water is provided by the Borrego Water District for the plan area's residential uses, while groundwater is used to irrigate the golf course and is potentially utilized for other purposes. Sewer services are provided to the plan area by the Borrego Water District via the onsite a wastewater treatment plant.</p>	Ongoing - Applicant and PDS to review and revise as necessary.	10/21/2024	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
2 - 1	Project Description - Proposed	<p>The applicant proposes to amend the Rams Hill Specific Plan area by providing an updated configuration and layout for development of the project site. The amended plan will change the layout of the residential areas and will provide a new vision for the community's hotel and commercial uses, golf courses and golf-related uses, open space and recreation areas. The applicant proposes the following.</p> <ul style="list-style-type: none"> •Reconfigure the designated locations for residential use, and develop the remaining 1,203 dwelling units previously authorized by the specific plan. •Expand commercial recreation areas which will include the existing golf courses, country club, and golf pavilion uses. It appears both the North and South golf course layouts will be modified, along with golf pavilion site. •Retain 54.07 acres for commercial, hotel, golf clubhouse and golf-related uses. •Retain 350-room hotel. •Vacate the existing 1,600-acre easement and designate a minimum of 1,760 acres as on or off-site open space. 	Ongoing - Applicant and PDS to review and revise as necessary.	10/21/2024	
2 - 2	Project Description - Proposed	<p>Specific Plan Amendment The existing Rams Hill Specific Plan and Map would be amended to authorize the proposed changes to the 1986 Rams Hill Specific Plan and will guide the future development that occurs within the plan area. The amended plan will provide site-specific guidance for future development, including permitted uses, maximum residential development potential, design standards and guidelines, and the circulation network. The proposed amendment will only apply to parcels owned by T2 Borrego, LLC in the plan area boundaries.</p>	Ongoing - Applicant and PDS to review and revise as necessary.	10/21/2024	
2 - 3	Project Description - Proposed	<p>Rezone The Rams Hill Specific Plan area is currently subject to seven different Use Regulations; C36 General Commercial, C42 Visitor Serving Commercial, RS Single-Family Residential, RR Rural Residential, RV Variable Family Residential, S80 Open Space and S88 Specific Plan Area. The applicant proposes to rezone all parcels owned by T2 Borrego, LLC which are not already zoned for S88 Specific Plan Area, to the S88 Specific Plan Area use regulation. Existing residential neighborhoods which contain parcels not owned by T2 Borrego, LLC will retain their existing use regulation, as will the existing medical clinic.</p>	Ongoing - Applicant and PDS to review and revise as necessary.	10/21/2024	
3- 1	Major Project Issue- Development Agreement	The applicant submitted a proposed Development Agreement for the project. PDS has commented on the terms and public benefits presented in the current draft version of the Development Agreement. PDS and the applicant will continue to negotiate the terms and public benefits until an agreement is reached.		10/21/024	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
3- 2	Major Project Issue- Groundwater Quantity	<p>The production wells at the Rams Hill Golf Club, located in the southern management area of the Borrego Springs Subbasin may not be able to support additional groundwater use. Based on a cursory evaluation of production well hydrographs, at least two of the hydrographs (wells RH-5 and RH-6) depict substantial declines in recent years. The Rams Hill production well network is required to be evaluated to determine whether existing conditions pumping in the Southern Management Area is sustainable, and whether the proposed groundwater use from the southern, central, and/or northern groundwater management areas would impede sustainable groundwater management of the basin or conflict or obstruct with implementation of the groundwater management plan for the subbasin.</p> <p>The project must also include an evaluation of any infrastructure needed to supply groundwater to the project. Potential environmental effects from any proposed infrastructure must be evaluated in accordance with CEQA.</p> <p>See additional Groundwater information below and in Attachment E.</p>		10/21/2024	
3- 3	Major Project Issue- Fire Protection	<p>The Specific Plan Amendment (SPA) outlines a plan to build a fire station on a 3-acre parcel on the northwest corner of the development off Yaqui Pass Road and Smoke Tree Lane because the travel time exceeds 5-minutes the existing Borrego Springs Fire Station off of Stirrup Road. This site has been planned for a fire station and is owned by the District. The SPA does not specify when this station would be built and when the station will be operational. According to the Safety Element of the County's General Plan, all single-family residential developments shall have no more than a 5-minute travel time to the nearest fire station.</p>		10/21/2024	
3- 4	Major Project Issue- Biological Resources	<p>The proposed project is located within the County's draft East County Multiple Species Conservation Program (ECMSCP). Per the Planning Agreement between the County of San Diego and the Wildlife Agencies (CDFW and USFWS), the project must be reviewed under the Interim Review Process which ensures that discretionary development projects approved or initiated in the North or East County MSCP Planning Areas do not compromise the successful implementation of the North and East County MSCP Plans</p>		10/21/2024	
4- 1	Borrego Springs Community Plan	<p>The project has been reviewed for conformance with the County of San Diego General Plan and the Borrego Springs Community Plan. The following item(s) are still outstanding:</p>	Informational Only	10/21/2024	*****
4- 2	Borrego Springs Community Plan	<p>Policy LU-1.2.1 Requires subdivisions and planned developments within the CPA to maximize the use of clustering to preserve natural habitat while minimizing the infrastructure and resource requirements, such as use of water for irrigation, whenever feasible. (See also Conservation and Open Space Element policies under Goal COS-14 Sustainable Land Development.) Please expand on how the project complies with this policy.</p>		10/21/2024	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
5- 1	Borrego Springs Community Sponsor Group	Please see the attached comments in Attachment C from the Borrego Springs Community Sponsor Group.		10/21/2024	
6- 1	Specific Plan Amendment	The trails mentioned in comment 18-2 below, will need to be mapped out and shown in an exhibit in the Specific Plan Amendment document.		10/21/2024	
6- 2	Specific Plan Amendment	Section 2.4 Open Space and Conservation – This section should include more information about the replacement open space. Please identify specific locations and options. What are the parameters for this replacement open space areas?		10//21/2024	
6- 3	Specific Plan Amendment	Figure 2-14 Open Space Map - Please define the different categories of open space. .		10/21/2024	
6- 5	Specific Plan Amendment	Chapter 3 of the proposed amended specific plan will need to contain a use matrix of allowable use types. The use matrix should also identify if land use designations require a Site Plan or a Major Use Permit to facilitate development of the site.		10//21/2025	
6- 6	Specific Plan Amendment	Section 3 Non-Residential Uses Standards and Design Guidelines - The designators for each parcel found in the "Zone Box" will also be need to be identified. For the non-residential areas the applicant will also need to propose whether or not a subsequent Site Plan or Major Use Permit will be necessary for development of each use type.		10//21/2025	
6- 7	Specific Plan Amendment	Section 4- Please work with Staff to determine what would be considered a negligible change to the Specific Plan that would not trigger a Specific Plan Amendment.		10/21/2025	
6- 8	Specific Plan Amendment	Section 4.5.6 Fire Protection - Please update as San Diego County Fire Protection District comments are addressed.		10/21/2024	
6- 9	Specific Plan Amendment	Additional comments are embedded in the attached Specific Plan Amendment Document.		10/21/2024	
7- 1	Rezone	A Rezone Plot Plan was not included with the submittal. This Plot Plan will need to be provided with the application for a Rezone.		10/21/2024	
7- 2	Rezone	For the Rezone Plot Plan the applicant will need to clearly identify which areas of the plan area will retain their existing use regulations and "Zone Box" designators, and which areas will be subject to the S-88 use regulation rezone. The rezone to the S-88 use regulation will require the applicant to propose a use matrix of allowable use types for each land use designation of the specific plan. The designators in the zone box will also be need to be identified for each land use designation. The Rezone Plot Plan will need to show the existing and proposed zone box for all zones in the plan area, similar to the plot plan provided for the 1986 rezone (R86-046) which is provided as an attachment to this letter. The proposed amended specific plan will need to contain the proposed use matrix of allowable use types. Please see additional comments regarding the Specific Plan.		10/21/2024	
7- 3	Rezone	Within the use matrix of allowable use types for each land use designation the applicant will need to propose whether or not development of the residential, commercial, recreational, hotel, etc. land use designations will require a subsequent Site Plan or Major Use Permit.		10/21/2024	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
7- 4	Rezone	Per the County of San Diego Zoning Ordinance:	Informational Only	10/21/2024	*****
7- 5	Rezone	<p>S88 SPECIFIC PLANNING AREA USE REGULATIONS 2880 INTENT.</p> <p>The provisions of Section 2880 through Section 2889, inclusive, shall be known as the S88 Specific Planning Area Use Regulations. The S88 Use Regulations are intended to accommodate Specific Plan areas shown on the San Diego County General Plan or on those lands for which a Specific Plan has been adopted by the Board of Supervisors pursuant to the Government Code. Application of the S88 Use Regulations can create an unlimited variety of land uses in conformance with the General Plan.</p>	Informational Only	10/21/2024	*****
7- 6	Rezone	<p>2887 SPECIFIC PLANS</p> <p>If a Specific Plan has been adopted for property which is also subject to the S88 Specific Planning Area Use Regulations, any provisions of the Specific Plan relating to subjects contained in the Animal Regulations at Part Three (commencing at Section 3000), the Development Regulations at Part Four (commencing at Section 4000), the Special Area Regulations at Part Five (commencing at Section 5000), and/or the General Regulations at Part Six (commencing at Section 6000), of The Zoning Ordinance, shall prevail over The Zoning Ordinance regulations to the extent of any conflict between them.</p> <p>a. Prior to adoption of a Specific Plan, a Major Use Permit may be granted pursuant to the S88 Use Regulations to authorize, for a specified period of time, any use not involving a significant investment in buildings, structures, or other improvements. Alternatively, a Major Use Permit may be granted for any use pursuant to a bonded agreement in an amount sufficient to ensure the removal of all buildings, structures, and other improvements within a specified time and/or under specified conditions when the decision-making body finds that such agreement will carry out the intent of this Ordinance and is enforceable by the County.</p> <p>b. Following the adoption of a Specific Plan, any use set forth in the Specific Plan is permitted by the S88 Specific Planning Area Use Regulations.</p> <p>c. All uses established pursuant to an applicable Specific Plan shall be subject to all of the conditions and restrictions set forth in the Specific Plan, and said Specific Plan conditions and restrictions concerning uses shall prevail over The Zoning Ordinance regulations to the extent of any conflict between them.</p>	Informational Only	10/21/2024	*****
8- 1	Open Space Vacation	<p>The project includes the vacation and replacement of 1,600 acres of existing open space. The applicant is proposing to replace the open space with 1,760 acres of open space. As each portion of the existing open space easement is developed, that same amount of open space (+10%) will be replaced elsewhere.</p>	Informational Only.	10/21/2024	*****

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
8- 2	Open Space Vacation	Upon approval of the SPA, the existing open space easement for the 1,600-acres will be vacated and a new easement will be recorded in its place. The new easement for the 1,600 acres will have the same restrictions and protections as the original easement but will include language that allows for the phased release of the easement concurrent with the recordation of Final Maps for development within the easement area. The Final Maps will be conditioned to provide the required Replacement Open Space prior to recordation.	Informational Only.	10/21/2024	*****
8- 3	Open Space Vacation	<p>Board of Supervisors Policy I-103 Open Space Easement Vacations is used for reviewing requests to vacate open space easements that have been granted to the County of San Diego.</p> <p>It is the policy of the Board of Supervisors that all or part of an open space easement can be vacated when all the necessary findings are made. The Director of the Department of Planning & Development Services (Director) shall review the proposed vacation and make a recommendation of approval, conditional approval or denial to the Board of Supervisors. This recommendation shall be based on the following findings:</p> <ol style="list-style-type: none"> 1. The vacation is consistent with the General Plan. 2. The easement is unnecessary for present or prospective public use as a public service easement as required by Streets and Highways Code section 8324. 3. The vacation complies with the California Environmental Quality Act and State and County Guidelines, and will not have a significant effect on the environment. <p>In addition to the legal findings listed above, the additional criteria listed on I-103 shall be used to evaluate proposals to vacate open space easements.</p> <p>Please see I-103 for additional information.</p>	Informational Only.	10/21/2024	*****
9- 1	Development Agreement	The Subdivision Ordinance has requirements for Development Agreements. Please see CHAPTER 13. DEVELOPMENT AGREEMENTS.	Informational Only	10/21/2024	*****

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
9- 2	Development Agreement	<p>SEC. 81.1309. PLANNING COMMISSION RECOMMENDATION.</p> <p>(a) At the conclusion of the public hearing the Planning Commission shall make a recommendation to the Board that the Board: (1) approve the development agreement as proposed, (2) approve the development agreement with modifications proposed by the Planning Commission or (3) reject the development agreement.</p> <p>(b) The Planning Commission's action shall be by resolution and shall include written findings specifying the facts and information the Commission relied on in rendering its recommendation. The Planning Commission shall only recommend approval of a development agreement if it makes all the following findings:</p> <p>(1) That the proposal is consistent with the County General Plan or General Plan amendment the applicant proposes, and any applicable specific plan.</p> <p>(2) That the proposal is compatible with the Zoning Ordinance and the zoning for the property or a rezoning the applicant proposes for the property.</p> <p>(3) That if the proposed development agreement includes a subdivision the proposed agreement provides that any tentative map prepared for the subdivision shall comply with Government Code section 66473.7.</p> <p>(4) That the proposal will not be detrimental to the health, safety and general welfare of the public.</p> <p>(5) That the proposal is in the public interest and accrues a clear public benefit to the County.</p>	Informational Only	10/21/2024	*****
9- 3	Development Agreement	Please see comments and questions embedded in the attached Draft Development Agreement.		10/21/2024	
10- 1	Air Quality	Please see comments and questions embedded in the attached Draft Air Quality Report. If any changes are proposed to the project description or any of the exhibits, please update the technical study accordingly.		10/21/2024	
11- 1	Biological Resources	Please see comments and questions embedded in the Draft Biological Resources Report. If any changes are proposed to the project description or any of the exhibits, please update the technical study accordingly.		10/21/2024	
12- 1	Cultural Resources	Please see comments and questions embedded in the Draft Cultural Resources Report. If any changes are proposed to the project description or any of the exhibits, please update the technical study accordingly.		10/21/2024	
13- 1	Fire Protection Plan	Please change the project number on the Title Sheet to PDS2024-SPA-24-001.		10/21/2024	
13- 2	Fire Protection Plan	On page 2, at the top of the second paragraph, it is stated that the FPP will be approved by the SDCFPD. Please change the word approve to accept.		10/21/2024	
13- 3	Fire Protection Plan	Please expand the Project Description starting on page 4 to include what is exactly proposed with this application.		10/21/2024	
13- 4	Fire Protection Plan	On page 14, in the first and third paragraphs, please change the San Diego County Fire Department to the San Diego County Fire Protection District.		10/21/2024	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13- 5	Fire Protection Plan	On page 34, at the end of the conclusion, please add with implementation of the mitigation measures and design considerations proposed, the project will result in a less than significant impact with regards the fire hazards.		10/21/2024	
13- 6	Fire Protection Plan	PM Comment: Page 14 of the Fire Protection Plan states that a fire station will be built at Yaqui Pass and Smoke Tree Lane. If this information changes, the Fire Protection Plan will need to be revised. In addition, if any changes are proposed to the project description or any of the exhibits, please update the technical study accordingly.		10/21/2024	
14- 1	Greenhouse Gas Report	Please see comments and questions embedded in the Greenhouse Gas Report. If any changes are proposed to the project description or any of the exhibits, please update the technical study accordingly.		10/21/2024	
15- 1	Groundwater-Ordinance Compliance	The project is subject to the San Diego County Groundwater Ordinance. The Ordinance requires that discretionary projects in Borrego Springs Subbasin must demonstrate the ability to secure water rights before project approval. Please see Attachment E for submittal requirements to provide adequate documentation to the County for securing water rights.		10/21/2024	
15- 1	Groundwater-CEQA Compliance	The project is subject to the County Guidelines for Determining Significance – Groundwater Resources (Groundwater Guidelines). The County SGMA Basins Guideline requires projects in SGMA-mandated basins confirm they will not impede sustainable groundwater management of the basin; or conflict or obstruct implementation of a Sustainable Groundwater Management Plan. Proposed projects that cannot meet this guideline will be considered to have a significant impact. Please see Attachment E for details on submitting a Groundwater memo that includes all the information needed to ensure that the project meets all required CEQA guidelines.		10/21/2024	
15- 1	Groundwater-Water Service Infrastructure Evaluation	Separate from the Groundwater Memorandum, overall water collection and distribution infrastructure for the project shall be analyzed to identify whether it has the capacity to deliver water to Rams Hill. This will include the pipelines, storage tanks, inter-ties, and other components of the network. The scope of this evaluation requires coordination with the Borrego Water District which is already underway. Proposed infrastructure required for the project shall be identified and mapped and evaluated for potential environmental impacts pursuant to CEQA.		10/21/2024	
16- 1	Landscaping	Section 2.3.5 – On-site Residential Streets: Add a statement regarding the use of street trees within the parkway, adjacent to a walkway / trail, to increase shade and reduce the heat island effect.		10/21/2024	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
16- 2	Landscaping	Figure 2-6: Private Street 'A' – Typical Cross Section: Increase the width of the landscape area adjacent to the sidewalk to a minimum of 5' wide, to accommodate street trees		10/21/2024	
16- 3	Landscaping	Figure 2-7: Private Street 'B' – Typical Cross Section: Increase the width of the landscape area adjacent to the sidewalk to a minimum of 5' wide, to accommodate street trees.		10/21/2024	
16- 4	Landscaping	Figure 2-10: Multi-Use Paths: Include the width of the landscape area adjacent to the sidewalk to a minimum of 5' wide, to accommodate street trees.		10/21/2024	
16- 5	Landscaping	PLDO (Park Land Dedication Ordinance): Clarify within the specific plan on how the development (Rams Hill) satisfy the park land dedication requirement		10/21/2024	
16- 6	Landscaping	Figure 2-12: Update the proposed acreage for the key community areas, including the proposed minimum		10/21/2024	
16- 7	Landscaping	4.Section 3.2 Street System Development Standards: a.Section 3.2.1 – Streets: i.Add a statement regarding street trees for adequate shade. ii.Update figures reference (xxxx). b.Section 3.2.3 – Trails: i.Add a statement regarding street trees for adequate shade. ii.Clarity where Figure 12 is located within the specific plan. iii.Clarity a minimum width for the proposed trail. Provide a typical trail detail.		10/21/2024	
16- 8	Landscaping	Section 3.3 Grading and Site Development Standards: a.Add a statement to note that all manufactured slopes should undulate, similar to the natural terrain.		10/21/2024	
16- 9	Landscaping	Section 3.8 Landscape Standards and Design Guidelines: a.Add a note stating that the project area will comply with the following landscape standards: i.County of San Diego Landscaping Ordinance ii.Water Efficient Landscape Design Manual b.Section 3.8.3.2: Add a description regarding what recreational activities will be provided (playground equipment, plaza, swimming pool, etc.). c.Section 3.8.3.3: Include a statement regarding the incorporation of street trees to help reduce heat island effect.		10/21/2024	
16- 10	Landscaping	For Figures 3-16 thru 3-22: Add the figure number (i.e. 3-16) within the plan text for graphical reference		10/21/2024	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
16- 11	Landscaping	Table 3-5: Plant List: a.Ensure plants listed are in compliant with the proposed Fire Protection Plan. b.Ensure plants listed are not listed on the invasive species list (Appendix J, of the Water Efficient Landscape Design Manual)		10/21/2024	
17- 1	Noise Report	Staff has reviewed the Acoustical Analysis Report for the Rams Hill Project dated August 2024, prepared by Helix Environmental Planning and submitted to the County on August 29, 2024. The report requires revisions as detailed in the following comments.		10/21/2024	*****
17- 2	Noise Report	Global comment: Please see suggested minor text edits in track changes.		10/21/2024	
17- 3	Noise Report	Global comment: There is some inconsistency in headings between sections. Section 6.1 includes a Mitigation Measures section before Mitigation Framework, but the other issues do not. Section 6.4 does not include any of the significance conclusion/mitigation summary headings. Recommend revising for consistency.		10/21/2024	
17- 4	Noise Report	Section 6.1.1, Final Paragraph: Per the threshold identified in Section 5.2, because the project has the potential to exceed the 8-hour noise level limit, this should be identified as a potentially significant impact. Mitigation should be identified to demonstrate how the project can achieve consistency with the Noise Ordinance.		10/21/2024	
17- 5	Noise Report	Section 6.1.2.1: Please expand to discuss how these sources currently meet Noise Ordinance standards, such as regulatory process and required design elements that ensure noise ordinance compliance. Was previous analysis completed that demonstrated operation would be less than significant? If so, please summarize findings here.		10/21/2024	
17- 6	Noise Report	Section 6.1.2.2: Why was 100 feet selected as the representative distance for traffic impacts? Is this the closest distance from receptor to centerline?		10/21/2024	
17- 7	Noise Report	Table 13 and Section 6.1.2.3: The segment of Borrego Springs Road from Palm Canyon to Yaqui Pass shows an increase with the Project to above 60 dBA, which is the threshold for segments that do not exceed 60 dBA without the project. Additional discussion is required for why this is not a significant direct impact.		10/21/2024	
17- 8	Noise Report	Table 14 and Section 6.1.2.4: The segment of Yaqui Pass Road from Borrego Springs Road to Rams Hill Road shows an increase with the Project to above 60 dBA, which is the threshold for segments that do not exceed 60 dBA without the project. Additional discussion is required for why this is not a significant direct impact.		10/21/2024	
17- 9	Noise Report	Section 6.1.2.6: Was any mitigation identified in the 1986 analysis that still applies to SP implementation?		10/21/2024	
17- 10	Noise Report	Section 6.1.3.3: See comments on Table 13 and 14 and revise statement that noise levels would not increase above 60 CNEL as necessary.		10/21/2024	
17- 11	Noise Report	Section 6.2.1: Please provide source for reference vibration level for vibratory roller.		10/21/2024	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
17- 12	Noise Report	Section 6.3: Please explain how the Borrego Air Ranch contour distance was calculated. Also, the Borrego Valley contour distance is described in terms of distance from the SP area, and Borrego Air Ranch is described in teams of distance from the runway. Recommend revising to use the same description for both since they are being compared.		10/21/2024	
17- 13	Noise Report	Section 6.4.1: This section references Table 8, which is the Noise Ordinance limits not contour distances. Please update reference. Should this refer to Appendix B?		10/21/2024	
17- 14	Noise Report	PM Comment: If any changes are proposed to the project description or any of the exhibits, please update the technical study accordingly.		10/21/2024	
18- 1	Paleontological Resources	County records have been reviewed and it has been determined that the project site has soils that have the potential to contain fossils. As such, a paleontological monitoring program may be required.		10/21/2024	
19- 1	Traffic	The Local Mobility and VMT Analysis rely on the assumption that the project is tiering off the approved specific plan; therefore, not subject to SB 743 (VMT) and CEQA determinations for transportation are based on Level of Service (LOS). Please confirm with County Counsel that the CEQA determination for transportation can be based on the LOS metric for evaluation.		10/21/2024	
19- 2	Traffic	Local Mobility Analysis – Section 5.1 - Please include the actual rate used for the five land uses listed.		10/21/2024	
19- 3	Traffic	Local Mobility Analysis – Section 5.1 residential units – Please provide a narrative as to why LU 260 was used and not the typical single-family rate. Possibly use language and data from the VMT analysis memo (Section E page 3) where counts indicated there is an existing average of 2.09 per built unit and using the 3.7 per unit rate for Recreational Homes can be seen as conservative.		10/21/2024	
19- 4	Traffic	Please attach the ITE rate sheets for the five land-uses in the appendix.		10/21/2024	
19- 1	Trails	The Borrego Springs South Loop Trail is a Priority One trail proposed in the County's Community Trails Master Plan (CTMP) and is located in the eastern portion of the project area.		10/21/2024	
20- 2	Trails	Provide a trail exhibit showing the trail alignment and cross section of each trail easement and improvement.		10/21/2024	
20- 1	Visual	The Visual Analysis for the project has been reviewed and there are no comments or required revisions unless a change to the project description requires an update.		10/21/2024	10/21/2024
21- 1	Caltrans	Please see the attached letter from Caltrans in Attachment . An encroachment permit will be required for any work within the Caltrans' R/W prior to construction.	Informational Only	10/21/2024	*****
22- 1	Facility Availability Forms	Facility Availability Forms (399s) have been received from the Borrego Unified School District, the San Diego County Fire Protection District and the Borrego Water District.	Informational Only	10/21/2024	*****
22- 2	Facility Availability Forms	The Borrego Water District has indicated that facilities are not available to serve the project at this time. Please see the attached letter in Attachment F. Prior to approval of the project, facilities will need to be available and a new 399W will be required.		10/21/2024	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
23- 1	California Environmental Quality Act (CEQA) Document	A subsequent or supplemental EIR (SEIR) may be required to evaluate “substantial changes” in the project or in its circumstances, or new information which was not known and could not have been known at the time the EIR was certified, but only if they involve new significant environmental impacts or more severe significant impacts than previously identified. At this time, draft technical studies submitted for the Project demonstrate that the Project will not have new or substantially more severe significant impacts than previously identified.	Informational Only	10/21/2024	*****
23- 2	California Environmental Quality Act (CEQA) Document	An SEIR is not required to evaluate “changes to the regulatory setting” such as new thresholds of significance, which does not constitute “new information” for purposes of Section 21166, because the underlying information was otherwise known or should have been known at the time the EIR was certified	Informational Only	10/21/2024	*****
23- 3	California Environmental Quality Act (CEQA) Document	An SEIR is not required where new information shows that new mitigation measures which are considerably different from those analyzed in the EIR would substantially reduce the significant effects of the project, unless the project proponents decline to adopt them. Changes in mitigation measures do not require an SEIR provided the agency states a legitimate reason for making the changes and the reason is supported by substantial evidence	Informational Only	10/21/2024	*****
23- 4	California Environmental Quality Act (CEQA) Document	An addendum is normally required where some changes to a previously certified EIR are necessary but none of the conditions in Guideline section 15162 have occurred. Therefore, Staff is considering an Addendum to the previous EIR as an appropriate CEQA document. Due to the community interest in this project, although it is not required by CEQA, the Addendum will be circulated for a 30-day public review period.	Informational Only	10/21/2024	*****
23- 5	California Environmental Quality Act (CEQA) Document	If any of the technical studies submitted for the Project ultimately demonstrate that the Project will have new or substantially more severe significant impacts than previously identified, an Addendum would not be appropriate and an SEIR would be required.	Informational Only	10/21/2024	*****
24- 1	San Diego County Fire Protection District	The Specific Plan Amendment (SPA) outlines a plan to build a fire station on a 3-acre parcel on the northwest corner of the development off Yaqui Pass Road and Smoke Tree Lane because the travel time exceeds 5-minutes the existing Borrego Springs Fire Station off of Stirrup Road. This site has been planned for a fire station and owned by the District. The SPA does not specify when this station would be built and when the station will be operational. According to the Safety Element of the County’s General Plan, all single-family residential developments shall have no more than a 5-minute travel time to the nearest fire station.		10/21/2024	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
24- 2	San Diego County Fire Protection District	The Specific Plan Amendment states that the Applicant will finance the design and construction of the station and will be reimbursed per the Fee Credits or Assessment District Reimbursement portion of the development agreement. Please provide details on what is meant by fee credits and an Assessment District. The project is required to join the existing CFD 2014-01 (see attached).		10/21/2024	
25- 1	Public Comments	Comments have been received from members of the public regarding the Open Space Easement Vacation and groundwater resources. All comment letters have been shared with the applicant.	Informational Only	10/21/2024	*****

PROJECT NAME: RAMS HILL SPECIFIC PLAN AMENDMENT PROJECT NUMBER: PDS2024-SPA-24-001

Land Development Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary	Date Identified	Date Resolved
0-1	Specific Plan Amendment	The proposed project is an amendment to the previously approved Ram Hill Specific Plan and discretionary approvals. No new uses or increase in previously approved uses is proposed. Site development configuration will occur during future discretionary approval processed (i.e. tentative maps and site plans). This is documented throughout the proposed the Development Agreement including the following Sections: H, I, 2.5, 2.6 and 5.2.		7/12/2024	
0-2	Conditions of Approval	Project conditions of approval will be prepared as warranted during future discretionary approval processes; i.e. tentative maps, site plans and major use permits.		7/12/2024	
0-3	General - Water District	Project to be served by the Borrego Water District (BWD) . Future discretionary approvals will require approval from BWD.		7/12/2024	
0-4	General - Sanitation District	Project to be served by the Borrego Water District (BWD) . Future discretionary approvals will require approval from BWD.		7/12/2024	
0-5	General - Fire District	Future discretionary project approvals will require approval fire agency serving the Borrego Springs area.		7/12/2024	
0-6	General - FEMA	Future discretionary project approvals will require DPW Flood Control review and approval. Note that FEMA review and approval may be required as recommended by DPW Flood Control for projects within the Borrego Springs area. Please include reference to this requirement on the future discretionary sections of the amended SPA.		7/12/2024	
1-1	Tentative Map (TM)	For subsequent approvals, Subdivision Ordinance Section 81.401 MAJOR SUBDIVISION REQUIREMENTS: No person shall create a major subdivision without an approved tentative map and an approved subdivision map. https://www.sandiegocounty.gov/content/dam/sdc/pds/ProjectPlanning/docs/SubdivisionOrdinance.pdf	Comment for Reference Only		

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved	
2-1	Preliminary Grading Plan	<p>For subsequent approvals, San Diego County, Subdivision Ordinance Section 81.607 GRADING PLAN: An applicant for a tentative parcel map shall file a grading plan with the map showing grading for construction or installation of improvements to serve the site. The grading plan shall also show grading proposed for the creation of feasible building sites on each lot together with driveway access for each lot. The grading plan shall conform to all requirements of sections 87.201 et seq., but shall not be required to show the estimated starting and completion dates for the grading. The level of detail required for the grading plan may be less what is required for actual construction, but shall be sufficient to allow analysis of all onsite and offsite environmental impacts and mitigation measures including "best management practices," as that term is defined in section 67.802.</p> <p>http://www.sdcounty.ca.gov/dplu/docs/ZC034.pdf</p> <p>Grading Ordinance http://www.sdcounty.ca.gov/dpw/land/landpdf/gradingordinance.pdf</p>	Comment for Reference Only			
3-1	Stormwater Quality Management Plan (SWQMP)	<p>Project is located in the Borrego Springs Plan area and therefore considered a Standard Development Project. For subsequent approvals, a Standard Storm Water Quality Management Plan (SWQMP) will be required. The latest SWQMP templates are available at the following link: https://www.sandiegocounty.gov/content/sdc/dpw/watersheds/DevelopmentandConstruction/</p>		Comment for Reference Only		
3-2	Stormwater Quality Management Plan (SWQMP)	<p>Attachment 1: Stormwater Intake Form will be required at subsequent submittals. The latest Intake Form can be found here: https://www.sandiegocounty.gov/content/sdc/dpw/watersheds/DevelopmentandConstruction/</p>			Comment for Reference Only	
4-1	CEQA Hydrology Study	<p>Provide CEQA Level Hydrology Study. The SWQMP Report Attachment 6 refers to CEQA Hydrology Study for the project. Please provide.</p>		Comment for Reference Only. To be Addressed with Subsequent Discretionary Permits.		

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved	
4 -2	CEQA Hydrology Study	<p>CEQA Level PGP, Hydrology Study and PDP SWQMP review:</p> <p>The technical study reviews are being conducted for CEQA purposes not for Final Engineering or Construction. Please note that additional analysis, calculations including hydraulic modeling, routing analysis, design and or continuous simulation modeling may be required at Final Engineering at the discretion of the PDS LD plan check reviewer and DPW Flood Control. Please note that any proprietary modeling software and or proprietary BMPs accepted for CEQA Level review may not be accepted at the Final Engineering Construction Level. Please coordinate with your Final Engineering plan check reviewer before submitting technical studies.</p> <p>CEQA Level review is provided in accordance with the County of San Diego - Guidelines for Determining Significance - Hydrology and Water Quality, 2021: https://www.sandiegocounty.gov/pds/ceqa/SignificanceGuidelinesHydrology2021.html</p> <p>NOTE: Project issues have been identified to the extent possible based on the information provided. Additional issues may be identified upon subsequent project submittals and input from other agencies, changes to the proposal and/or during final engineering review.</p>	<p align="center">Comment for Reference Only. To be Addressed with Subsequent Discretionary Permits.</p>			
4 -3	CEQA Hydrology Study	<p>Submit Preliminary CEQA Level Hydrology Study. San Diego County Hydrology Manual: http://www.sandiegocounty.gov/content/sdc/dpw/flood/hydrologymanual.html San Diego County Hydraulic Design Manual: https://www.sandiegocounty.gov/content/sdc/dpw/flood/drainage.html</p>		<p align="center">Comment for Reference Only. To be Addressed with Subsequent Discretionary Permits.</p>		
4 -4	CEQA Hydrology Study	<p>For Preliminary Hydrology study format, please visit a San Diego County Hydrology Manual, Section 1.6, page 1-21. http://www.sandiegocounty.gov/content/sdc/dpw/flood/hydrologymanual.html</p> <p>In addition to the guideline, the study shall include but is not limited to the following:</p>		<p align="center">Comment for Reference Only. To be Addressed with Subsequent Discretionary Permits.</p>		
4 -5	CEQA Hydrology Study	<p>Provide DECLARATION OF RESPONSIBLE CHARGE – See San Diego County Hydrology Manual, Figure 1-9. DRC needs to be signed and stamped by the engineer of record.</p>		<p align="center">Comment for Reference Only. To be Addressed with Subsequent Discretionary Permits.</p>		
4 -6	CEQA Hydrology Study	<p>The final CEQA Drainage report shall be signed, stamped and dated by the responsible Registered Civil Engineer.</p>		<p align="center">Comment for Reference Only. To be Addressed with Subsequent Discretionary Permits.</p>		

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
4-7	CEQA Hydrology Study	In the narrative of the report, please provide a summary table of the pre- and post-development values of the following: C, T_c, I, A, V₁₀₀, Q₁₀₀ without mitigation and Q₁₀₀ with mitigation for each area (or point) where drainage discharges from the project. Peak runoff rates (cfs), velocities (fps) and identification of all erosive velocities (at all points of discharge) calculations for pre-development and post-development shall be provided. The comparisons should be made about the same discharge points for each drainage basin affecting the site and adjacent properties. Per Section 1.3 Drainage Law of the County Hydraulic Design Manual, upstream landowners may not increase the volume or velocity (including diversion) of surface flows to the detriment of downstream landowners consistent with "good neighbor" policies.	Comment for Reference Only. To be Addressed with Subsequent Discretionary Permits.		
4-8	CEQA Hydrology Study	The Existing Drainage Exhibit does not show Drainage Area IDs or Drainage Node Numbers. Please reconcile with hydrologic analysis.	Comment for Reference Only. To be Addressed with Subsequent Discretionary Permits.		
4-9	CEQA Hydrology Study	Please review Section 2 of the San Diego County Hydrology Manual .For watershed areas larger than 1 square mile the NRCS hydrologic method shall be used. The Rational Method is not the appropriate methodology for watersheds over 1 square mile. Please revise Hydrologic Analysis using appropriate hydrologic method.	Comment for Reference Only. To be Addressed with Subsequent Discretionary Permits.		
4-10	CEQA Hydrology Study	Summary/Conclusion: Please discuss whether or not the proposed project would substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	Comment for Reference Only. To be Addressed with Subsequent Discretionary Permits.		
4-11	CEQA Hydrology Study	Discuss whether or not the proposed project would substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? Provide reasons and mitigations proposed.	Comment for Reference Only. To be Addressed with Subsequent Discretionary Permits.		
4-12	CEQA Hydrology Study	Discuss whether or not the proposed project would create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems? Provide reasons and mitigations proposed.	Comment for Reference Only. To be Addressed with Subsequent Discretionary Permits.		
4-13	CEQA Hydrology Study	Discuss whether or not the proposed project would place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps? Please provide reasons and mitigations proposed.	Comment for Reference Only. To be Addressed with Subsequent Discretionary Permits.		
4-14	CEQA Hydrology Study	Discuss whether or not the proposed project would place structures within a 100-year flood hazard area which would impede or redirect flood flows?	Comment for Reference Only. To be Addressed with Subsequent Discretionary Permits.		
4-15	CEQA Hydrology Study	Please provide existing and proposed Hydrology Maps for each phase. The maps shall show existing and proposed culverts, discharge point with A & Q, flow path direction for each drainage basin. Show lines of inundation of the 100-year flood for a drainage basins over 25 acres. A minimum map size is 11"x17".	Comment for Reference Only. To be Addressed with Subsequent Discretionary Permits.		

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

Item No.		Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
4	-16	CEQA Hydrology Study	Discuss whether or not the proposed project would expose people or structures to a significant risk of loss, injury or death involving flooding as a result of the failure of levee or dam?	Comment for Reference Only. To be Addressed with Subsequent Discretionary Permits.		
4	-17	CEQA Hydrology Study	Provide Hydrologic Soil Group Map.	Comment for Reference Only. To be Addressed with Subsequent Discretionary Permits.		
4	-18	CEQA Hydrology Study	Provide Rainfall Isopluvials for 100 Year Rainfall Event - 6 Hours and 24 Hours Maps.	Comment for Reference Only. To be Addressed with Subsequent Discretionary Permits.		
4	-19	CEQA Hydrology Study	Provide Intensity-Duration Design Chart-Figure 3-1.	Comment for Reference Only. To be Addressed with Subsequent Discretionary Permits.		
4	-20	CEQA Hydrology Study	Provide runoff coefficients for urban areas-Table 3-1.	Comment for Reference Only. To be Addressed with Subsequent Discretionary Permits.		
4	-21	CEQA Hydrology Study	Provide Maximum Overland Flow Length and Initial Time of Concentration-Table 3-2	Comment for Reference Only. To be Addressed with Subsequent Discretionary Permits.		
4	-22	CEQA Hydrology Study	Provide Rational Formula for Overland Time of Flow Nomograph Figure 3-3	Comment for Reference Only. To be Addressed with Subsequent Discretionary Permits.		
4	-23	CEQA Hydrology Study	Provide Nomograph for Determination of Time of Concentration or Travel Time for Natural Watersheds-Figure 3-4	Comment for Reference Only. To be Addressed with Subsequent Discretionary Permits.		
4	-24	CEQA Hydrology Study	Provide Computation of Effective Slope for Natural Watersheds Figure 3-5	Comment for Reference Only. To be Addressed with Subsequent Discretionary Permits.		
4	-25	CEQA Hydrology Study	Provide Detention storage routing calculations per Section 6.3.2 of the County of San Diego Hydraulic Design Manual (HDM), 2014	Comment for Reference Only. To be Addressed with Subsequent Discretionary Permits.		
4	-26	CEQA Hydrology Study	Provide Tables showing Detention Basin Depth (ft) -Storage (ac-ft) -Outlet (Orifice Size (in))	Comment for Reference Only. To be Addressed with Subsequent Discretionary Permits.		
4	-27	CEQA Hydrology Study	Provide Inflow Hydrograph per Section 6.3.1.1 of the HDM, Stage-Storage Curve (Section 6.3.1.2), Stage-Discharge Curve (Section 6.3.1.3)	Comment for Reference Only. To be Addressed with Subsequent Discretionary Permits.		
4	-28	CEQA Hydrology Study	Provide Detention Facility Plans per Section 6.2.5 of the HDM. Show maximum design inflow and velocity, maximum total design outflow and velocity from the outlet, maximum design storage volume and water surface elevation. Please provide conceptual detention facility locations and sizes.	Comment for Reference Only. To be Addressed with Subsequent Discretionary Permits.		
4	-29	CEQA Hydrology Study	Details for facility inlet, outlet structures, energy dissipaters, maintenance measures and cross sections will be reviewed during Final Engineering.	Comment for Reference Only		
4	30	CEQA Hydrology Study	Provide maintenance criteria per Section 6.2.6 of the HDM during Final Engineering.	Comment for Reference Only		

ATTACHMENT B
ESTIMATE OF DISCRETIONARY PROCESSING TIME AND COSTS

The attached estimate of discretionary processing time and costs is an estimate of the deposits required to process the application through hearing/decision. Several assumptions were required to supply the cost estimate and schedule at this time in the process. If the assumptions listed on the bottom of the attached estimate prove to be incorrect, your cost estimate will be adjusted. Deposits will be requested in installments as funds are needed to continue processing. Be aware that Section 362 of Article XX of the San Diego County Administrative Code, Schedule B, 5 and 6 states:

The Director of Planning & Development Services may discontinue permit processing and/or recommend denial of the said project based on non-payment of the estimated deposit and all actual processing costs that may not have been included in the estimate.

ESTIMATE OF DISCRETIONARY PROCESSING TIME AND COSTS

Project Name: Rams Hill Specific Plan Amendment
 Project Number: SPA-24-001
 Staff Completing Schedule: Daniella Hofreiter
 Decision-Making Body: Planning Commission and Board of Supervisors
 Date Schedule Produced/Revised: 10/28/2024

TASK/ACTIVITY	Estimated Duration (Days)	Estimated Completion Date	Actual Completion Date
APPLICATION SUBMITTAL			10/8/2024
PDS reviews project application "completeness" , completes planning and environmental scoping	30	11/7/2024	10/30/2024
PDS meets with applicant to discuss scoping letter, cost estimate and schedule	8	11/7/2024	
Applicant Submits 1st Iteration submittal per scoping letter requirements*	45	12/23/2024	
PDS Reviews 1st Iteration Submittal	90	3/24/2025	
PDS meets with applicant to discuss 1st iteration submittal*	10	4/3/2025	
Applicant Submits 2nd Iteration submittal addressing PDS comments*	30	5/3/2025	
PDS Reviews 2nd Iteration Submittal	30	6/2/2025	
PDS meets with applicant to resolve final project issues*	21	6/23/2025	
PDS prepares Addendum and Application Amendment Form (AAF)	60	8/22/2025	
Applicant submits requested information (AAF, copies of plans, studies, etc.) and Addendum goes out for public review	45	10/6/2025	
PDS makes staff recommendation on the project & finalizes project documentation	60	12/5/2025	
Planning Commission Hearing	67	2/10/2026	
PDS Prepares Board Letter	67	4/20/2026	
Board of Supervisors Hearing	30	5/20/2026	

PROJECT SCHEDULE ASSUMPTIONS

Project description remains consistent throughout process
 Applicant will submit information in accordance with schedule
 The project will not be continued by decision maker or appealed
 All issues will be resolved concurrently.

Bolded tasks are under the control of applicant/consultant.

* Task can be eliminated if earlier draft documents are adequate.

Hearing date subject to decision making body availability & schedule

Dates which fall on a holiday have an actual completion date the first business day after such holiday.

Assumes deposit account balance remains positive. County work may not proceed without adequate funds.

COST ESTIMATE ASSUMPTIONS

Estimate is based on relative cost of projects of similar complexity
 Estimate does not include applicant's consultant/engineering costs
 Does not include County costs for post discretionary review (e.g. final map)
 Costs assume project schedule assumptions are maintained
 Costs will be paid at installments throughout the process
 If project is over budget, cost estimate will be revised
 Project will rely on an exemption or previous environmental document
 Cost estimate does not include additional deposits for Trails Review or DEH that may be required

COST ESTIMATE SUMMARY

Total Discretionary Cost Estimate	\$391,339
Deposits Paid to Date	\$54,000
Account Balance	\$75,000
Estimated County Costs Remaining	\$337,339
Fish & Wildlife Fees/ County Clerk Fee	\$3,393
% Expended of Total Cost Estimate	-5.37%

PDS2024-SPA-24-001;
PA-24-001; VAC 24-001;
REZ-24-001; Rams Hill

October 28, 2024

-13-

ATTACHMENT C
COMMENTS FROM THE BORREGO COMMUNITY PLANNING GROUP

May 4, 2024

Honorable Jim Desmond, San Diego County Supervisor 5th District
County Administrative Building Room 335
1600 Pacific Highway
San Diego California Ca. 92101
(Sent via hard copy and email)

RE: Review of the Rams Hill SPA 24-001

Dear Honorable Jim Desmond 5th District Supervisor:

On April 4, 2024, the Borrego Springs Community Sponsor Group (BSCSG) held an informational discussion on the recently submitted Specific Plan Amendment (SPA 24-001) for the Rams Hill project. It was understood that the review of the project was very early within the review process, especially since the County Planning and Development Services (PDS) Department had not even completed their review of the submittal. However, given the scope of the project it was decided by the Chair of the BSCSG that the group should hear from the project applicant, the PDS project manager and our community residents regarding the proposed amendments to the project.

It was understood and stated at the meeting that this was not an "action" item and that the BSCSG was not going to be giving a recommendation for or against the proposed SPA. Rather we wanted to allow communication to flow between the applicant, the County and the local community regarding the project. For the applicant, Shannon Smith, Cathy Milkey, Mark Linman and Rodney Bruce attended. For the PDS Department Daniella Hofreiter, who is the Project Manager, attended via zoom. For the community it is estimated that ~40 attended in person and ~20 attended via zoom.

Following the discussions it was agreed and recommended by the BSCSG that a letter be sent to the County regarding our issues, concerns, and hopes for the proposed project. As you are aware Rams Hill was approved in 1980 and is a valued and important element of our community.

However, a number of concerns were expressed during the discussions regarding the proposed SPA. These focused on three principal areas. These included the open space easement vacation, impacts to the viewshed for the community and the conveyance of water to the project. A summary of these issues include:

- 1) The open space easement (OSE) was dedicated to mitigate for impacts to native species for the layout of the original project. Although we don't have the language for the dedicated open space, community members pointed out at the meeting that this was a permanent dedication (in fact the CEQA requires that mitigation for impacts to biological resources be permanent (CEQA Section 15370 (e))). The concept that this area can be vacated (1,600 acres) under Board Policy I-103 and

replaced with scattered and disconnected sections of “open space” is of great concern.

- 2) Community members also spoke about the importance and value of the Borrego Springs viewshed which is expansive and includes the largest California State Park (Anza Borrego Desert State Park). The vacation of open space (1,600 acres) is on the border between the developed lands of the Rams Hill community and the Anza Borrego Desert State Park. The concept of a “mobile and moveable” open space as the area is developed is not consistent with our understanding of a permanent open space easement to protect the community’s viewshed and biological resources.
- 3) Several comments were received regarding the limited and finite groundwater resources. During the meeting it was noted that the Rams Hill project has fallowed significant agricultural lands and has assisted in addressing the overdraft within the basin. However, it was also noted that the water credits are from fallowed lands within the northern reaches of the basin. Since the project is at the other end of the basin (southern) it raises the issue(not of the overdraft) of what parts of the basin the additional water is going to come from and how it will be transmitted to the project. Also concern about a resultant effect of such water transfers on groundwater quality was raised. These are issues that need to be addressed. At present, the necessary engineering detail and basin impacts is unknown to the BSCSG and our community.

In summary, it was agreed that our community appreciates and values the Rams Hill development. We understand that this is an early review of the SPA and that a full description of the proposed project is currently not available. However, we wanted to take this opportunity to express our concerns early within the review process.

Thanks so much for your assistance to our community. We look forward to working with you, your staff, and the PDS Department. We would also like to commend Daniella Hofreiter who has been of great assistance to us on the project review.

Sincerely:



John Peterson
Chair, Borrego Springs Community Sponsor Group

cc:

Daniella Hofreiter, Project Planner, Department of Planning Services. Sent via email
Email list for the BSCSG

PDS2024-SPA-24-001;
PA-24-001; VAC 24-001;
REZ-24-001; Rams Hill

October 28, 2024

-14-

ATTACHMENT D
CALTRANS LETTER

California Department of Transportation

DISTRICT 11
4050 TAYLOR STREET, MS-240
SAN DIEGO, CA 92110
(619) 985-1587 | FAX (619) 688-4299 TTY 711
www.dot.ca.gov



March 25, 2024

11-SD-78
PM 82.413

Rams Hill Specific Plan Amendment
Discretionary Permit for PDS2024-SPA-24-001 Specific Plan Amendment

Ms. Daniella T. Hofeiter
Project Manager
County of San Diego – Planning and Development Services
5510 Overland Ave., Suite 110
San Diego, CA 92123

Dear Ms. Hofeiter:

Thank you for including the California Department of Transportation (Caltrans) in the development review process for the Rams Hill Specific Plan Amendment located near State Route 78 (SR-78). The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment. The Local Development Review (LDR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities.

Safety is one of Caltrans' strategic goals. Caltrans strives to make the year 2050 the first year without a single death or serious injury on California's roads. We are striving for more equitable outcomes for the transportation network's diverse users. To achieve these ambitious goals, we will pursue meaningful collaboration with our partners. We encourage the implementation of new technologies, innovations, and best practices that will enhance the safety on the transportation network. These pursuits are both ambitious and urgent, and their accomplishment involves a focused departure from the status quo as we continue to institutionalize safety in all our work.

Caltrans is committed to prioritizing projects that are equitable and provide meaningful benefits to historically underserved communities, to ultimately improve transportation accessibility and quality of life for people in the communities we serve.

We look forward to working with the County of San Diego (County) in areas where the County and Caltrans have joint jurisdiction to improve the transportation network and

connections between various modes of travel, with the goal of improving the experience of those who use the transportation system.

Caltrans has the following comments:

Traffic Impact Study

- A Vehicle Miles of Travel (VMT) based Traffic Impact Study (TIS) may need to be provided for this project. Please use the Governor's Office of Planning and Research Guidance to identify VMT related impacts.¹ Or please provide justification on VMT Exemption.
- The TIS may also need to identify the proposed project's near-term and long-term safety or operational issues, on or adjacent any existing or proposed State facilities.

Multimodal System Planning

- Several planning documents frequently utilized by the Caltrans System Planning branch discuss the importance of land use planning and connectivity. These documents may provide further background on state and regional planning in relation to the Rams Hill Specific Plan Amendment. Below are several examples that may be utilized.
 - [California Transportation Plan 2050](#)
 - [Smart Mobility Framework 2010](#): Please see the section on Rural and Agricultural Lands (Page 40).
- Other Proposed Improvements:
 - Please consider reaching out to the San Diego Metropolitan Transit System (MTS) to suggest appropriate bus shelter and signage for the bus stop north of the Rams Hill Specific Plan Amendment project. In reference to the Borrego Springs Community Plan, there is a need for alternative automotive transportation. This could help improve transit ridership for MTS Bus Routes 891 and 892 located on Yaqui Pass Road.
 - Please consider implementing the continuation of the Class II Bike Lane on Yaqui Pass Road which stops near Rams Hill Road where the Rams Hill Specific Plan Amendment project is located.
 - Please review the [SANDAG 2021 Regional Plan](#) and see [Appendix Q: Transportation Security and Safety](#). These documents may provide further background on state and regional planning in relation to Intelligent Transportation Safety and Evacuations.

¹ California Governor's Office of Planning and Research (OPR) 2018. "Technical Advisory on Evaluating Transportation Impacts in CEQA." https://opr.ca.gov/docs/20190122-743_Technical_Advisory.pdf

Complete Streets and Mobility Network

Caltrans views all transportation improvements as opportunities to improve safety, access and mobility for all travelers in California and recognizes bicycle, pedestrian and transit modes as integral elements of the transportation network. Caltrans supports improved transit accommodation through the provision of Park and Ride facilities, improved bicycle and pedestrian access and safety improvements, signal prioritization for transit, bus on shoulders, ramp improvements, or other enhancements that promotes a complete and integrated transportation network. Early coordination with Caltrans, in locations that may affect both Caltrans and the County is encouraged.

To reduce greenhouse gas emissions and achieve California's Climate Change target, Caltrans is implementing Complete Streets and Climate Change policies into State Highway Operations and Protection Program (SHOPP) projects to meet multi-modal mobility needs. Caltrans looks forward to working with the County to evaluate potential Complete Streets projects.

Bicycle, pedestrian, and public transit access during construction is important. Mitigation to maintain bicycle, pedestrian, and public transit access during construction is in accordance with Caltrans' goals and policies.

Land Use and Smart Growth

Caltrans recognizes there is a strong link between transportation and land use. Development can have a significant impact on traffic and congestion on State transportation facilities. In particular, the pattern of land use can affect both local vehicle miles traveled and the number of trips. Caltrans supports collaboration with local agencies to work towards a safe, functional, interconnected, multi-modal transportation network integrated through applicable "smart growth" type land use planning and policies.

The County should continue to coordinate with Caltrans to implement necessary improvements at intersections and interchanges where the agencies have joint jurisdiction.

Environmental

Caltrans welcomes the opportunity to be a Responsible Agency under the California Environmental Quality Act (CEQA), as we have some discretionary authority of a portion of the project that is in Caltrans' (Right-of-Way) R/W through the form of an encroachment permit process. We look forward to the coordination of our efforts to ensure that Caltrans can adopt the alternative and/or mitigation measure for our R/W. We would appreciate meeting with you to discuss the elements of the

Environmental Document that Caltrans will use for our subsequent environmental compliance.

An encroachment permit will be required for any work within the Caltrans' R/W prior to construction. As part of the encroachment permit process, the applicant must provide approved final environmental documents for this project, corresponding technical studies, and necessary regulatory and resource agency permits. Specifically, CEQA determination or exemption. The supporting documents must address all environmental impacts within the Caltrans' R/W and address any impacts from avoidance and/or mitigation measures.

We recommend that this project specifically identifies and assesses potential impacts caused by the project or impacts from mitigation efforts that occur within Caltrans' R/W that includes impacts to the natural environment, infrastructure including but not limited to highways, roadways, structures, intelligent transportation systems elements, on-ramps and off-ramps, and appurtenant features including but not limited to fencing, lighting, signage, drainage, guardrail, slopes and landscaping. Caltrans is interested in any additional mitigation measures identified for the project's draft Environmental Document.

Sustainability

Caltrans recommends collaboration between our agency and the County of San Diego on the proposed transportation related topics including adaptation strategies to help improve the County's resilience to potential climate change impacts and strategies to reduce VMT, and off-road and on-road greenhouse gas (GHG) emissions.

Caltrans recognizes that transportation is a leading contributor to GHG emissions in the region and is dedicated to reducing and mitigating transportation related emissions. We recommend collaborating with Caltrans on the following measures brought up by this plan in Table 2.5: increasing the use of zero emission vehicles, installing electric vehicle (EV) charging stations, identifying right-of-way areas to be used for carbon sequestration, and complete streets.

The existing climate hazards discussed in this document will have an impact of the transportation system. We recommend working with Caltrans on determining the preventative strategies the Caltrans can take to keep roadways operational and ensure their longevity against climate stressors such as increased temperatures, changes in precipitation patterns, wildfire, and flooding. Caltrans recognizes the central role that transportation planning plays in safety and ensuring that when these natural hazards do occur, citizens have a reliable evacuation route.

Broadband

Caltrans recognizes that teleworking and remote learning lessen the impacts of traffic on our roadways and surrounding communities. This reduces the amount of VMT and decreases the amount of GHG emissions and other pollutants. The availability of affordable and reliable, high-speed broadband is a key component in supporting travel demand management and reaching the state's transportation and climate action goals.

Mitigation

Caltrans endeavors that any direct and cumulative impacts to the State Highway network be eliminated or reduced to a level of insignificance pursuant to the CEQA and National Environmental Policy Act (NEPA) standards.

Right-of-Way

- Per Business and Profession Code 8771, perpetuation of survey monuments by a licensed land surveyor is required, if they are being destroyed by any construction.
- Any work performed within Caltrans' R/W will require discretionary review and approval by Caltrans and an encroachment permit will be required for any work within the Caltrans' R/W prior to construction.

Additional information regarding encroachment permits may be obtained by contacting the Caltrans Permits Office at (619) 688-6158 or emailing D11.Permits@dot.ca.gov or by visiting the website at <https://dot.ca.gov/programs/traffic-operations/ep>. Early coordination with Caltrans is strongly advised for all encroachment permits.

If you have any questions or concerns, please contact Charlie Lecourtois, LDR Coordinator, at (619) 985-4766 or by e-mail sent to charlielecourtois@dot.ca.gov.

Sincerely,

Kimberly D. Dodson

KIMBERLY D. DODSON, G.I.S.P.
Acting Branch Chief
Local Development Review

ATTACHMENT E GROUNDWATER RESOURCES

Major Project Issue, Groundwater Quantity: The production wells at the Rams Hill Golf Club, located in the southern management area of the Borrego Springs Subbasin may not be able to support additional groundwater use. Based on a cursory evaluation of production well hydrographs, at least two of the hydrographs (wells RH-5 and RH-6) depict substantial declines in recent years. The Rams Hill production well network is required to be evaluated to determine whether existing conditions pumping in the Southern Management Area is sustainable, and whether the proposed groundwater use from the southern, central, and/or northern groundwater management areas would impede sustainable groundwater management of the basin or conflict or obstruct with implementation of the groundwater management plan for the subbasin.

The project must also include an evaluation of any infrastructure needed to supply groundwater to the project. Potential environmental effects from any proposed infrastructure must be evaluated in accordance with CEQA.

1. County Groundwater Ordinance Requirement to Secure Water Rights (Baseline Pumping Allocation):

The project is subject to the San Diego County Groundwater Ordinance. The Ordinance requires that discretionary projects in Borrego Springs Subbasin must demonstrate the ability to secure water rights before project approval. Below are submittal requirements to provide adequate documentation to the County for securing water rights.

Background: The Borrego Springs Subbasin is critically overdrafted due to groundwater extraction that exceeds what is naturally replenishment and is managed under the Sustainable Groundwater Management Act of 2014 (SGMA). Groundwater pumpers in the Subbasin have agreed to terms in a stipulated agreement and completed a groundwater adjudication to comprehensively determine groundwater rights. The stipulated agreement, which includes a groundwater management plan to comply with SGMA and establishes a Watermaster responsible for managing groundwater resources, was filed in court in January 2020 and approved on April 8, 2021. Groundwater in the Subbasin is now managed by the Watermaster and all future water use is to be subject to the stipulated agreement. The stipulated agreement assigns “baseline pumping allocations” (BPAs) to specific parcels which are the basis of annual pumping allowances that aim to achieve sustainable groundwater management of the basin. This project must obtain sufficient BPA for all water uses to meet Watermaster and County Groundwater Ordinance requirements.

Submittal Requirements: Update the project description to include a detailed estimated water demand, outlining all existing and proposed water uses at the site. The proposed use should be presented in logical project phases with landscaping estimates based on the site’s landscape plans. Each water use should have documented backup references to support the presented assumptions.

The project description should also specify the source and quantity of water from each source. It is assumed by PDS that there are two proposed sources of groundwater for this project: (1)

the Borrego Water District (BWD), and (2) private production wells. All wells and existing and proposed infrastructure for the well network shall be provided.

Based on the water demand estimate, provide the quantity of BPA needed for the project (both existing and proposed groundwater use). This estimation should be based on the pumping allowance projected by the Watermaster for 2040, the year when annual pumping allowances align with the basin's sustainable yield. Then, provide verification of the BPA acquired by the applicant for project use.

2. CEQA Groundwater Guideline Requirement, Groundwater Memorandum:

The project is subject to the County Guidelines for Determining Significance – Groundwater Resources (Groundwater Guidelines). The County SGMA Basins Guideline requires projects in SGMA-mandated basins confirm they will not impede sustainable groundwater management of the basin; or conflict or obstruct implementation of a Sustainable Groundwater Management Plan. Proposed projects that cannot meet this guideline will be considered to have a significant impact.

This is based on the two questions in Appendix G of the State CEQA Guidelines:

- Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?
- Would the project conflict with or obstruct implementation of a sustainable groundwater management plan?

The Groundwater Management Plan (GMP) as part of the stipulated judgment provides a thorough technical analysis and provides a framework for sustainably managing groundwater in the Borrego Springs Subbasin. A Groundwater Memorandum shall document the project's existing and proposed use of groundwater and describe in detail whether it will impede sustainable groundwater management of the basin or conflict or obstruct implementation of the GMP.

Submittal Requirements:

The groundwater memorandum must be prepared and signed by a California Professional Geologist who is responsible for all aspects of the evaluation. The groundwater memorandum should begin with a detailed summary of the pertinent GMP findings.

The project groundwater demand from all proposed wells shall be evaluated to determine whether pumping could impede sustainable groundwater management of the basin or obstruct implementation of the GMP. In addition to the Rams Hill production well network, identify all other proposed water sources, including BWD and any other wells. An adequate supply network needs to be included that meets all project potable and non-potable water demands.

Based on the detailed water demand description, explain how adequate BPA would aid in mitigation of potential impacts, and provide a summary of the BPA obtained and whether it is adequate for the project water demand.

The groundwater impacts in each groundwater management area where groundwater is proposed must be assessed, taking into consideration initial allocations, ramp-down, 2040 allocations, and ultimate sustainable yield within the context of the GMP. It is strongly recommended to use the Borrego Springs Subbasin Groundwater Model. Model simulations of production in the groundwater management areas should be run to determine whether there is sufficient water in the various proposed pumping areas to sustainably meet project pumping demands from both on-site and off-site sources, considering all other groundwater users.

The impacts of project-related pumping on groundwater levels shall be assessed to determine if GMP-defined thresholds in any wells would be exceeded. Pumping simulations at various locations and rates should inform potential impacts, including all anticipated groundwater pumping within the basin.

The Rams Hill production well network is identified as potentially vulnerable to increased pumping and must be evaluated to determine if existing conditions pumping is sustainable, and if any additional amount of groundwater from the southern management area can be extracted without causing an undesirable result, such as reductions in storage or groundwater levels, as defined by the GMP.

Five-Year Update to the GMP and Impending California Department of Water Resources (DWR) Review: The CEQA analysis for the Development Agreement must use the most current information available during the application process. Modifications to the GMP will be occurring during the application process.

The Borrego Springs Watermaster is conducting a five-year GMP update, due in June 2026. This update involves reassessing the basin's sustainable yield, potential changes to sustainability indicators at individual wells, and updated data regarding groundwater-dependent ecosystems.

Additionally, the DWR, responsible for evaluating the GMP at the state level, has yet to complete its review of the initial GMP. Though a specific review timeframe has not been provided, DWR's review may result in corrective actions.

3. Water Service Infrastructure Evaluation

Separate from the Groundwater Memorandum, overall water collection and distribution infrastructure for the project shall be analyzed to identify whether it has the capacity to deliver water to Rams Hill. This will include the pipelines, storage tanks, inter-ties, and other components of the network. The scope of this evaluation requires coordination with the Borrego Water District which is already underway.

Proposed infrastructure required for the project shall be identified and mapped and evaluated for potential environmental impacts pursuant to CEQA.

PDS2024-SPA-24-001;
PA-24-001; VAC 24-001;
REZ-24-001; Rams Hill

October 28, 2024

-18-

ATTACHMENT F
Borrego Water District Facility Availability Form



County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - WATER
 ZONING DIVISION

Please type or use pen

T2 Borrego LLC (727) 515-3475
 Owner's Name Phone

4582 South Ulster Street, Suite 1410
 Owner's Mailing Address Street

Denver CO 80237
 City State Zip

ORG _____
 ACCT _____
 ACT _____
 TASK _____
 DATE _____ AMT \$ _____

W

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

- A. Major Subdivision (TM) Specific Plan or Specific Plan Amendment
 Minor Subdivision (TPM) Certificate of Compliance: _____
 Boundary Adjustment
 Rezone (Reclassification) from _____ to _____ zone.
 Major Use Permit (MUP), purpose: _____
 Time Extension... Case No. _____
 Expired Map... Case No. _____
 Other MUP Modification, Development Agreement
- B. Residential Total number of dwelling units 1,244 new (1,540 total)
 Commercial Gross floor area 350,000 max
 Industrial Gross floor area _____
 Other Gross floor area 346 acres golf uses, 350 hotel rooms
- C. Total Project acreage 3,140.5 Total number of lots TBD
- D. Is the project proposing the use of groundwater? Yes No
 Is the project proposing the use of reclaimed water? Yes No

Assessor's Parcel Number(s)
 (Add extra if necessary)

See attached	Borrego Water Distr
	2

Thomas Guide Page _____ Grid _____
 1881 Rams Hill Road
 Project address Street
 Borrego Springs 92004
 Community Planning Area/Subregion Zip

Owner/Applicant agrees to pay all necessary construction costs, dedicate all district required easements to extend service to the project and COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: _____ Date: 07/30/2024
 Address: 11316 Rolling Hills Drive, El Cajon, CA 92020 Phone: (619) 997-8288

(On completion of above, present to the district that provides water protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

- District Name: Borrego Water District Service area _____
- A. Project is in the district.
 Project is not in the district but is within its Sphere of Influence boundary, owner must apply for annexation.
 Project is not in the district and is not within its Sphere of Influence boundary.
 The project is not located entirely within the district and a potential boundary issue exists with the _____ District.
- B. Facilities to serve the project ARE ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached 2. (Number of sheets)
 Project will not be served for the following reason(s): _____
- C. District conditions are attached. Number of sheets attached: 2
 District has specific water reclamation conditions which are attached. Number of sheets attached: _____
 District will submit conditions at a later date.
- D. How far will the pipeline(s) have to be extended to serve the project? _____

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

"This form expires (5/5/25) years from the date written below."
 Authorized Signature: [Signature] Print Name GEOFF POOLE
 Print Title GENERAL MANAGER Phone 760-767-5806 Date 10/07/2024

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE DISTRICT
 On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:
 Planning & Development Services - Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123



Rams Hill
Assessor's Parcels
January 10, 2024

2001203900	2002751000	2003111500	2003405600	2003600900
2001204100	2002751100	2003111600	2003405700	2003601700
2001204800	2002811000	2003111700	2003405800	2003601800
2001205100	2002811400	2003111800	2003405900	2003700100
2001205200	2002811500	2003113700	2003406000	2003700200
2001205300	2002811600	2003114300	2003406100	2003700300
2001401200	2002812000	2003114400	2003406200	2003700400
2001602600	2002812100	2003114500	2003406300	2003700500
2001602700	2002812300	2003114600	2003406400	2003700600
2001602800	2002812400	2003123200	2003406500	2003700700
2001603000	2002812600	2003123300	2003406600	2003700800
2002102100	2002812800	2003123400	2003406700	2003700900
2002102200	2002813200	2003123500	2003406800	2003701000
2002710300	2002813300	2003123600	2003406900	2003701100
2002710400	2002813400	2003302300	2003407000	2003701200
2002710600	2002813900	2003302400	2003407100	2003701300
2002710700	2002821200	2003302700	2003407200	2003701400
2002711500	2002821400	2003302800	2003407300	2003701500
2002711600	2002822000	2003302900	2003407400	2003701600
2002712100	2002830300	2003303300	2003407500	2003701700
2002712200	2002830600	2003303400	2003407900	2003701800
2002712300	2002830700	2003305100	2003408000	2003701900
2002712400	2002830800	2003307600	2003408100	2003702000
2002712900	2002831500	2003307700	2003408200	2003702100
2002713200	2002833400	2003307800	2003408300	2003702200
2002713500	2002833500	2003307900	2003408400	2003702300
2002713600	2002833600	2003308000	2003408500	2003702400
2002713700	2002834500	2003308100	2003408600	2003702500
2002713800	2002910800	2003400100	2003408700	2003702600
2002720800	2002911100	2003400400	2003408800	2003702700
2002730200	2002911300	2003400500	2003408900	2003702800
2002730300	2002911400	2003400600	2003409000	2003702900
2002730400	2002911500	2003400700	2003409100	2003703000
2002730500	2002911600	2003402300	2003409200	2003703100
2002730600	2002912200	2003404900	2003409300	2003703200
2002730700	2002912300	2003405000	2003409400	2003703300
2002730800	2002912400	2003405100	2003409500	2003703400
2002740200	2003111200	2003405300	2003500100	2003703500
2002750800	2003111300	2003405400	2003502400	2003703600
2002750900	2003111400	2003405500	2003600500	2003703700

2003703800	2003901600	2004001500	2004010700	2004015700
2003800100	2003901700	2004001600	2004010800	2004015800
2003800200	2003901800	2004001700	2004010900	2004015900
2003800300	2003901900	2004001800	2004011000	2004016000
2003800400	2003902000	2004001900	2004011100	2004016100
2003800500	2003902100	2004002000	2004011200	2004016200
2003800600	2003902200	2004002100	2004011300	2004016300
2003800700	2003902300	2004002200	2004011400	2004016400
2003800800	2003902400	2004002300	2004011500	2004016500
2003800900	2003902500	2004002400	2004011600	2004016600
2003801000	2003902600	2004002500	2004011700	2004016700
2003801100	2003902700	2004002900	2004011800	2012400100
2003801200	2003902800	2004003200	2004011900	
2003801300	2003902900	2004003300	2004012000	
2003801400	2003903000	2004003400	2004012100	
2003801500	2003903100	2004003500	2004012200	
2003801600	2003903200	2004003600	2004012300	
2003801700	2003903300	2004003700	2004012400	
2003801800	2003903400	2004003800	2004012500	
2003801900	2003903500	2004003900	2004012600	
2003802000	2003903600	2004004000	2004012700	
2003802100	2003903700	2004004100	2004012800	
2003802200	2003903800	2004004200	2004012900	
2003802300	2003903900	2004004300	2004013000	
2003802400	2003904000	2004004400	2004013100	
2003802500	2003904100	2004004500	2004013200	
2003802600	2003904200	2004004600	2004013300	
2003802700	2003904300	2004004700	2004013400	
2003802800	2003904400	2004004800	2004013500	
2003802900	2003904500	2004004900	2004013600	
2003900100	2003904600	2004005000	2004013700	
2003900200	2004000100	2004005100	2004013800	
2003900300	2004000200	2004005200	2004013900	
2003900400	2004000300	2004005300	2004014000	
2003900500	2004000400	2004005400	2004014100	
2003900600	2004000500	2004005500	2004014200	
2003900700	2004000600	2004005600	2004014300	
2003900800	2004000700	2004005700	2004014400	
2003900900	2004000800	2004005800	2004014600	
2003901000	2004000900	2004005900	2004014700	
2003901100	2004001000	2004010100	2004014800	
2003901200	2004001100	2004010200	2004014900	
2003901300	2004001200	2004010400	2004015000	
2003901400	2004001300	2004010500	2004015100	
2003901500	2004001400	2004010600	2004015600	



Borrego Water District

October 7, 2024

County of San Diego
Planning & Development Services – Zoning Counter
5510 Overland Avenue, Suite 110
San Diego, CA 92123

Re: Water Availability Letter (Form 399W) – Rams Hill Specific Plan Amendment,
1881 Rams Hill Road, Borrego Springs, CA 92004

The owner of the numerous parcels (the “Property”) described in the exhibit to Form PDS 399W, viz., T2 Borrego LLC (“Applicant”), has requested Borrego Water District (BWD or “District”) to complete a “Project Facility Availability – Water” form associated with a Specific Plan or Specific Plan Amendment, MUP Modification and Rezone for the Rams Hill Project located in Borrego Springs (“Proposed Development”). To BWD’s understanding, all of the parcels comprising the Property are located within the BWD water service boundaries.

Water facilities are not reasonably expected to become available within five (5) years to allow the District to provide domestic (potable) water service, including fireflow protection, to the entirety of the Proposed Development; provided, however, that the Applicant and the District have initiated efforts, including preparing studies that are currently under review, to assist BWD to determine, among other matters,

- The extent to which existing BWD facilities may be sufficient to provide domestic water service and fireflow protections to portions (viz., early phases) of the Proposed Development; Applicant has provided studies that our engineers are reviewing
- The extent to which new or upsized storage, production, conveyance and other facilities to be dedicated to BWD will be needed to provide adequate domestic and fireflow water service to the Proposed Development, particularly in later phases; Applicant has provided studies that our engineers are reviewing
- California Environmental Quality Act (CEQA) requirements associated with the Proposed Development, and how BWD may be involved in the CEQA process, including but not limited to water supply assessment mandates under Water Code, section 10910 et seq.
- Facility, groundwater, and other studies to be undertaken to facilitate BWD’s review of any future request for water supply verifications for the Proposed Development under Government Code, sections 66437 et seq., as well as to facilitate BWD completion of County of San Diego PDS Forms 400W for various phases of the Proposed Development
- Fee, deposit, reimbursement and other financial issues to ensure the District and its ratepayers do not absorb costs associated with review of the applications and other documentation associated with the Proposed Development, as well as the

costs associated with any future water service to the Proposed Development; Applicant and the District have entered into a reimbursement agreement, and Applicant has provided a substantial deposit to the District to address this concern and convey that Applicant fully expects to bear its own costs

- Any interaction between BWD's completion of Forms 399W and 400W with the requirements of the Borrego Springs Groundwater Adjudication and the Borrego Springs Watermaster

The issuance of this Water Facility Availability Letter does not grant the Applicant any rights to use of any BWD water facilities. The Applicant does not secure a right to use of BWD water facilities, nor to BWD water service, until an application for water service and/or a BWD-Applicant agreement for water service has been completed, Forms 400W are completed by BWD, and the Applicant complies with all water service requirements of the District, including but not limited to the transfer of sufficient water rights (called "Baseline Production Allocation" or "BPA" under the Borrego Springs Groundwater Adjudication) sufficient to meet the domestic demands of the Proposed Development. Discussions between the District and the Applicant about golf course irrigation water are on-going, though we have not addressed those as a part of this Form 399 response.

This letter and BWD's execution of Form 399W will expire five years after the date of BWD's signature date.

Sincerely,



Geoff Poole
General Manager
Borrego Water District