

**Specific Plan**  
for  
**RAMS' HILL COUNTRY CLUB**  
(a Large-Scale Project)  
LSP 79-01 / SP 80-01

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PROJECT PROCESSING  
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**prc**  
**PRC Toups Corporation**  
2223 Avenida de la Playa La Jolla, California 92037  
Telephone (714) 454-9162  
A Planning Research Company

**Specific Plan**

for

**RAMS' HILL COUNTRY CLUB**

(a Large-Scale Project)

LSP 79-01 / SP 80-01

project proposed by

**DiGiorgio Development Corporation**

Post Office Box A

507 The Mall

Borrego Springs, CA 92004

report prepared by

**PRC Toups Corporation**

2223 Avenida de la Playa, Suite 267

La Jolla, CA 92037

report presented to

**County of San Diego**

**Department of Planning and Land Use**

9150 Chesapeake Road

San Diego, CA 92123

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B.	Board Action Initiating Specific Plan for Rams' Hill
C.	Regional Growth Management letter to Board identifying that the project is in conformance with Growth Management Program
D.	LUER letter identifying project as "provisionally conforming"
E.	Service letter from San Diego Gas & Electric Company
F.	Service letter from Borrego Springs Unified School District
G.	Service letter from Borrego springs Fire Protection District
H.	Service letter from San Diego County Sheriff's Department
I.	Service letter from the San Diego County Department of Sanitation and Flood Control (re: solid waste disposal)
J.	Explanation of Proposed Homeowners' Association

**Specific Plan**  
**RAMS' HILL COUNTRY CLUB**  
(a large-scale project)  
SP-80-01

**Certificate of Adoption**

I hereby certify that this Plan, consisting of this text and these maps and appendices, is Specific Plan SP-80-01, Rams' Hill Country Club and that it was ~~approved~~ **denied** by the San Diego County Planning Commission.

1-23-80  
Date

*Reanne S. Jacob*  
Chairman

Attest:

*Paul C. Zucker*  
Paul C. Zucker, Secretary

**Certificate of Adoption**

I hereby certify that this Plan, consisting of this text and these maps and appendices, is Specific Plan SP-80-01, Rams' Hill Country Club and that it was approved by the San Diego County Board of Supervisors on the 7<sup>th</sup> day of May, 1980.

5-7-80  
Date

*Ray Hodge*  
Chairman

Attest:

*Porter D. Cremans*  
Porter D. Cremans  
Clerk of the Board



## I. INTRODUCTION

### A. Project Background and GPA 76-02

Rams' Hill Country Club is a hotel and residential resort project proposed by the DiGiorgio Development Corporation for a 3,142-acre parcel in the Borrego Valley. The site is shown on the attached regional vicinity map, Figure 1, and may also be found in the Thomas Brothers Map Book, page 402, coordinates, 5C, 5D, 6C and 6D.

Plans for the development of the property, formerly referred to as the Borrego South Slope Project, were first submitted to the County in April, 1974, as a Private Development Plan (PDP). The PDP proposed development of the entire 3,142-acre site at a density of one dwelling unit per acre. Proposed uses were generally the same as now proposed and included a golf course, tennis courts, a hotel, commercial area and residences.

During the processing of the project, several changes in applicable state law and county ordinances caused a number of changes and delays in the review process. Ultimately, the project was presented in a very modified form as part of General Plan Amendment 76-02. That plan amendment limited development to one dwelling unit per two acres and restricted development to the western half of the site. This reduced the allowable units, density, and usable ground area by half from the original PDP proposal.

The General Plan Amendment was unanimously adopted by the Board of Supervisors on November 29, 1976. The plan amendment requires the preparation and approval of a specific plan for that portion of the project proposed for development within five years.

The conditions included in the General Plan Amendment 76-02 and in Board Policy I-59 (review of Large Scale Projects) are two of the basic regulatory parameters within which the specific plan for Rams' Hill has been prepared.

General Plan Amendment 76-02 includes specific guidelines for development of the Rams' Hill property. It provides for a Specific Planning Area (SPA) designation which allows an overall gross residential density of 0.5 dwelling units per acre with various commercial, public service and recreational uses. It also includes a land use map which specifies the location of various uses and provides that the eastern half of the project must be dedicated as undeveloped open space. This map is identified as Exhibit C-9 of that plan amendment and is included as Figure 2. The GPA further requires that a specific plan be prepared for any project proposed for the property and that it cover the following:

1. The means by which public facilities and services would be financed, phased and provided, including sewage treatment and disposal, schools, fire protection, water, roads, flood control, etc.
2. Assurance that identified mitigation measures would be addressed and implemented.
3. General conformance with Exhibit C-9.
4. The dedication of approximately 1,600 acres, as shown on Exhibit C-9, as permanent undeveloped open space.

## **B. Actions Since Adoption of the General Plan Amendment**

Since adoption of GPA 76-02, the DiGiorgio Development Corporation has continued environmental studies and land use planning for the site. An Initial Conformance Report outlining the proposed five-year program was submitted to the County Department of Land Use and Environmental Regulation (LUER) in May, 1978. In a letter dated May 19, 1978, LUER determined that the proposed project was "provisionally conforming" to the County General Plan Land Use Element as amended by GPA 76-02 (see Attachment D).

The Department of Land Use and Environmental Regulations then requested the County Board of Supervisors to initiate the specific plan for the property. The Board considered this request on July 25, 1978, and directed that the County's Regional Growth Management Program determine whether the project conformed with the growth management program before it would take action. The Regional Growth Management Program staff confirmed that the project was consistent and on August 11, 1979, the Board of Supervisors approved processing of a specific plan for the property (see Attachment B).

The specific plan text and map, of which this current report is a revision, and a preliminary Draft Environmental Impact Report (DEIR), were submitted to the County on January 24, 1979.

The preliminary DEIR underwent extended review and minor revisions from January to July with the "Notice of Completion" beginning the public review period being issued on July 30, 1979. The Environmental Review Board hearing was held on October 18.

## **C. Specific Plan Requirements**

The purpose of a specific plan, as defined by the California Government Code (Title 7, Article 8, section 65450 et. seq.), is for the systematic execution of the general plan. Section 65450.1 of the Code states that, "The legislative body of a planning agency may designate areas within a city or county for which the development of a specific plan will be necessary or convenient to the implementation of the general plan." In amending the General Plan on November 29, 1976, the Board designated the subject property a Specific Planning Area in accordance with the Government Code. Policy I-59, adopted by the Board of Supervisors in accordance with this portion of the Government Code, provides for the use of specific plans at a local level in the review and regulation of large-scale projects. In the case of residential development, Policy I-59 requires the preparation of a specific plan when a proposed development encompasses more than 100 acres and requires a rezone, special use permit, or other special action for project implementation. The policy requires the specific plan to outline, define, and discuss the detailed programs, conditions and legislative actions necessary to execute that portion of a project to be developed within a five-year time period. The remaining parts of the project are required to be covered in concept only.

The Rams' Hill Country Club is a large-scale project as defined by Policy I-59. This specific plan has been prepared in accordance with that policy and complies with the conditions set forth in GPA 76-02 and with Section 65450 of the Government Code relative to specific plans. This text addresses itself to the 2,262 acres of the total property which are proposed for development within five years. Plans for the remaining 880 acres are discussed in general terms with Exhibit C-9

serving as the concept plan. Development of this acreage upon the completion of the five-year program would have to generally conform to the concept plan and would require the filing and approval of a second specific plan.

The Rams' Hill project does not come within the state definition of a "land project" (Business and Professional Code Section 11000.5) as it is not a residential lot sales program. All residential lots will be developed by the DiGiorgio Corporation or sold to builders or developers for purposes of development.

Figure 1  
REGIONAL VICINITY MAP



Figure 2  
EXHIBIT C-9

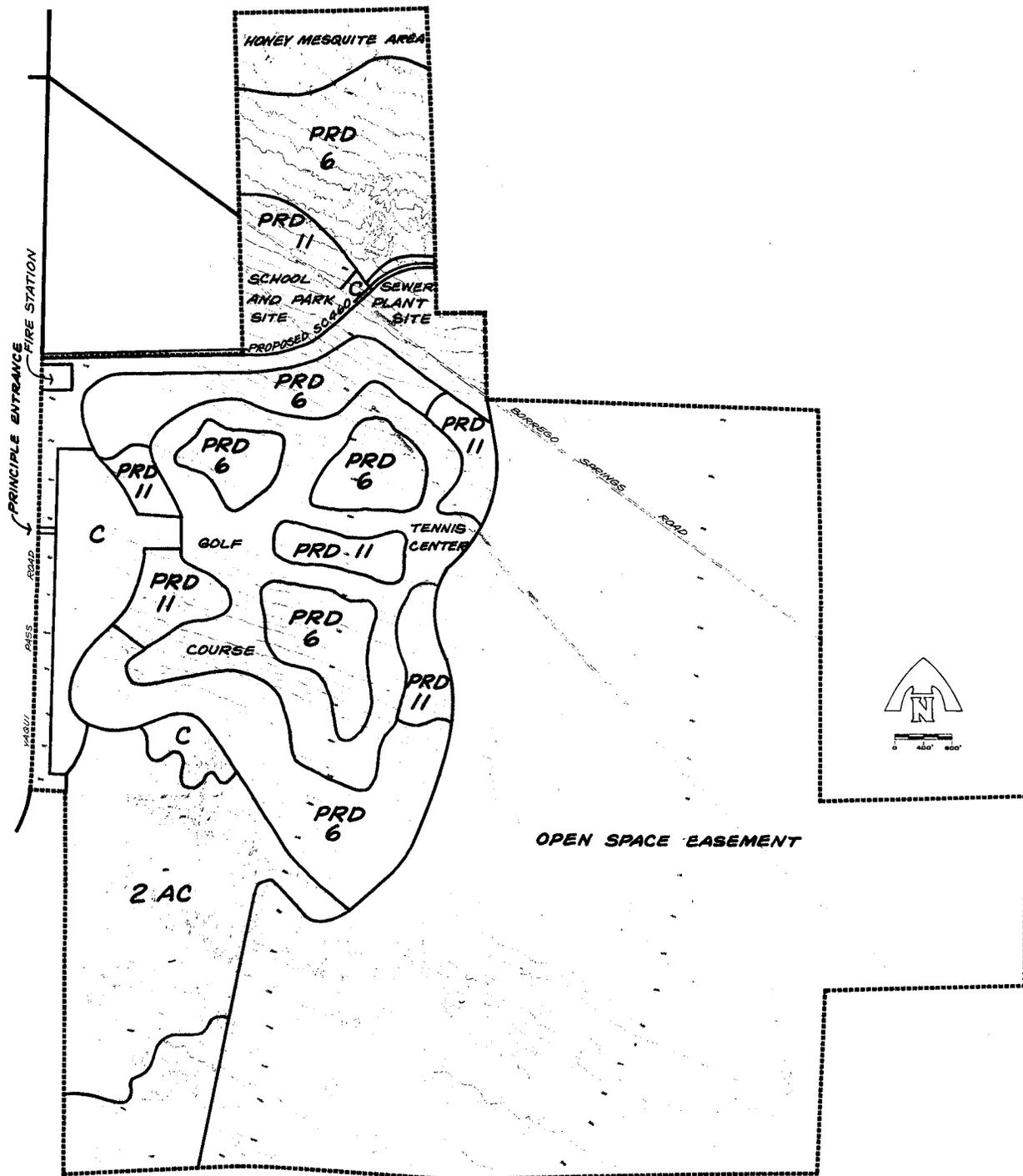


exhibit C-9 of san diego county general plan -  
amendment 76-02

P R C T O U P S C O R P O R A T I O N

# RAMS HILL



## II. PROJECT SETTING

### A. The Borrego Valley

The Borrego Valley is the major desert resort area of San Diego County. The valley is a 70-square-mile, privately owned area surrounded by the Anza Borrego Desert State Park. The 1975 Special Census identified the permanent population of the valley as 1,174. The County Planning Department estimated the population in 1978 to be 1,570. Seasonal visitors during the winter months swell the valley population to approximately 2,220. On a peak weekend, the number of people in the valley, including the permanent residents, visitors, campers and day tourists in the Anza Borrego Desert State Park, can reach 8,000 to 10,000.

The valley once supported extensive agriculture; however, retirement living and tourism to the Anza Borrego Desert State Park are now the major economic generators. Park visitorship fluctuates dramatically, causing a significant amount of economic dislocation during the off-peak months. The peak season months are November through April. During this period, 80 percent of the total number of annual visitors tour the park. The volume of visitors during the summer, June to August, falls to about six percent of the yearly total. There is a similar decline for residents. At this time, the economy of the valley comes to a virtual halt, with most restaurants and commercial establishments reducing hours substantially or closing.

The factors affecting the development of the Borrego Valley, both historically and currently, differ substantially from those of other communities in San Diego County, due to its geographical separation from the metropolitan area and its economic function as a desert resort. Unlike other communities in the region, the area is not tied into the imported water or sewer service structures of San Diego County. Development in the valley is served by ground water and private sewage systems. The Borrego Valley has a history of speculative land sales which have produced a substantial number of undeveloped residential lots with minimal improvements.

As a result of this history and of current circumstances, the nucleus of the Borrego community exists in an isolated area with inadequate public and private services and inadequate population to support a minimal level of necessary community services.

The form of development in the Borrego Valley is distinctly nodal. A certain portion of the residential development has been a product of random construction. Many homes are scattered at wide intervals on individual lots throughout the valley. These individual homes do not form a particular pattern. The major concentrations of development, however, do form distinctive nodes.

The commercial center of the community of Borrego Springs is an area extending from Christmas Circle west to the Mall.

The most significant residential node is the De Anza Country Club in the northwest corner of the valley, three to four miles from Christmas Circle. This node is distinctive both in its separation from the commercial center and its characteristic as a golf course "oasis".

A second major residential concentration point is the Roadrunner Mobile Home Park, about a half mile east of Christmas Circle on Palm Canyon Drive. This node contains the most dense development in the valley.

The third node is formed by the Casa del Zorro Resort and the partially developed residential subdivision immediately west of the resort. This node, adjacent to the northern portion of the Rams' Hill property at the intersection of Yaqui Pass and Borrego Spring Roads, is about five miles southeast of Christmas Circle.

A fourth node, located on the east and west sides of Borrego Springs Road, is formed by a partially developed subdivision and the beginnings of the Borrego Country Club development two miles south of Christmas Circle. This property was the subject of a general plan amendment, GPA 77-02.

#### **B. The Project Site**

The Rams' Hill project would be located along the south slope of the Borrego Valley, adjacent to the existing Casa del Zorro Resort. Primary access to the site is provided by Yaqui Pass Road, which runs along the western boundary of the property. Secondary access is provided by Borrego Springs Road, which traverses the northeast portion of the site. These two arterials, both two-lane, paved County highways, provide the principal southern access into the existing Borrego Springs community. Figure 3 includes a photo of the Borrego Valley with the project boundary and proposed development superimposed on it.

The project site is currently vacant, although limited portions may have been used for agriculture in the past. The property slopes gently upward from the Borrego Sink at the northern edge. Elevations range from 475 feet near the Sink on the northern boundary, to 1,150 feet at the southwest corner adjacent to the state park. Figure 4 is a slope analysis of the site. Eighty percent of the site is a smooth alluvial surface with a slope of zero to six percent. The remainder is a dissected alluvial fan having slopes of seven to 15 percent. These steeper areas are largely concentrated in the southwest quarter of the property outside the entire site. Figure 5 is a spatial analysis of the site.

#### **C. Surrounding Land Uses**

The land surrounding Rams' Hill is largely vacant with development located at the Casa del Zorro resort area and the adjacent subdivision to the west. The Anza Borrego Desert State Park adjoins the property to the south and southwest.

The Borrego Air Ranch is located to the east of the property. This area is divided into 50 one-acre residential lots, but only a few lots have been developed. Figure 6 is a map of surrounding land uses.

#### **D. Zoning in the Borrego Valley**

The Rams' Hill property is presently zoned "Limited Control" (LC) or S-87 under the new County Zoning Ordinance. The LC designation was applied in 1969 to all properties in the county which had not then been zoned. It was intended to be a temporary application. The County will apply final zoning to the Borrego Valley upon completion of a community or a subregional plan, although no such planning effort is currently programmed. The LC, or S-87 zone allows one dwelling unit per two and one-half acres or any use with a special use permit.

The majority of the Borrego Valley remains in this designation. The few exceptions to the LC, or S-87, zoning are a PRD-9 (R-V-9) zone for the existing development area at Borrego Country Club; an R-1 (R-S-4) zone for the newer development at De Anza Country Club; an R-2 (R-V-15) zone for the Roadrunner Mobile Home Park; and an R-3 (RU-29) zone for a single parcel across Palm Canyon Drive from The Mall Shopping Center.

The land surrounding Rams' Hill is also zoned LC (S-87), including the subdivisions and all developed areas. The existing Casa del Zorro resort and the Fletcher Air Ranch are uses which pre-date application of zoning in 1969.

In order to implement the proposed project, the use designation on the site would need to be reclassified to commercial, open space and residential zones. The specific zones are identified in the implementation section.

Major use permits would be required for implementation of the golf course, waste water treatment plant and residential recreation areas. Planned development permits would be required for the planned residential areas. Site planning approvals would be required for the hotel site.

#### **E. Compatibility of Project With the Community**

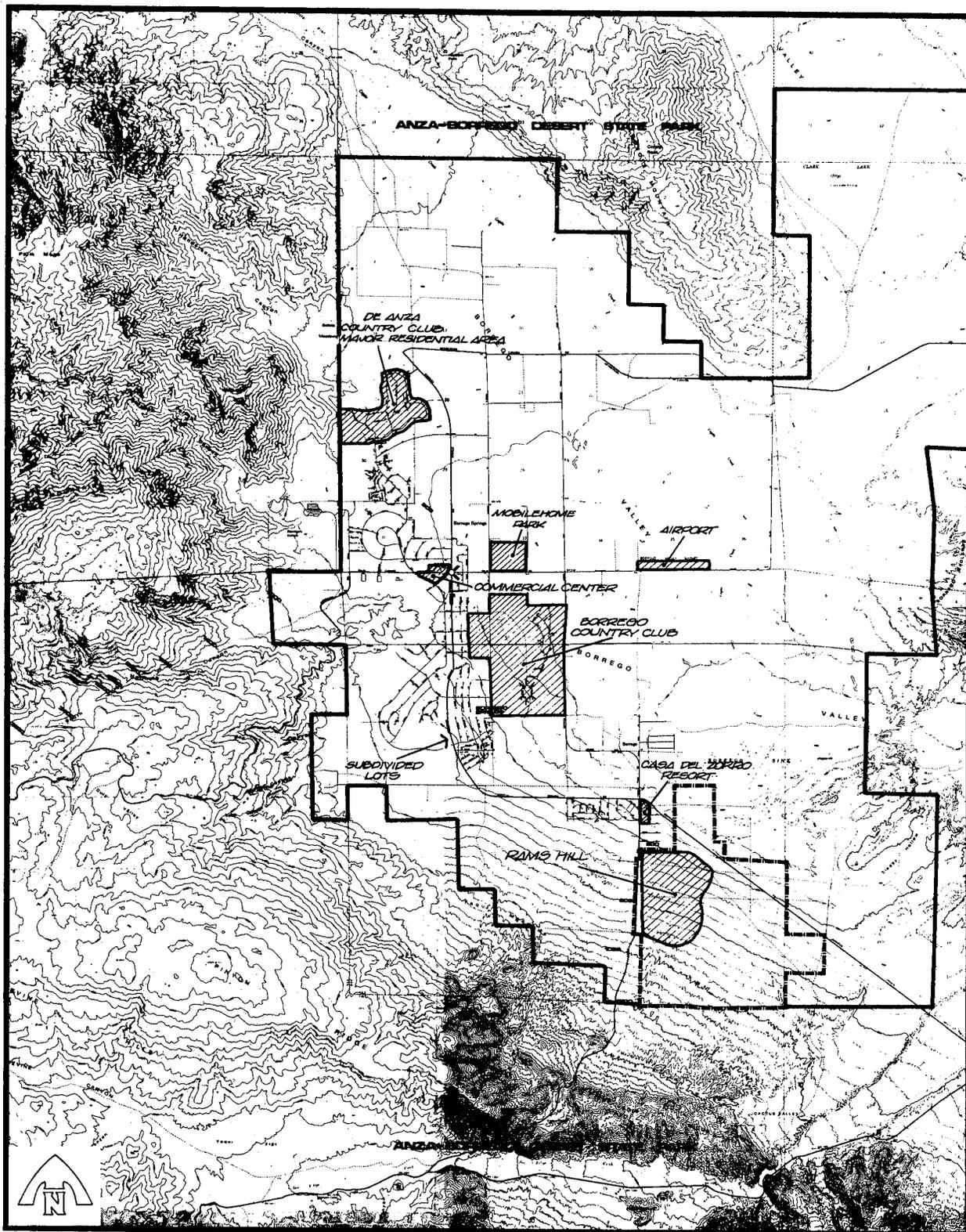
The Rams' Hill Country Club could offer one potential means for resolving some of the basic problems of the existing Borrego Community while minimizing the potentially adverse environmental impacts of development in a desert area.

The DiGiorgio Development Corporation has an extensive commitment to the Borrego Springs area. The DiGiorgio Corporation first purchased and developed farm land in the valley in 1945. By the mid-1950's, DiGiorgio had 2,200 irrigated acres producing grapes and asparagus. The farming operation began to decline by the mid-1960's due to labor problems and rising costs for water and transportation. Subsequently, DiGiorgio has been instrumental in the development of resort facilities. They have been associated with the development of the De Anza Country Club, the Borrego Mall, the Roadrunner Mobile Home Park and the Roadrunner Tree Farm. To improve transportation to the valley, DiGiorgio began Sun Aire Line, a commercial carrier, operating between San Diego, Borrego Springs and Palm Springs. Rams' Hill is the latest development in a series of projects designed to enhance the Borrego area. The developer has stated that a major goal of the project is compatibility with the economic and aesthetic needs of the Borrego Valley.

The project is designed to be sensitive to the environmental constraints of the desert with more than half of the site being preserved in natural open space. The project would provide a greater population base and economic input to assist in the development of minimal public and private services that are needed in the Borrego community without adversely impacting the open desert ambience.

Figure 3

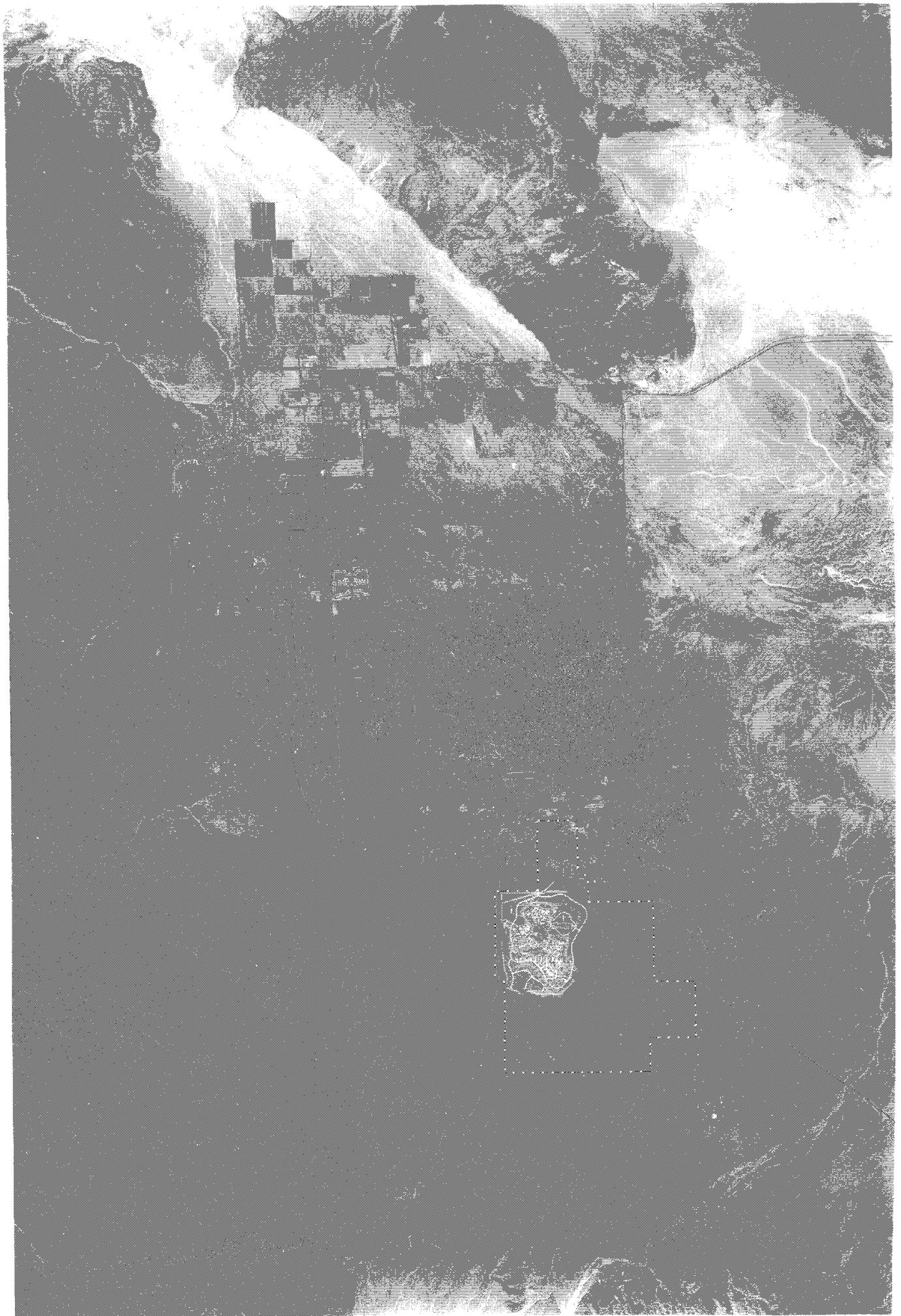
PROJECT LOCATION IN THE VALLEY



project location in valley

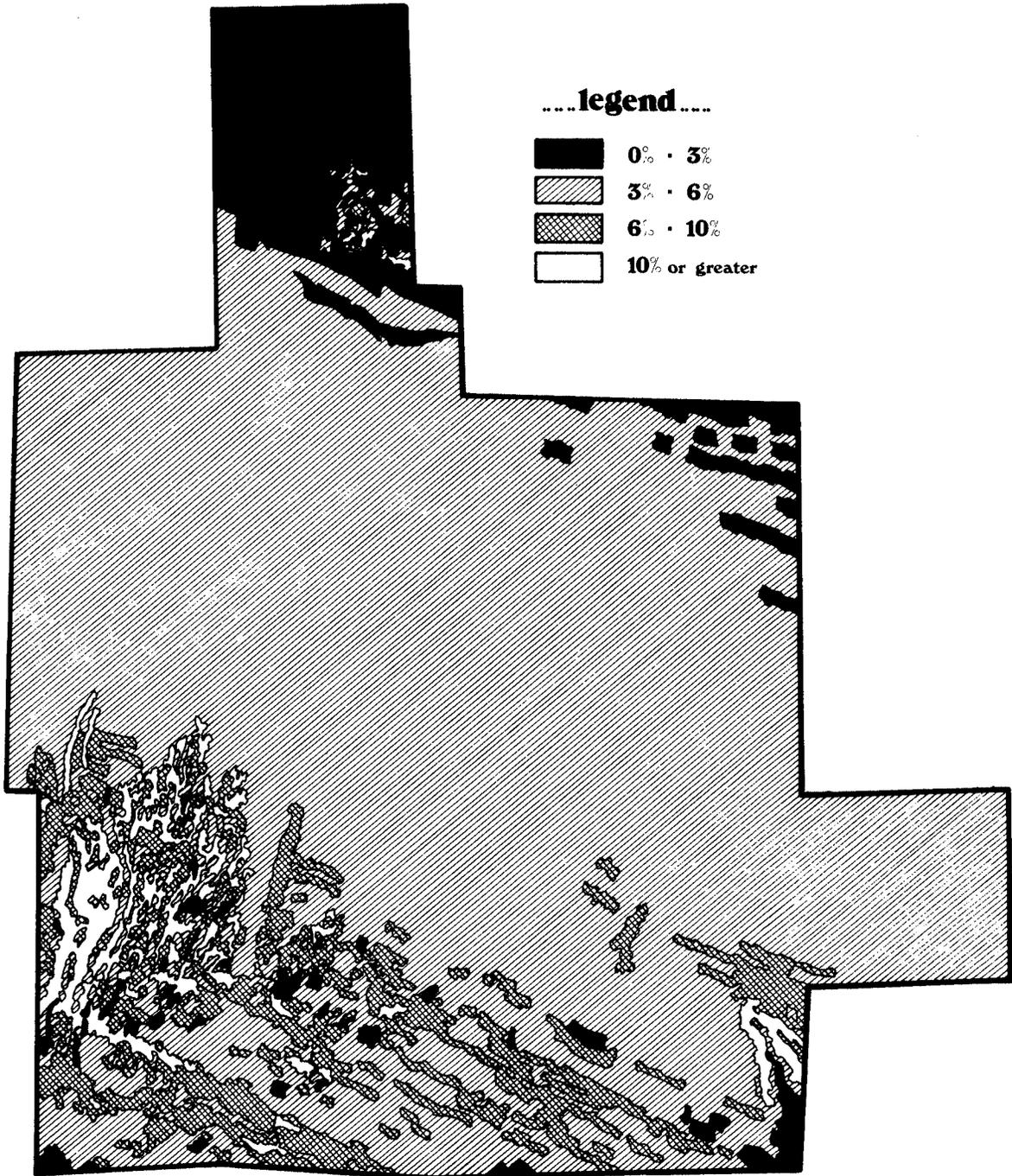
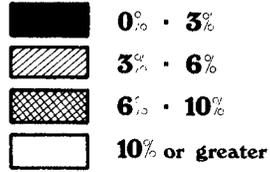
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# RAMS HILL



**Figure 4**  
**SLOPE ANALYSIS**

....legend....



NO SCALE

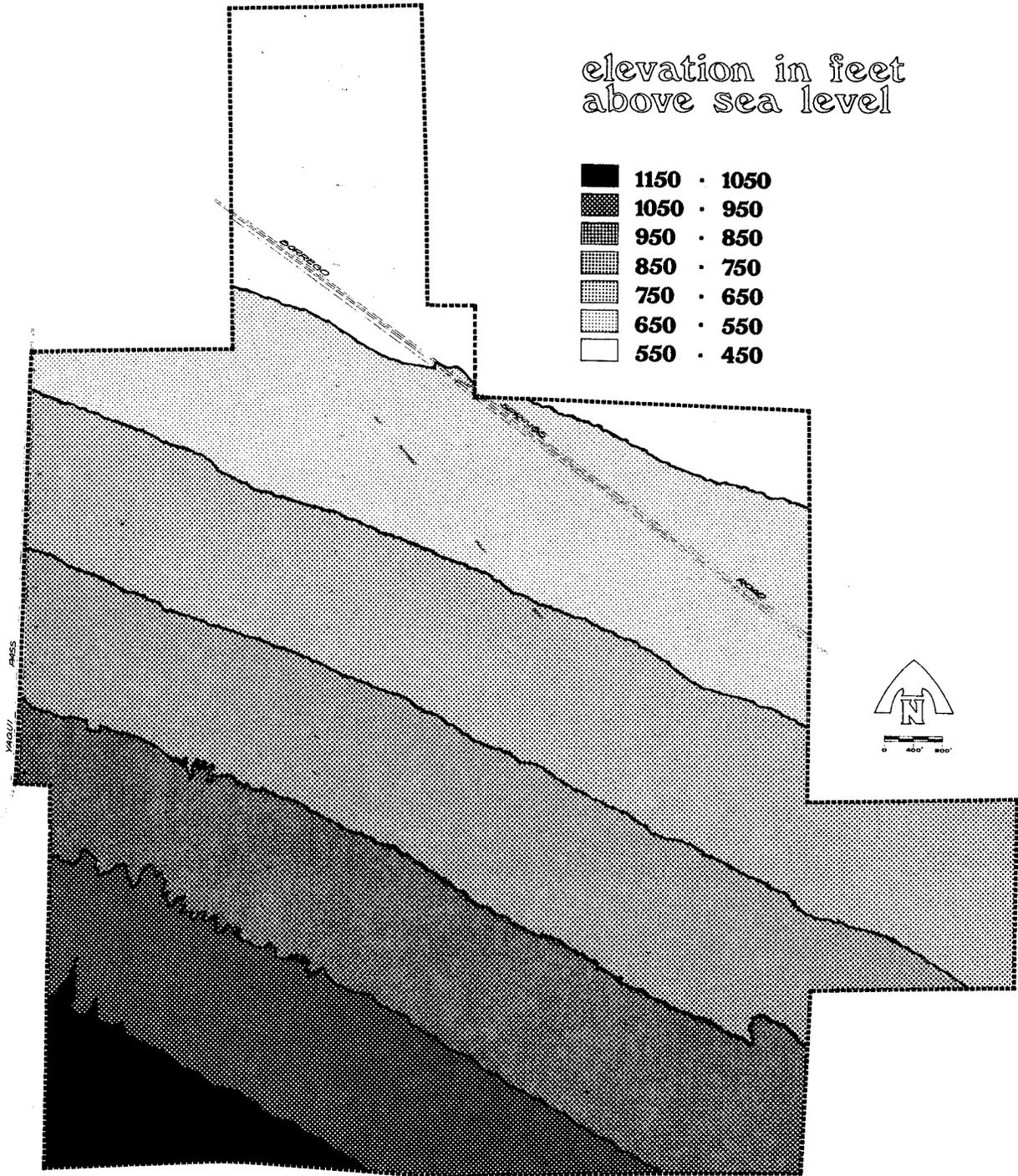
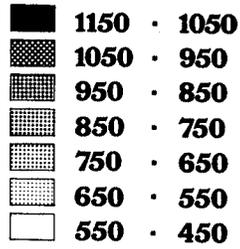
slope analysis

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# RAMS HILL

Figure 5  
SPATIAL ANALYSIS

elevation in feet  
above sea level

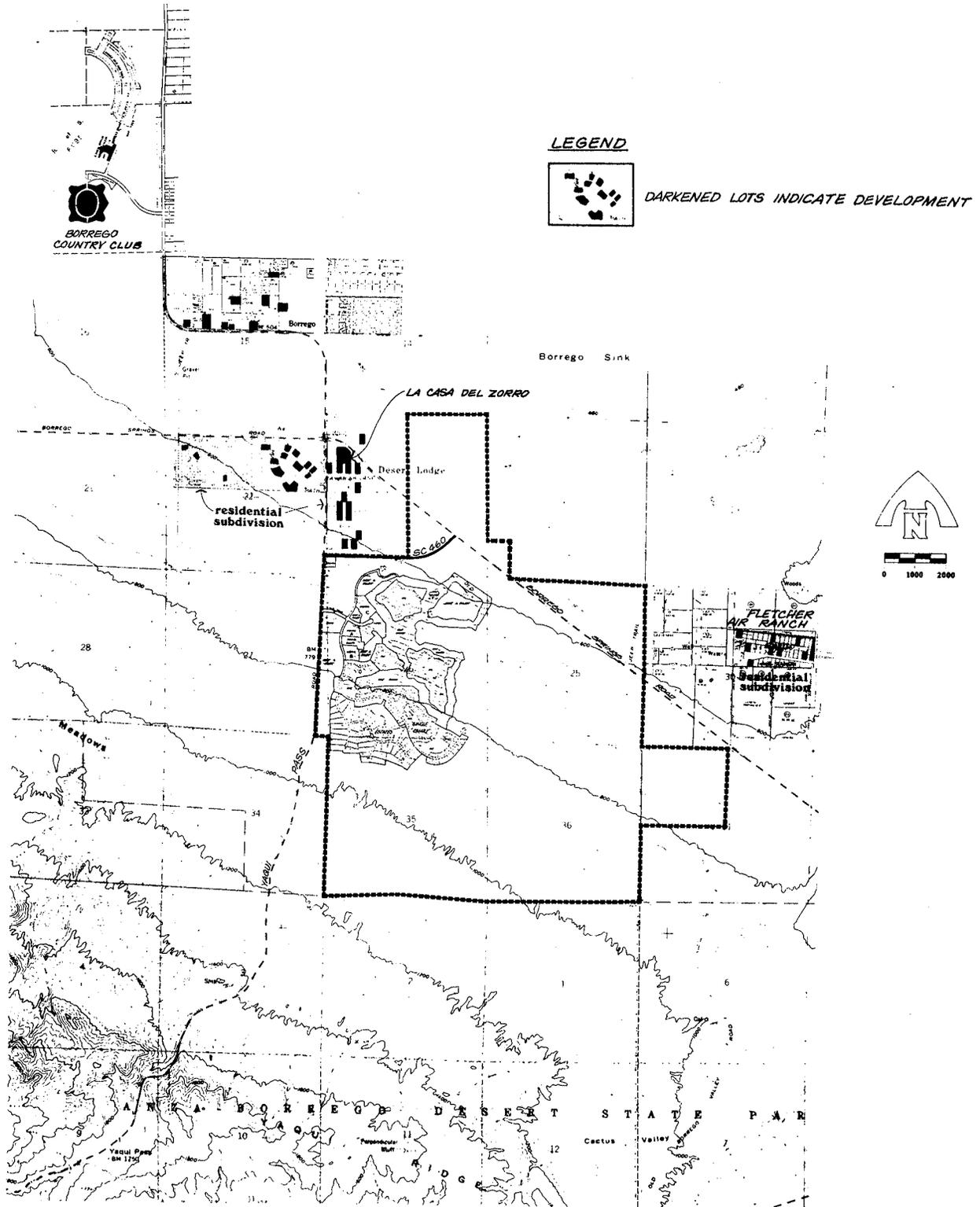


spatial analysis

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# RAMS HILL

Figure 6  
EXISTING LAND USE



existing land use map plus project

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# RAMS HILL



### III. DESCRIPTION OF THE PROJECT

#### A. Summary of Uses

This project proposes the development of a resort-oriented hotel and residential complex on a 3,142-acre site. This Specific Plan covers that development proposed within five years (596 acres) as well as all the natural open space (1,666 acres) required to be dedicated as a condition of any development of the site. The remaining 880 acres is that portion of the property not proposed for development at this time but which could be developed in the future under the provision of the adopted Specific Plan Area designation.

The 596 acres proposed for development during the next five years would include a golf course, a 350-room hotel with tennis courts, a medical clinic, a sewage treatment plant, and three types of residential units: 530 attached units, 200 single-family detached units, and 50 estate lots.

With full implementation and maximum theoretical occupancy of this Specific Plan, the population of Rams' Hill, including residents and resorts visitors, is projected to be 2,229. The actual occupancy at the project would vary seasonally from approximately 90 percent occupancy of 2,007 people during mid-winter, to less than 30 percent occupancy of 650 people during the summer. Detailed information of population and phased growth is provided in the Environmental Impact Report.

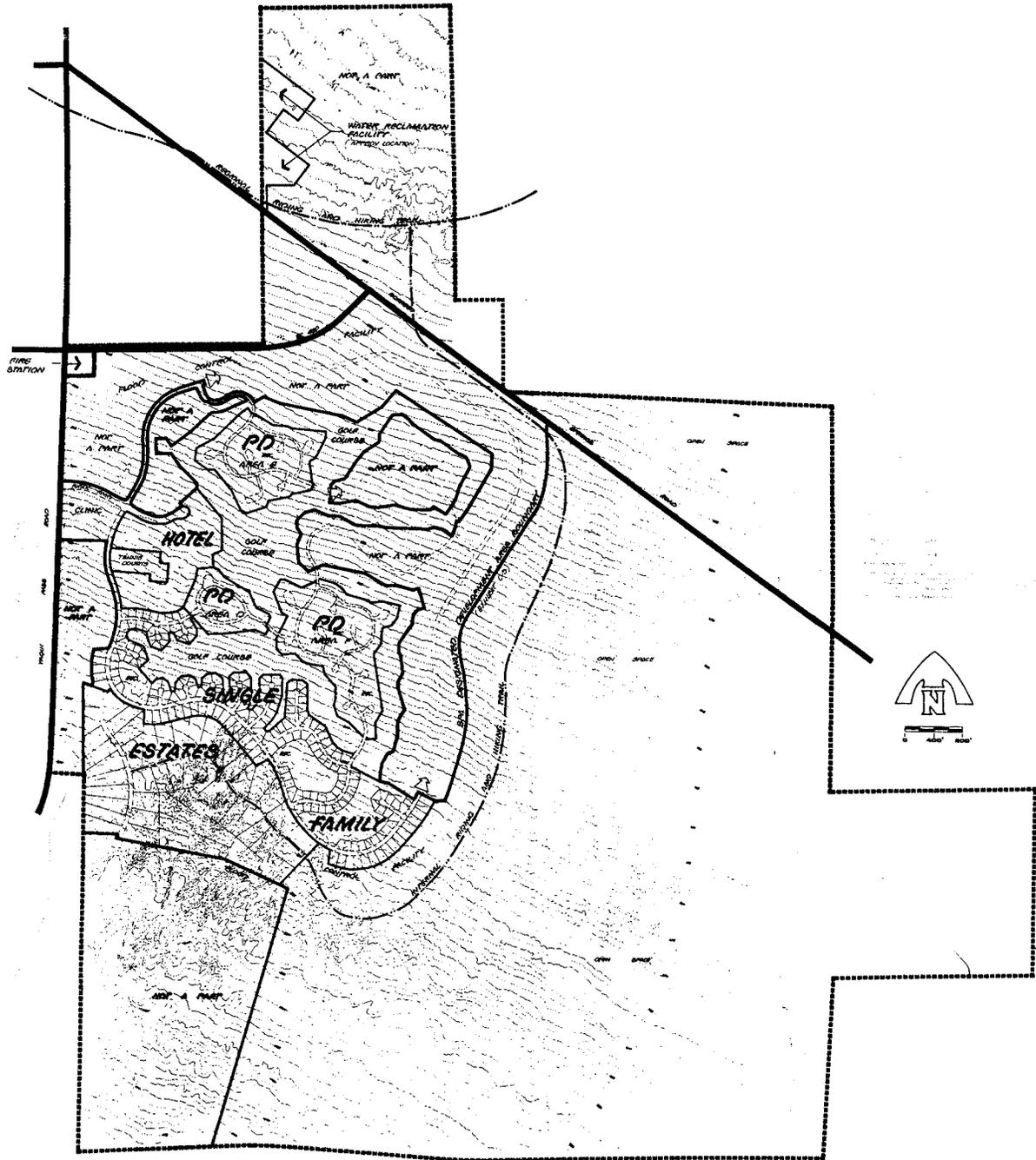
#### B. Detailed Description of Proposed Land Uses

The sections which follow detail information for this five-year Specific Plan program only. Table 1 is a summary of proposed land uses under this Specific Plan. Figure 7 is a map of the proposed land use under the Specific Plan.

##### 1. Hotel Complex

The resort hotel complex would occupy approximately 50 acres, or two percent of the 2,262 acres in the Specific Plan area. The central hotel facility, marked "Hotel A" on the specific Plan Map, would be located on a 30-acre site to provide a spacious atmosphere consistent with the desert environment. The facility would consist of a three-story hotel having 200 rooms (in the five-year program). The usual support facilities, including restaurants, conference room and boutiques, would be contained in common areas within the hotel building. The hotel would also serve as a clubhouse for the golf course and tennis facility. The main hotel would include approximately 136,000 square feet. Each guest room would be approximately 500 square feet. Common areas would include approximately 36,000 square feet. A six-acre area immediately southwest of the main hotel facility would be reserved for the tennis courts, although they would occupy only a portion of the space. In addition to the central facilities, two smaller hotel areas, marked "Hotel Area B" and "Hotel Area C" on the Specific Plan Map, would be used for bungalow units. These two areas, totaling 14 acres, would provide for 150 rooms/suites, with 75 suites in each area. Each suite would contain approximately 800 square feet. The bungalows would be low profile, clustered units located west of the main hotel facility next to the tennis courts. Two swimming pools would be constructed within the total 50-acre hotel facility.

Figure 7  
SPECIFIC PLAN MAP



specific plan map

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# RAMS HILL

Table 1  
Rams' Hill Country Club Specific Plan Land Use

Land Use	Acres	Percent On Site	Dwell- ings	Density (Gross)	Suites
Clinic	12*	0.5			
Hotel Complex	50	2.2			350
Area A	30				200
Area B	7				75
Area C	7				75
Tennis Courts	6				
Planned Residential Units	102	4.5	530	5.2	
Area D	17		88		
Area E	36		190		
Area F	49		252		
Single-Family Detached Homes on 1/3 acre	127	5.6	200	1.6	
Estates on 2 to 5 acres	124	5.5	50	.4	
Golf Course	160	7.1			
Undeveloped Open Space	1,666	73.7			
Fire Station	3	0.1			
Water Reclamation Facility	15	0.7			
Public Roads	3	0.1			
<hr/>					
TOTAL Specific Plan Area)	2,262	100%	780	.366	350
Not a part	880				
Total Ownership	3,142				

NOTE: Areas designated "Not a Part" are subject to future detailed planning consistent with the requirements of General Plan Amendment 76-02 and Exhibit C-9 of that amendment identifying locations for development.

\*Only 3.5 acres of this site will be used for the clinic and its related facilities including parking lots, the remaining 8.5 acres will remain undeveloped in this specific plan phase.

## 2. Clinic

A diagnostic medical clinic will be located on a 12-acre site west of the central hotel. This facility is currently intended to be a satellite of the Scripps Clinic and Research Facility. Besides providing primary care, specialty clinics could be conducted on a regular basis at the proposed medical clinic, using the staff of the Scripps Clinic Medical Group. An executive physical examination program would be developed at the facility in conjunction with the hotel operation. The building would be a single-story, low-profile structure containing approximately 6,300 square feet. Although a 12-acre site is being provided to retain an open, spacious appearance, only 3.5 acres will be designated and used for the clinic site including entrance roads, parking and landscaping.

## 3. Residential Uses

The Rams' Hill project would include three types of residential units: attached and detached units on one-fourth acre lots and custom build estate homes on two- to five-acre lots.

The heart of the residential development at Rams' Hill would be the planned development (PD) areas to be sited within and along the golf course. Three PD areas, totaling 530 units, would be constructed in this Specific Plan phase. These units are designed as low profile homes with walled gardens, each containing 1,500 to 3,000 square feet. Each would be constructed in a space envelope sufficient for home and patio. Three to five dwelling units would be clustered together. These clusters would then be grouped around landscaped cul-de-sacs with supplementary parking pays. Substantial open space would be provided between units and clusters, resulting in an overall density within the PD areas of 5.2 dwelling units per acre. Each of the three planned development areas would have separate recreational areas with swimming pools, tennis courts and the required common open space. The common areas would be landscaped to the extent practical with low-maintenance desert plants.

In addition to the 530 PD units, Rams' Hill would include 200 detached homes situated on one-fourth acre lots. The homes are envisioned as low-profile residences, containing between 2,200 and 3,000 square feet, constructed in harmony with the desert environment. The single-family home area would include commonly held and operated recreational facilities, such as tennis courts and swimming pools.

The third type of residential development at Rams' Hill would be 50 single-family homes on estate lots ranging between two and five acres in size. These homes would be custom built containing a minimum of 2,500 square feet. It is anticipated that the home and landscaping would encompass approximately one-half acre of each estate lot with the remainder of each lot left in natural vegetation. This would preserve the open desert panorama.

## 4. Open Space

Approximately 74 percent of the 2,262 acres would be retained in undeveloped open space. This includes the entire eastern one-half of the property. General Plan Amendment 76-02, by which the Specific Planning Area designation was adopted, required that these acres be preserved as open space and stipulated that this acreage be the total open space requirement for the project.

To maintain the open desert atmosphere, additional open space would be provided throughout the project. Where landscaping is used, it would be designed and planted to provide a compatible transition between the natural environment and developed areas. Planting would emphasize desert and drought resistant species. In 1973, the DiGiorgio Development Corporation established a 200-acre nursery in the Borrego area to produce necessary low water use trees for eventual transfer to this site. Additional open space would include the 160-acre golf course. This course would encircle the PD areas. Roughs would be left in natural vegetation. Substantial open areas in the hotel complex, open space in the PD areas and substantial natural areas in the large lot residential and estate developments would also be provided. Total open space, that area not covered by structures or paving and being primarily natural in appearance, has not been calculated but generally can be estimated at more than 90 percent of the site.

## **5. Public Facilities**

The original scheme, approved as Exhibit C-9, identified four primary public facilities: a local park site, an elementary school site, a fire station site and a waste water treatment facility site.

The school site is not included in the five-year plan as the project is not expected to generate sufficient students to support an additional elementary school. However, the site is being retained undeveloped should it be needed in the future. The proposed local park site has also been eliminated on the basis of evaluation by the County Department of Parks and Recreation, Park Development Division. Park Department staff determined that as the project would have ample on-site recreational facilities for residents, they would recommend payment of fees rather than dedication of park land. That would enable the application of fees for more general local park use in the Borrego area.

The waste water treatment facility site and the fire station site are included in the five year Specific Plan. A three-acre site is reserved for a future fire station. The waste water treatment facility is described further below.

## **6. Vehicular Circulation**

Access to the Rams' Hill site is provided by two existing roads, Yaqui Pass Road and Borrego Springs Road. A third road, SC 460, which is not in existence at this time, is shown on the San Diego County Circulation Element, Sheet 3, as a collector road with an east-west alignment through the center of the property. Figure 8 is the Circulation Element for the Borrego Valley. The developer is planning to locate SC 460 north of the Circulation Element location in conformance with its location on Exhibit C-9 of GPA 76-01. A fourth road, Old Borrego Valley Road, which is currently a dirt trail, is shown on the Circulation Element as a collector road with a north-south alignment across the eastern edge of the property.

The County of San Diego Department of Transportation has determined that the road network planned for Rams' Hill is in conformance with the County Circulation Element. The Department of Transportation has recommended the following on-site and off-site improvements.

Figure 8  
BORREGO VALLEY CIRCULATION ELEMENT



- o That portion of Yaqui Pass Road, SF 1406, adjacent to the Rams' Hill project and designated as a Major Road on the Circulation Element, must be dedicated and improved to a one-half width of 51 feet. The off-site portion of that road north to Borrego Springs Road presently has from 24 to 32 feet of paving. With the additional traffic onto that road from Rams' Hill, that road will need to be widened to a minimum of 40 feet of AC paving on 60 feet of graded road bed prior to the ultimate development of the project.
- o That portion of Borrego Springs Road, SA 190, within or adjacent to the Rams' Hill project, must be dedicated to a width of 102 feet (or 51 feet half width) plus slope rights, depending on the location of the road with respect to the boundary of the project; and improved to a graded width of 60 feet with 40 feet of AC pavement on approved base.
- o That portion of SC 460 adjacent to the Rams' Hill project designated as a collector road on the Circulation Element must be dedicated with Rams' Hill to a width of 84 feet plus slope rights and improved to a graded width of 60 feet with 40 feet of AC pavement on approved base (Figure 1).
- o That portion of Old Borrego Valley Road, SC 500, within the Rams' Hill boundaries should be offered for dedication to a width of 84 feet plus slope rights. DOT will recommend rejection of the offer of dedication by the Board of Supervisors. No improvements are required by DOT.
- o A regional riding and hiking trail system would be dedicated in conformance with the County Regional Riding and Hiking Trail Element across the northern peninsula of the property. The Department of Transportation has determined that an easement width of 20 feet with an eight-foot width tread would conform with the Regional Riding and Hiking Sub-Element of the General Plan (Figure 7).
- o With the exception of the entrance road to the project, which is approximately 2,000 feet long, internal circulation for the project would be provided by private roads. The private roads, which would cover approximately three acres, are being used to maintain the integrity of the neighborhoods and to provide the type of security appropriate to a resort where residences are not occupied on a continuous basis. While internal roads would be private, most would be built to County standards for structural section strength, although pavement widths will not be as wide as on public roads. Those rights of way inside single-family conventional subdivision units and those giving access to planned developments will be offered for dedication to County standards. These offers of dedication are to be rejected on the final maps. Road easements inside planned developments are to remain private with no offer of dedication for these internal roads.

The use of cul-de-sacs, especially in the condominium areas, would be maximized to create a mini-neighborhood concept within the project site. The private roads would be constructed using desert paving materials and other site oriented techniques. Desert crossing dips, rather than underground conduits, would be constructed to carry storm waters. A secondary access would be constructed from the internal

loop road to Borrego Springs Road. During this phase of development, this road would be for egress and emergency vehicle use only to preserve the integrity of the internal security system.

## **7. Grading**

The developer has stated that a goal of the project design was to minimize grading to the extent possible. Over 80 percent of the property is under six percent slope. The intensive land uses, including the attached units, hotel-resort complex and the detached units, would be located in the flat central portion of the property. The steeper areas have been designated as estate lots. Grading in the estate area would only be done for roads and pads. Individual homes would be custom built, thereby preserving major natural areas and minimizing erosion potential.

Precise grading plans would be completed as final designs and tentative maps are prepared. Based on preliminary grading studies using "typical situations", it is estimated that grading for the streets, single-family homes, PD units, hotel, clinic, flood control system, waste water facility and golf course would require 1,969,000 cubic feet of cut and fill, or approximately 3,300 cubic yards per developed area. It is anticipated that minimal grading for streets and pads would occur on the estate lots.

Major grading would be done only to create the golf course, including ponds, and to excavate the flood diversion channel around the perimeter of the development. Cut banks would generally be under five feet except for two locations -- on the golf course and at one pond -- where they would be 15 to 20 feet in height.

## **8. Concept Plan Area**

Each Specific Plan must detail the development proposed for a five-year phase and address, in concept, development for the remaining portion of the property. County staff has specified that Exhibit C-9 should serve as the concept plan for the 800-plus acres not covered by this Specific Plan. This plan limits future development to approximately the western half of the site. Preliminary site studies by the developer proposed even less use of land by concentrating development around the golf course.

The Specific Plan develops the core of the project on 596 acres and designates approximately 1,800 acres as open space. The total holding retains 880 acres within it marked "Not a Part" of the current Specific Plan. This area provides a logical expansion of the hotel, planned residential developments and some limited commercial uses. In addition to development in these areas, other possible areas of expansion would be along Yaqui Pass Road and to the east and north of the Specific Plan Area. Future residential development would probably be similar to that planned for the Specific Plan -- PD units, single-family detached homes and large-lot estates.

## **C. Life Support System**

The Rams' Hill project would provide the facilities for water supply, waste water treatment and flood control. It is proposed that the Borrego Water District provide the services to maintain the water and waste water facilities. Other life support facilities and services would be provided by existing public or semi-public agencies as identified in Section 4 below.

## 1. Waste Water Treatment

During the initial construction phase, a waste water reclamation facility, utilizing an oxidation ditch method of secondary treatment, would be constructed and paid for by the developer. This plant would process liquid waste from all of the development other than the 50 estate sites. The designed plant would be sited on a five-acre parcel north of Borrego Springs Road. An additional ten-acre parcel has been dedicated for percolation beds. The sewage treatment plant would be dedicated to a public agency. This agency would operate it at no cost to the district through a special assessment district. The Local Agency Formation Commission is currently reviewing the application for the annexation of the Rams' Hill site to the Borrego Water District, a California Water District with the legal authority for sewage treatment and water supply. The system would meet anticipated waste discharge requirements of the Regional Water Quality Control Board and would comply with Title 22 of the State Health Department. For a full discussion of waste discharge, refer to the Environmental Impact Report section on liquid waste.

The oxidation ditch is a method of secondary sewage treatment which utilizes a modified form of the activated sludge process. While the plant would be constructed to treat an average daily flow of 250,000 gallons, its capacity may be reduced below that volume by adjusting the water surface elevation in the oxidation ditch. This design assures better and more economical performance during low flow periods. Sewage produced at Rams' Hill would be reclaimed as one source of irrigation water for the planned 18-hole golf course. After secondary treatment, the sewage effluent would be disinfected and pumped to an irrigation storage pond on the golf course. The golf course irrigation system would have more than enough demand to consume the highest volume of reclaimed water produced. Percolation beds would be provided for disposal during low flow periods and for emergency backup. These beds would be located immediately south of the mesquite woodland and would have sufficient capacity to dispose of the entire output of the reclamation plant on a continuous long-term basis. The treatment plant has been sized to accommodate maximum flows from the Specific Plan phase. The plant has been designed to be easily expanded to handle the flows projected for full project implementation, after both this Specific Plan and the subsequent Specific Plan are fully constructed.

## 2. Water Supply

In addition to operating the waste water treatment facility, it is proposed that the Borrego Water District serve as the managing agency for provision of water. Although the Borrego Water District does not maintain a water distribution system or waste water disposal facility at the present time, it does have designated existing powers to do so. There are three existing wells on the project site and one on a separate DiGiorgio property one mile to the west. These wells would be annexed to the water district for the supply of water to the project in the initial phase. Future water supply would be developed and managed by the District.

The water supply system would be constructed and paid for by the developers. Operational expenses would be borne by property owners at Rams' Hill pursuant to the formation of a special assessment district.

### 3. Flood Control

A flood control structure would be constructed by the developer at the outset of the project. This structure would consist of two diversion channels designed to carry the design 100-year storm flows. These channels would originate at the southern perimeter of the estate lots and continue to the west and east of the constructed areas, thereby completely separating watercourses from development areas. The western channel would divert flow to the west along Yaqui Pass Road and into the northern panhandle area east of the waste water treatment plant. The eastern channel would divert flow into the undeveloped open space.

Flood protection structures would also be constructed by the developer at the outset to protect the sewage treatment plant and percolation basins. The necessary structures would be constructed to the satisfaction of the Regional Water Quality Control Board.

### 4. Other Public Services

The construction and occupation of Rams' Hill would place additional demands on the existing public life support systems of the community. In order to assure that these systems would not be burdened adversely by implementation of the proposed project, the various agencies that would provide other services to the project have been contacted and are listed below. The inquiries and their replies are included as attachments E through I and indicate the necessary level of public services which would be available when needed.

#### Public and Semi-Public Agencies Providing Services

Electric Utilities	- San Diego Gas and Electric Company
Schools	- Borrego Springs Unified School District
Fire Protection	- Borrego Springs Fire Protection District
Police Protection	- San Diego County Sheriff's Department
Solid Waste Services	- Department of Sanitation and Flood Control



#### **IV. CONFORMANCE WITH AND IMPLEMENTATION OF THE COUNTY GENERAL PLAN**

The following section identifies the various directives of the San Diego County General Plan which are applicable to the Rams' Hill project and the method by which the project will comply with or implement them.

The General Plan is a guide for both public and private programs and projects. Most goals, objectives, policies and programs are directives to County government or other public agencies. While those are not directly applicable to private projects, where issues may arise as to the impact of Rams' Hill on those directives, they are identified and the impacts related.

The General Plan is also meant to guide public and private development in its totality over an extended time frame and, therefore, no one project or collection of projects will fulfill all the goals or policies of the plan. Projects can only contribute to implementation of the plan in specific areas. Implementation of a goal or compliance with a policy is mandated only when the policy is specifically applicable to the project; for example: compliance with the land use designation.

The information below is presented under various formats as the elements of the County General Plan were prepared over a number of years and vary substantially in format and type of content. The subject matter is presented in the same order that it appears in the General Plan.

A. Open Space Element

The Open Space Element is organized according to various types of open space. Separate goals, policies and programs are presented under each of the categories. Of the seven categories, two contain information appropriate to the Rams' Hill project. They are: (1) Agricultural Preserves and Open Space Easements and (2) Open Space Design of Private Lands.

1. County - Open Space Element  
Agricultural Preserves and Open Space Easements  
Objective 8

"Encourage the use of open space as a separation of conflicting land uses whenever possible."

**Rams' Hill:** Although this goal was designed to apply primarily to conflicting urban land uses such as housing and industry, it is partially applicable to Rams' Hill as the property is adjacent to the state park.

The project is designed to provide a visually pleasing transition from the open area of the park to the private development area in the valley. Over one-half of the site will be preserved as natural open space. Altogether about 90 percent of the site will be open space and more intense development will be clustered in the valley area or northern portion of the property. The southern area, which is the sloped and ravine area adjacent to the park, will be retained as open area or developed with two-acre estates. The impact will be to preserve the terrain and present a transition of uses from the natural park to the developed valley.

2. County - Open Space Element  
Open Space Design of Private Lands  
Objective 1

"Control development on steep slopes in minimize slide danger, erosion, silting and fire hazard."

**Rams' Hill:** The majority of Rams' Hill is relatively flat with slopes under six percent (see the slope analysis, Figure 4). Development has been clustered in this area to minimize land alteration. Development in steeper areas is confined to two- to five-acre estate lots, where only streets will be graded.

3. County - Open Space Element  
Open Space Design of Private Lands  
Objective 2

"Control development to assure a minimum adverse polluting effect on reservoirs, lakes, rivers, streams and groundwater supplies."

**Rams' Hill:** Rams' Hill has been designed to prevent degradation of groundwater through the construction of a secondary waste water treatment plant. Effluent will be disposed of by golf course irrigation or the use of percolation beds. A complete discussion of this issue is included in the EIR.

4. County - Open Space Element  
Open Space Design of Private Lands  
Objective 4

"Encourage the conservation of vegetation and trees needed to prevent erosion, siltation, flood and drought and to protect air and water quality."

**Rams' Hill:** The clustering of development in the flatter areas will minimize the amount of vegetation that will be removed. Only estate lots will be located in steeper areas that erode more easily.

5. County - Open Space Element  
Open Space Design of Private Lands  
Objective 5

"Encourage the conservation of the habitats of rare or unique wildlife and plants."

**Rams' Hill:** This objective is not applicable to Rams' Hill in terms of habitats of rare or unique wildlife or plants. However, better habitats, which are the Ridge-Wash and Mesquite Woodland habitats, are located in areas designated "Not a Part" and will not be developed at this time.

6. County - Open Space Element  
Open Space Design of Private Lands  
Objective 11

"Encourage recreational planning as a part of all major residential development."

**Rams' Hill:** Rams' Hill will have extensive recreation facilities including a golf course and recreation facilities for all single family and PD units. In addition, the County's local park development division has been consulted regarding whether the County wished dedication of land for a local park.

7. County - Open Space Element  
Open Space Design of Private Lands  
Objective 12

"Encourage the acquisition of historic sites (including unique archaeological sites) and their immediate environs by public agencies or private organizations interested in our historical and cultural heritage."

**Rams' Hill:** The archaeological sites at Rams' Hill will be preserved in open space areas or excavated for scientific evaluation.

8. County - Open Space Element  
Open Space Design of Private Lands  
Objective 13

"Encourage second home and recreational campsite development that will not have substantial, adverse impact on the mountains and desert."

**Rams' Hill:** Rams' Hill has been designed to avoid adverse impacts by providing a self-contained resort with all necessary support facilities. More than 90 percent of this Specific Plan area is open space including significant wildlife habitat, scenic slopes, archaeological site and land bordering the state park.

9. County - Open Space Element  
Open Space Design of Private Lands  
Objective 14

"Encourage sound environmental planning practices in all developments."

**Rams' Hill:** Rams' Hill is designed with sensitivity to the general environment of the site. It also will implement a major water reuse effort and will permanently preserve 1,600 acres of natural open space.

10. County - Open Space Element  
Open Space Design of Private Lands  
Objective 15

"Encourage the use of open space to separate conflicting land uses whenever possible."

**Rams' Hill:** There would not be conflicting land uses in the project.

11. County - Open Space Element  
Open Space Design of Private Lands  
Objective 16

"Encourage an intermingling of open space as an integral part of all major residential development so as to preserve an atmosphere of openness at the neighborhood scale."

**Rams' Hill:** Open space and greenbelts have been used throughout Rams' Hill to separate commercial, recreational and residential uses. Greenbelts in the residential areas have been used to cluster groups of homes into "neighborhoods" and to help preserve the open desert atmosphere.

12. County - Open Space Element  
Open Space Design of Private Lands  
Objective 17

"Encourage the use of open space to separate conflicting land uses whenever possible."

**Rams' Hill:** A major regional riding-hiking trail will cross the northern portion of Rams' Hill. Pedestrian trails will wind throughout the project connecting open spaces and other uses. These are discussed further in another section of this report.

## B. Land Use Element

The new Land Use Element is an effort at incorporating the Regional Growth Management Program and the new zoning classifications into an element along with a revised list of land use designations.

In terms of land use regulations, the newly revised element produces a four-level system:

The Regional Categories -- These categories identify the location and type of growth. They were developed in the Regional Growth Management Program (ex. future urban area).

The Land Use Designations -- These are the traditional land use designations, revised to reduce the number. They further detail the type of development within the regional (growth) categories (ex. commercial).

The Use Designations -- These are the specific land use designations which constitute the basis of zoning and additionally detail the type of development (ex. general commercial).

The Regionwide Action Programs -- These are specific programs developed in growth management which are to be implemented in the future (ex. a groundwater policy).

In addition, the Land Use Element also incorporated all the goals of the Regional Growth Management Program. These goals are listed for seven categories: overall goals, land use, environment, capital facilities, government structure, housing and economics.

As the Regional Growth Management Program specifically excluded Borrego from its consideration, the goals and policies were not developed with the area in mind other than the policy now identified as Land Use Policy 1.7. This policy states that Borrego is a special study area and General Plan amendments should not be allowed that increase density until the area is studied.

Therefore, in preparing this section on Land Use Element conformance, only a limited amount of the material in the Land Use Element is applicable. The basic document governing land use on the site is the General Plan Amendment (GPA) 76-02 which applied the Specific Planning Area (SPA) designation and detailed the form of development and standards of development. As the GPA amends the General Plan and specifically the Land Use Element for this area of land, its provisions are included in this section.

### County Land Use Element -- GOALS

1. County - Land Use Element  
Goals Section  
Overall Goals

Of the four goals, Goals 2 and 3 are most applicable. They are:

"Growth be phased with facilities."

"Growth be managed in order to provide for affordable housing and balanced communities throughout the unincorporated area."

**Rams' Hill:** The project will phase development with facilities and will provide most of the basic facilities that are needed. It will allow better utilization of the existing public facilities which are currently underutilized in Borrego.

The project will not provide affordable housing for a balanced community but will provide a broader range of housing than is now available in the area.

2. County - Land Use Element  
Goals Section  
Land Use Goals

None of the six goals is particularly applicable to Rams' Hill as Borrego was specifically excluded from land use consideration in the growth management program.

3. County - Land Use Element  
Goals Section  
Environmental Goals

All three goals are general enough to be applicable. They are:

"Protect lands needed for preservation of natural and cultural resources; managed production of resources; and recreational, educational and scientific activities."

"Promote the conservation of water and energy resources."

"Achieve and maintain air and water quality standards."

**Rams' Hill:** As detailed in other sections of this conformance report, particularly in the section on conformance with the Conservation element, Rams' Hill preserves one-half of the site as natural open space. The project also proposes water reuse and the use of solar energy. Lastly, the project will not significantly impact air or water quality according to the Environmental Impact Report.

4. County - Land Use Element  
Goals Section  
Capital Facilities Goals

None of these three goals is particularly applicable to the project as they are directed to the provision of services in urban areas along the coast.

5. County - Land Use Element  
Goals Section  
Government Structure Goal

Of the four goals, Goal 3 is the most applicable.

"Assure that urban levels of service are financed using equitable financing mechanisms when municipal status is not achieved."

**Rams' Hill:** As the basic facilities are being provided as part of the project and will be maintained by special assessments, the service approach is economically equitable.

6. County - Land Use Element  
Goals Section  
Housing and Social Goals

These four goals were not developed for resort or retirement communities. However, the Rams' Hill project will assist in making the Borrego community more accessible to a broader spectrum of the public than it is at this time.

7. County - Land Use Element  
Goals Section  
Economic and Fiscal Goals

"Assure the fiscal viability of local government while providing services that meet approved standards."

**Rams' Hill:** Rams' Hill will assist in making the Borrego community an economically viable entity by providing sufficient population and taxes for basic services.

#### County Land Use Element — POLICIES

1. County - Policy 1 of the Land Use Element describes the Regional Land Use Categories. The only one applicable to Rams' Hill is the Desert Special Study Area (Policy 1.7) which states the following:

"In the Desert Special Study Area (Borrego Springs), no application for changes in the General Plan which would result in an overall increase in the potential number of dwelling units shall be approved until a cumulative environmental analysis and long-range plan are prepared for the area."

**Rams' Hill:** Rams' Hill was determined to be consistent with this category by the Board of Supervisors on August 1, 1977, since a general amendment is not required.

2. County - Policy 2 delineates the Land Use Designations and Use Regulations which are consistent with the Regional Categories. The designation which governs the Rams' Hill property is Specific Planning Area (Policy 2.6) which is described as follows:

"This designation is used where a specific plan has been adopted or must be adopted prior to development. Land within this designation typically has environmental constraints or

unique land use concerns which require special use and/or design controls. The overall density permitted in a Specific Planning Area shall be designated on the Community or Subregional Plan map. This designation may be consistent with all categories of the Regional Land Use Element."

**Rams' Hill:** All use regulations are applicable to this designation. Those proposed for Rams' Hill are discussed in Part V of this report.

### General Plan Amendment 76-02

1. County - As noted previously, the Board of Supervisors can set special conditions for development when designating a Specific Plan Area. The following were imposed when subject property was designated as a Specific Planning Area:

". . . The Specific Plan or Plans may allow for . . .

A range and mix of residential, commercial and medical uses and facilities which are consistent with accepted design principles as determined appropriate by the County and with the provision of necessary public services and facilities.

Other land uses as may be necessary or convenient for recreation and for the provision of commercial and other support services for the future residents of the Specific Planning Area and other properties."

". . . The Specific Plan shall include the following: The means by which the following public facilities and services shall be financed, phased and provided:

- (a) sewage and waste water treatment disposal,
- (b) public schools,
- (c) fire protection,
- (d) provision of domestic water,
- (e) roads,
- (f) any other public facilities and services necessary to fulfill the requirements of public agencies affected by the Specific Plan, and

Assurance that adequate mitigating measures as indicated and identified within the Final Environmental Impact Report for the Specific Plan, prepared as an addenda to the Environmental Impact Report prepared for this Plan Amendment, are addressed and implemented within said Specific Plan in an effort to assure maximum protection to the natural environment, and

General conformity with the development concept design dated November 12, 1976, and identified as Planning Commission and Board of Supervisors Exhibit C-9 and filed with the General Plan Amendment encompassing an area of 3,142 acres and providing that:

- (a) Development Area is that area on which all construction of housing units, commercial/professional, recreational and public service facilities, together with such access roads as necessary, shall occur, and
- (b) Open Space Area is that area consisting of approximately 1,600 acres which is adjacent to and easterly of the development area upon which no development, construction, or modification of the existing landscape shall occur except as necessary to allow adequate provision of public facility and utility easements, and
- (c) As a condition of approval of this General Plan Amendment an Open Space Easement shall be offered to the County for the entire area known as Open Space Area and consisting of approximately 1,600 acres as indicated on the concept design filed with this General Plan Amendment."

**Rams' Hill:** Public utilities will be provided for Rams' Hill in a variety of ways. Since public schools are available (see Project Description), it is not necessary to provide them in this Specific Plan. An elementary school site may be reserved as part of the next Specific Plan if needed by the District.

Sewage collection and treatment facilities and water distribution facilities will be constructed by the developer. Once operable, they will be owned and maintained by the Borrego Water District. Revenue for these purposes will be generated by the property taxes assessed against those who use the systems.

Fire and police protection will be provided by the Borrego Springs Fire Protection District and County Sheriff's Department and paid for from tax revenues as in other communities. A 2.5 acre parcel has been designated as a fire station site.

Roads needed for the proposed project will be constructed by the developer. Circulation Element roads will be built as discussed under "Circulation" in the Project Description. They will be dedicated to the County and maintained through tax revenues as are other roads. Internal streets will be constructed in phases. They will be owned and maintained by the Homeowners' Association.

Additional facilities (medical, electrical, telephone, etc.) will be provided by the developer or applicable service company by individual agreements as is done with other developments in the County. The developer would be financially responsible for installation with the service company taking responsibility for maintenance.

#### Section IV, Mitigation Measures for Environmental Issues.

A tentative determination of general conformance with Exhibit C-9 has been received from LUER in a letter dated May 19, 1978. Final determination will be made by the Planning Commission and Board of Supervisors when they review the proposed project.

An open space dedication is being offered to the County as part of this Specific Plan for the acres shown as Open Space area on Exhibit C-9.

C. County General Plan Circulation Element

The Circulation Element consists of two major sub-elements, the Road Network and Bicycle Network. There are no designated bicycle routes in the Borrego Valley. Therefore, only the road network sub-element is applicable.

1. County - Circulation Element  
Road Network Text  
General Statements

"Preserve a corridor uninhabited by any permanent structure, future road right-of-way for each and every road shown on the Circulation Element."

"In all road matters, the Circulation Element shall supercede any proposal of any Community, Sub-region or Development Plan."

**Rams' Hill:** The Circulation Element shows five designated roads crossing Rams' Hill. These will be aligned and constructed as required by the County Department of Transportation (see Project Description - Circulation). Construction of these roads would contribute to the completion of the County's overall circulation system and increase the roads available for use by Valley residents and visitors.

**D. Recreation Element**

The Recreation Element consists of four sub-elements: local parks, regional parks, riding and hiking trails and off-road vehicle use. The only sub-element applicable to the Rams' Hill project is the riding and hiking trails sub-element. There are no regional parks existing in the Borrego area nor are any proposed. No County off-road vehicle (ORV) facilities are proposed. The Rams' Hill project will dedicate land or offer fees for local park construction as required by the Local Park Dedication Ordinance. However, this is not a General Plan matter.

**1. County - Recreation Element  
Riding and Hiking Trails  
Goals and Policy**

**Goal:** - "Establish and protect an enjoyable, efficient and safe network of public riding and hiking trails.."

**Policy** - "Require offers of dedication of trails when legally entitled to do so. The County will require offers of dedication of trail easements, provided a route study and Environmental Analysis (as required by the California Environmental Quality Act) has been adopted by the Board of Supervisors, showing a trail segment which concerns the land subject to a subdivision, special use permit, zoning action or other similar discretionary action."

**Rams' Hill:** A regional trail is shown on the Specific Plan crossing the northern portion of the Rams' Hill site. This will be dedicated to the County and improved to the required standards. A trail system shall wind throughout the project in addition to the regional trail. The location of this system is also shown on the Specific Plan Map.

E. Seismic Safety Element

The Seismic Safety Element is written almost entirely in terms of "action programs" for local government rather than policies for private developments. However, Objective 1 could apply to a private project and is therefore listed below.

1. County - Seismic Safety Element  
Goals and Objectives  
Objective 1

"If a project is proposed in an area classified as seismically and geologically hazardous, the proposal should establish that:

- a. The unfavorable conditions do not exist in the specific area in question; and/or
- b. That the development is consistent with the policies of the County of San Diego as set forth in this Element."

**Rams' Hill:** As related in the Environmental Impact Report, Rams' Hill is subject to slope failure and shrinkage, erosion and earthquakes. Potential impacts can be mitigated as discussed in these documents by proper structural design, grading according to recommendations and planting of exposed and manufactured slopes.

**F. Scenic Highway Element**

A detailed discussion of the Scenic Highway Element is not particularly relevant to Rams' Hill since none of the routes in this element are in proximity to the subject property. It should be noted, however, that the scenic quality of the property will be preserved to the greatest extent possible through relatively minimal grading, the retention of major open space areas, underground utilities, etc. Buildings have been designed to blend with the desert and will be compatible in form and color. Where used, landscaping will emphasize desert-adapted, drought tolerant plants similar to those that occur naturally.

## G. Public Safety Element

The Public Safety Element is written in terms of four basic categories with findings, policies and action programs identified under each of the categories. The four categories are fire hazards, geologic hazards, crime prevention and emergency services.

The programs of this element are directed primarily to public agencies. The policies that are applicable to private development are listed below. In addition, some public directives that will be assisted by the project are also related.

1. County - Public Safety Element  
Fire Hazard Section  
Policy 2

"The County will consider site constraints in terms of fire hazards in land use decisions. Within designated areas where population or building densities may be inappropriate to the hazards present, measures will be taken to mitigate the risk of life and property loss."

**Rams' Hill:** The property is within the jurisdiction of the Borrego Springs Fire District. The natural open space areas will provide maximum access for fire and other emergency vehicles. Current response times to the property vary from six to eight minutes. A fire station site will be reserved for development of a facility by the Borrego Spring Fire District. Implementation of Rams' Hill will increase access both to the project site and surrounding land, and will result in increased tax revenues to the District.

2. County - Public Safety Element  
Crime Prevention Section  
Policy 2

"Encourage crime prevention through the planning process by establishing specific design criteria and standards to be used in the review of land use development."

**Rams' Hill:** The plans for Rams' Hill have been reviewed by the County Sheriff's Department with respect to crime prevention and have been found adequate. The use of restricted access and on-site security personnel will reduce impacts upon this Department.

3. County - Public Safety Element  
Emergency Services Section  
Policy 1

"The County will establish and support a comprehensive emergency medical service system which coordinates regional resources to meet or exceed the criteria and standards for such a system."

**Rams' Hill:** One of the major contributions of the Rams' Hill project will be the provision of additional medical services to the area. The project will include a satellite medical clinic of the Scripps Clinic in La Jolla. This clinic will provide emergency, specialty and acute service. Emergency and primary care medical services are available in the Borrego Valley at the present. Emergency care is provided by the fire department which maintains two intensive care ambulances, a

four-wheel drive ambulance and a rescue truck. Resonse time would be six to eight minutes. Primary care is presently provided in Borrego Springs by one general practitioner and a clinic staffed by a nurse practitioner. Specialty, emergency and acute care must be provided from other areas, generally Brawley (one hour away) or Escondido (1.75 hours away). In an emergency, most patients are transported to Pioneers Memorial Hospital in Brawley.

4. County - Public Safety Element  
Emergency Services Section  
Policy 3

"The County will encourage and support measures which are necessary for the upgrading of ambulance services and training of emergency medical personnel."

**Rams' Hill:** The ambulance services and emergency medical personnel presently provided are adequate. Implementation of the Rams' Hill plan will expand the medical services currently available in the Borrego Valley through the construction of a clinic, associated with the Scripps Clinic in San Diego.

## H. Noise Element

The Noise Element is written primarily in terms of directives to County agencies, rather than policies or standards for private development. The following policy which is directed at public agencies requires action by the private sector and is listed below.

1. County - Noise Element  
Receiver Site Standards and Controls  
Policy 4B

"Require proposals for all permanent and transient occupancy residential developments for which Environmental Impact Reports are necessary to demonstrate to the County that present and forecasted noise levels can be rated "acceptable" at each building site based on the development standards displayed in Table 3."

Acceptable levels are: CNEL 55 dB(A) in residential areas where preexisting noise levels are CNEL 55 or less; CNEL 60 dB(A) where preexisting levels are CNEL 56-64; and CNEL 65 dB(A) where preexisting levels are 65 CNEL or greater.

**Rams' Hill:** While this policy is a directive to County agencies, it would require conformance by private projects. No noise problems are expected to occur upon implementation of Rams' Hill as indicated in the EIR. This has been accomplished through the use of extensive open spaces and greenbelts, landscaping, building setbacks from internal streets and complete separation of residential areas from major roads such as Borrego Springs Road and Yaqui Pass Road. Presently existing off-road vehicle (ORV) noise will be reduced due to the removal of Old Borrego Valley Road and controlled project access. It is also recommended that ORV use be prohibited within the dedicated open space.

I. Housing Element

The Housing Element establishes two primary goals:

Ensure that throughout San Diego County, households of all socio-economic, racial and ethnic groups are able to obtain a standard affordable home within an adequate living environment.

Promote the widest possible provision of housing by structure type, cost design and tenure in all suitable areas of the County.

The Housing Element is designed to address general housing needs of the metropolitan area with particular emphasis on providing adequate housing for low and moderate income family units. The Borrego area is separated from the economic and geographic sphere of the metropolitan San Diego area. Housing in Borrego is for a highly specialized market, primarily for those desiring a retirement home or a second home for occupancy during only a portion of the year.

Therefore, the policies of this element are not directly applicable to the Rams' Hill project. However, Rams' Hill will assist in widening the housing market in the Borrego Valley. At the present time, it is limited almost exclusively to those who can afford a custom built house on a large lot

J. Conservation Element

The stated purpose of the Conservation Element is "to identify and describe the natural resources of San Diego County and prepare policies and action programs to conserve these resources."

The findings, policies and action programs of this element were presented under seven categories. The categories are general conservation, water, vegetation and wildlife habitats, minerals, soils, astronomical dark sky and cultural sites. Due to the broad nature of this element, the location of Rams' Hill and the types of policies contained in the element, there are a substantial number of policies that can be applied either directly or indirectly (through proposed government programs) to the Rams' Hill project.

1. County - Conservation Element  
Water Sub-Element, Water Supply Section  
Policy 1

"Regional estimates of the need for water should be based on land use and population projections derived from the General Plan."

**Rams' Hill:** Although this policy is a directive to government and not private projects, water availability and use is a major issue in the Rams' Hill project. Extensive studies have been done to estimate ground water use by the Rams' Hill project. Use figures and population estimates were based on County projections. Extensive information is contained in the water section of the EIR and in associated appendices.

2. County - Conservation Element  
Water Sub-Element, Water Supply Section  
Policy 3

"The County shall support programs which assure an adequate supply and quality of water to meet the present and future population needs and to insure this water is provided in concert with environmental and growth management policies."

**Rams' Hill:** Studies included in the EIR indicate there is sufficient groundwater available to serve projected growth in the Borrego Valley without adverse impacts. The project does conform to growth management policies.

3. County - Conservation Element  
Water Sub-Element, Water Supply Section  
Policy 4

"Reduce local reliance on imported water."

**Rams' Hill:** The Borrego Valley relies on groundwater as it is not connected to the imported water system which has its closest lines in the adjacent Coachella and Imperial Valleys. Rams' Hill will assist in implementing recycling programs for water as reclaimed water will be used for irrigation of the golf course. Also, landscaping will emphasize drought-tolerant plants.

4. County - Conservation Element  
Water Sub-Element, Water Supply Section  
Policy 5

"Water distribution systems should be designed and constructed to economically accommodate future use of reclaimed or desalinated water when technologically and economically feasible. Construction of such compatible distribution systems may be less costly than future costs of modifying existing systems to accommodate other water sources."

**Rams' Hill:** The on-site water distribution and sewage collection systems have been designed to maximize the use of reclaimed water for golf course irrigation when effluent flows are high enough to make this process feasible. It is anticipated reclamation will occur during eight months of the year once this Specific Plan is completed. Percolation beds will be used the remaining four months when project occupancy will be low. See the liquid waste section of the EIR for further information.

5. County - Conservation Element  
Water Sub-Element, Water Supply Section  
Policy 6

"Conserve groundwater resources in areas where imported water is not available. The management objectives will be:

Cumulative groundwater extraction will not exceed the short- and long-term groundwater resources of the area; cumulative groundwater extraction will not significantly adversely affect flora, fauna, springs, streams, or nearby water rights of property owners; aquifers underlying the project site will be capable of supplying the water required; and groundwater quality will not be significantly degraded by surface or sub-surface discharge of waste water."

**Rams' Hill:** Water conservation and groundwater protection were primary considerations in the planning of Rams' Hill. As noted above, waste water will be recycled and drought resistant plants will be used for landscaping. In addition, the following are recommended: night irrigation of the golf course and landscaping, the installation of low water use fixtures and appliances in all facilities and homes, the use of drip irrigation, and the banning of water consumptive plants in landscaping. Studies included in the EIR indicate a sufficient supply of groundwater is available and that mining will not occur as a result of this project. Since mining is not likely, there should be no resultant impacts upon the area's flora and fauna. Activation of and annexation to the Borrego Water District will assure the protection of groundwater rights throughout the Borrego Valley. Studies also indicate groundwater degradation is not likely due to infiltration of treated effluent. See the water and liquid waste sections of the EIR for further information.

6. County - Conservation Element  
Water Sub-Element, Waste Water Disposal Section  
Policy 8

"Waste water discharges shall not adversely affect the beneficial uses of receiving waters."

**Rams' Hill:** Effluent discharged shall meet the Regional Water Quality Control Board and State Health Department requirements, thus avoiding adverse impacts. Further, it is anticipated that little of the effluent will percolate as deep as the groundwater table. Two-thirds of the effluent used for irrigation will be lost through evapo-transpiration by plants while the remainder percolates slowly through the substrata or returns to the surface by capillary action.

Effluent discharged to percolation beds will enter the groundwater beneath the Borrego Sink. Existing groundwater in the area is of very poor quality and will not be impacted by the treated effluent. See the Liquid Waste Section of the EIR for further information.

7. County - Conservation Element  
Water Sub-Element, Waste Water Disposal Section  
Policy 10

"Storm drain runoff should be planned and managed to minimize water degradation, to reduce the waste of fresh water, to enhance wildlife and to reduce the impact of erosion."

**Rams' Hill:** Facilities to carry and/or divert storm runoff are proposed to reduce erosion and flood hazards. Water distribution and sewage treatment facilities will be protected to reduce the possibility of contamination.

8. County - Conservation Element  
Water Sub-Element, Waste Water Disposal Section  
Policy 11

"The County will encourage projects which will promote the reclamation and reuse of waste water."

**Rams' Hill:** The Rams' Hill sewage treatment facility has been designed to permit reclamation for irrigation purposes. This will occur when effluent volumes are high enough to assure economic feasibility. See the liquid waste section of the EIR.

9. County - Conservation Element  
Water Sub-Element, Drainage and Flood Control Section  
Policy 16

"Nonstructural flood protection methods will be used whenever practical for the conservation of floodplains."

**Rams' Hill:** Since the entire property is subject to sheet flows, structural flood protection is necessary. It has been minimized where possible without sacrificing safety. Proposed channels will be grass lined to reduce visual impacts and slow the flow of water. See the flooding/hydrology section of the EIR for further information.

10. County - Conservation Element  
Vegetation and Wildlife Habitats Sub-Element, Natural  
Habitats Section  
Policy 5

"San Diego County shall encourage the use of native plant species in review of landscaping and erosion control plans for public and private projects."

**Rams' Hill:** Native and drought tolerant plants will be used for landscaping Rams' Hill. Landscaping will separate and buffer adjacent uses, reduce erosion and flood potential, stabilize slopes and reduce visual impacts.

11. County - Conservation Element  
Vegetation and Wildlife Habitats Sub-Element, Habitat Modifi-  
cation Section  
Policy 16

"The County will regulate major land clearing projects to minimize significant soil erosion, destruction of archaeological, historic and scientific resources and endangered species of plants and animals."

**Rams' Hill:** Rams' Hill has been designed to cluster most development in the flat portions of the property. This has minimized the need for grading and allowed archaeological sites and significant wildlife habitats to be avoided.

12. County - Conservation Element  
Vegetation and Wildlife Habitats Sub-Element, Habitat Modifi-  
cation Section  
Policy 17

"No use or development subject to the San Diego environmental impact review process shall be permitted which, in the determination of the Board of Supervisors (or other body which has been delegated decision-making authority by the Board) would have significant adverse impacts on: (1) any species of plant or animal identified as rare, endangered, or threatened by the State of California or the U. S. Department of the Interior, or (2) any valuable and unique natural resource or habitat, unless there are significant overriding social and economic concerns."

**Rams' Hill:** The Rams' Hill project preserves the significant habitat areas as identified in the Environmental Impact Report.

13. County - Conservation Element  
Mineral Sub-Element, Unique Geological Features Section  
Policy 9

"The County will, to the extent practical, protect and preserve unique geological features from destruction, damage or loss."

**Rams' Hill:** Rams' Hill has clustered development and minimized land alteration to maintain the visual integrity of the South Slope as viewed from the rest of Borrego Valley.

14. County - Conservation Element  
Soils Sub-Element, Erosion Control and Hillside Protection  
Management Section  
Policy 13

"Soils and geology reports, as required by State or County regulations, when made available to the public, shall have a layman's summary. It shall include: hazardous or potentially hazardous conditions; recommendations to mitigate, or partially mitigate, hazardous conditions; and suggested maintenance and land management procedures subsequent owners should follow."

**Rams' Hill:** A soils beology report containing this information is discussed and summarized in the EIR and included as an appendix.

15. County - Conservation Element  
Astronomical Dark Sky Sub-Element  
Policy 1

"The County of San Diego will act to minimize the impact of development on the useful life of the observatories."

**Rams' Hill:** Several mitigation measures to reduce impacts to levels of insignificance are recommended in the dark skies section of the EIR. These include use the specific types of light, shading of lamps so all light is directed downward and limited or no lighting of the recreational facilities at night.

16. County - Conservation Element  
Cultural Sites Sub-Element  
Policy 1

"The County shall take those actions which will seek to conserve and protect significant cultural resources."

**Rams' Hill:** Seven archaeological sites have been located on the project site, five of which are located in open space. Of the two remaining sites, only one is significant due to its size and complexity. A portion of this site will be impacted by project development. Measures to partially mitigate this impact and to protect all sites against indirect impacts are included in the archaeology section of the EIR. The archaeology report is included as an appendix.

17. County - Conservation Element  
Cultural Sites Sub-Element  
Action Program 4.1

"Include in the EIR a detailed analysis of the nature and extent of potentially adverse impacts on areas of recorded or known cultural value and areas of potential cultural resource value."

**Rams' Hill:** An archaeology report, with potential impacts and recommendations, is included as an appendix to the EIR.

18. County - Conservation Element  
Cultural Sites Sub-Element  
Policy 5

"Encourage the use of open space easements in the conservation of high-value cultural resources."

**Rams' Hill:** The potentially valuable archaeological sites are preserved.

K. Energy Element

The Energy Element is a discretionary element (not required by state law) which attempts "to direct action within the County toward a more conservant and efficient use of its energy resources. . . ."

The policies and programs are almost exclusively directives to public agencies, not requirements of private development. However, private projects can affect the implementation of these policies. Therefore, certain policies are discussed below.

1. County - Energy Element  
Conservation Policies  
Use Technology Policies 1, 2 and 3  
  
"Encourage energy conservation in residential and commercial space heating."  
  
"Encourage energy conservation in residential and commercial space cooling."  
  
"Encourage energy conserving measures in residential and commercial water heating."

**Rams' Hill:** The developer has proposed that solar energy be used at Rams' Hill for space heating, pool heating and water heating. The use of passive techniques, such as building orientation, insulation, window placement, etc., would be encouraged in designing the proposed structures. All County energy requirements will be met.

2. County - Energy Element  
Conservation Policies  
Use Technology Policy 5  
  
"Encourage reduced levels of nonessential lighting in all sectors."

**Rams' Hill:** As noted in the dark skies portion of the EIR, lighting will be limited at night to that required for safety purposes, thus conserving energy, reducing impacts on nearby observatories and preserving atmosphere of the area.

3. County - Energy Element  
Conservation Policies  
Use Technology Policy 12  
  
"Promote strict County water conservation and recycling measures as a means of conserving energy."

**Rams' Hill:** Although this policy is directed at the County, water conserving and recycling measures have been incorporated into the plans for Rams' Hill as related previously.



## V. COMPATIBILITY WITH THE REGIONAL GROWTH MANAGEMENT POLICY

The County guidelines for preparation of Specific Plans require an investigation of the compatibility of a specific plan with the County Initial Growth Policy. Even if the policy were still in effect, it would not apply to the Rams' Hill project, as it was applicable only to projects with a density of one dwelling unit an acre or greater. The Specific Plan Designation for Rams' Hill allows one dwelling unit per two acres. However, the Initial Growth Policy has been replaced by the Regional Growth Management Program which applies to all densities. This program was adopted as part of the County General Plan Land Use Element in GPA 78-03.

The Regional Growth Management Plan has designated the Borrego Valley as a "special study area". Under this plan the County will accept no new applications for General Plan Amendments which would result in an overall increase in the potential number of dwelling units until a cumulative environmental analysis and long-range plan are prepared for the area. The Rams' Hill project does not involve a General Plan Amendment and does not propose to increase density beyond that allowed by the General Plan. Therefore, it is in conformance with the Regional Growth Management Program. This was specifically confirmed by the Board of Supervisors on August 1, 1978, when it approved processing of the Specific Plan for the project (Attachment B).



## **VI. MITIGATION MEASURES FOR ENVIRONMENTAL ISSUES**

General Plan Amendment GPA 76-02 which designated this property as a Specific Plan Area states that the Specific Plan for the project must incorporate specific mitigation measures for environmental issues identified in the Environmental Impact Report.

The following are mitigation measures identified in the draft Environmental Impact Report which were incorporated in the project to minimize potential adverse impacts. Due to the sensitive nature of the site and the several years of studies and planning involved in this project, environmental issues have been identified and mitigation measures incorporated during the planning process. The environmental impact report identifies these. Therefore, it is not simply an issue of identifying environmental issues and mitigation measures after the fact and then agreeing to incorporate them, but rather developing a project consistent with environmental needs.

### **Land Use**

Several design features mitigate impacts resulting from the development of a residential-resort complex: (1) the residential units would be clustered; (2) half the property would be dedicated as permanent undeveloped open space; (3) extensive landscaping would be done with desert-adapted plants.

### **Landforms/Geology/Soils**

Grading is significantly mitigated by design. The intensive land uses, including the PD units, hotel-resort complex and single-family homes would be located in the flat, central portions of the property. The steeper areas would be designated as estate lots where grading would be done only for roads and possibly pads. All grading would conform to the County's grading standards so dust generation would be mitigated to an insignificant level.

### **Agriculture**

No mitigating measures were proposed or deemed necessary by the draft EIR.

### **Geologic Hazards**

Potential damage to structure and loss of life from severe earthquakes would be substantially mitigated by constructing buildings to withstand a quake of 7.3 on the Richter Scale and a bedrock acceleration of 0.4 g. The slight erosion hazard would be mitigated by planting grassy areas on portions of the landscaped area and on graded slopes. The naturally occurring erosion hazard on the undeveloped open space, the areas which are designated "Not a Part", the portions of the estate lots which would be left in a natural state and the portions of the single-family lots which would be minimally landscaped would not be mitigated.

The potential for slope failure would be fully mitigated by design and landscaping. The maximum gradient would be 1-1/2:1. Construction would conform to the County Grading Ordinance.

To mitigate potential impacts due to shrinkage, a balance would be provided in which final grades can be raised or lowered depending on actual shrinkage factors.

### **Flooding/Hydrology**

To mitigate the hazard from flooding to structures, an extensive system of two flood control channels would be built to divert flow around the east and west sides of the developed areas. The waste water treatment plant and percolation basins would be fully protected from flooding to the satisfaction of the Regional Water Quality Control Board.

### **Biology**

The potential impacts have been mitigated to the extent feasible by design. The eastern portion of the property would remain undeveloped. The southern extent of development would be in estate lots of two to five acres to minimize impacts in the sensitive ridge wash area. The required trails would be only minimally improved. Potential biological impacts due to increased water from the percolation basins would be substantially mitigated by operation practices whereby the water would be recycled most of the year rather than discharged.

### **Archaeology**

Impacts to Site 2 (see draft EIR) would be fully mitigated by preservation. This could be achieved by providing a six-foot wide buffer zone between the new construction and the resource, such as a buffer of native cholla or ocotillo bush. Another potential means of protection would be the creation of an open air museum. No mitigation measures are proposed or deemed necessary on Site 1. Sites 3, 4, 5, 6 and 7 will be fully mitigated by preservation since they are located in the area to be designated as undeveloped open space.

### **Climate**

No mitigating measures are proposed or deemed necessary.

### **Air Quality**

The APCD should undertake a full monitoring program to assess air quality. To reduce emission levels, the project design includes an internal bicycle system and a regional riding and hiking trail system.

The use of solar energy substantially mitigates potential impacts on the San Diego Air Basin resulting from electrical generation. The use of solar energy for domestic space and water heating would substantially mitigate emissions from power plant energy generation by about one-third. An increase in the level of public transportation facilities for long-distance trips to Borrego could potentially decrease trip related emissions within the San Diego Air Basin from long-distance trips destined for Rams' Hill.

### **Dark Skies**

To avoid impacting the quality of the dark sky to the east of the Mount Palomar and Mount Laguna Observatories, a number of measures would be undertaken. All outdoor lighting fixtures would be shaded on top so that all light would shine

downward. Cut-off luminaries could be used which emit no light above 90 degrees, thereby eliminating unwanted light scattering into the atmosphere. Either low pressure mercury lamps equipped with ultraviolet filters or high-pressure sodium lamps could be used in outdoor fixtures. The golf course would not be lighted at night. The tennis courts at the hotel complex and perhaps within the residential areas would be lighted only for a limited period each night. Cut-off luminaries using high sodium lamps with flood light configuration would be used to light the tennis courts. All lights for the pools, outside club house facilities and tennis courts, would be turned off at a reasonable hour.

### **Noise**

Prohibiting ORV use in the project's open spaces and regulating ORV use in the Anza Borrego Desert State Park would mitigate any increase in noise due to recreational use of ORV's by Rams' Hill residents and visitors. The project design mitigates potential noise impacts on residents and guests of Rams' Hill. Residential units would be separated from major traffic areas, and units would be clustered around cul-de-sacs to reduce through traffic.

### **Visual Quality**

To reduce impacts to visual quality, extensive landscaping using native vegetation would be done throughout the resort, PRD and single-family areas of the project. The large roughs on the borders of the golf course would be left in native vegetation. The waste water treatment facility would be screened from view through the use of desert-adapted trees and shrubs. The mesquite woodland adjacent to the Borrego Sink and the ridge wash areas in the southwest corner would not be developed at this time.

### **Energy**

Domestic energy consumption would be reduced by one-third by the application of solar technology and passive design techniques. Solar energy would be used for pool, water and space heating. Proper orientation and shading of buildings would aid in heating a building during cold months and reducing cooling load in the summer. Other design techniques include maximizing insulation in roofs and walls, using light colors on roofs, and designing windows and proper landscaping for maximum natural ventilation.

Utilization of the County Rural Lifeline Transit system by Rams' Hill residents would decrease the number of long-distance vehicle trips between the coastal areas and Rams' Hill. The complex would include an internal and bicycle trail system to encourage walking, bicycling and riding. Clustering of dwelling units and the provision of services on site would minimize the number and length of vehicles trips.

The waste water treatment facility would be designed to handle a large variability in flow volumes. Effluent would be recycled for use on the golf course during high flow periods, but discharged to percolation beds during low flow periods. This flexibility would provide more efficient and economical performance.

The medical clinic built on site would incrementally decrease the number of long-distance trips made by Borrego residents for medical care.

## Traffic

Should the on- and off-site improvements required by County Department of Transportation in their letter dated September 5, 1978, be fully implemented, the following additional measures would be needed to fully mitigate traffic impacts throughout the Borrego Valley.

Left turn pockets and a traffic signal at the intersection of Yaqui Pass and Borrego Springs Roads, which would flash a yellow caution light in the off-season and which would operate normally in the peak season, would greatly increase the safety and capacity of that intersection, and thus mitigate any impact there to insignificance. A four-way stop will be sufficient even in the peak season until full buildout of the project.

Adequate signing and striping around Christmas Circle should be implemented in order to facilitate orderly and safe traffic flow. Signs posted for vehicles approaching the Circle from all directions should clearly indicate directions to major park and community attractions, while land striping should clearly indicate traveled way and shoulders.

Improvement to county major road standards would mitigate the projected Borrego Springs peak season traffic impacts on Borrego Springs and Palm Canyon Roads to insignificance. Since it is unlikely that such substantial improvements will be made in the near future, efforts should be made by the County to widen the paved roadways where necessary to create a center left turn lane or left turn pockets for entrance to and exit from residential developments and commercial/retail land uses. Furthermore, new developments and business establishments should be required to minimize the number of curb cuts onto the roadway.

Improvement to county major road standards on Yaqui Pass Road between Highway 78 and the Borrego Valley on Montezuma Valley Road would mitigate projected Borrego Springs peak season traffic impacts on these main access roads to insignificance. This measure, however, is unlikely to be implemented due to financial and terrain constraints. More well-marked turnouts on these narrow sloping roads to allow for passing of slower vehicles would greatly increase traffic flow and safety.

Should the lesser level of improvements discussed in the text be implemented rather than those required by DOT, no additional measures would be necessary to fully mitigate circulation impacts.

## Liquid Waste

The construction and careful operation of the proposed waste water treatment plant would mitigate to an insignificant level all potential impact except direct construction impact due to liquid waste. Sewage produced by the Rams' Hill development would be reclaimed as irrigation water for the golf course. Effluent volumes less than 100,000 per day would be dispersed by discharge to percolation beds.

## Schools

The project would not create any adverse impacts on schools. Therefore, no mitigation is proposed or deemed necessary. A 37-acre site has been reserved to

be dedicated as an elementary school site should one become necessary at a future time.

### **Fire Protection**

A 2.5-acre parcel on site has been designated for the provision of a fire station. The development of the Scripps Satellite Clinic would significantly mitigate the impact of the project on emergency medical services. The project would not mitigate the adverse impacts resulting from the immediate necessity of constructing a new fire station. A service district could be formed to pay for construction, operation and maintenance of the new station.

### **Sheriff's Protection**

The Rams' Hill development is designed to incorporate a high level of internal security, which would tend to mitigate the impact on sheriff services. Entry into and egress from the property would be regulated. The residential developments are oriented around cul-de-sacs, designed to create "mini-neighborhoods" thereby reducing through traffic, potential vandalism and associated problems. Use of the second homes would be seasonal in nature, and the need for sheriff services would probably be substantially reduced in summer. The Rams' Hill project would significantly expand the tax base in the community. The additional tax revenues would somewhat offset the cost of expanded services.

### **Solid Waste**

The gradual phased construction of the project would stagger impacts over five years. The impacts of the project on the sanitary landfill could be mitigated to an insignificant level by developing the capability in the valley to generate low grade energy from solid waste. This would in turn reduce impacts of electrical generation from fossil fuels along the coast, and would minimize the need for additional transmission capacity.

### **Water**

There are three types of mitigating measures available to the project. Responsibility for the on-site measures and the application for annexation to the Borrego Water District would be the developer's. Acquisition of a substitute future supply, should one become necessary, would be the responsibility of public agencies.

On site, a series of measures are proposed to conserve water at Rams' Hill. Up to 250,000 gallons of waste water would be recycled to irrigate the golf course. Drought-resistant plants would be used for landscaping. A large percentage of the site would be maintained in a natural state. In addition, the following measures could be implemented. The landscaping and golf course could be watered at night to help reduce evaporation losses. Water flow restrictors could be included in all faucets. Low flow basin toilets and water efficient dishwashers could be installed in all dwelling units. Covenants banning water consumptive plants and requiring that substantial landscaping be done with drought resistant species could be placed on estate and single-family lots when the final maps are approved. Drip irrigation could be used for shrubbery in common areas.

Annexation through the approval of LAFCO of the Rams' Hill project to the Borrego Water District would have several beneficial effects. Because of its size,

the Borrego Water District would be better suited to carry on basin and community-wide, long-term water planning. The potential problems with differential lowering of the water table could be prevented through a basin-wide supply agency. Regulation of water usage and equilization of rights to water could be ensured.

Potential future water sources would be considered should groundwater become seriously depleted. Some possible solutions to this problem have been proposed by the United States Department of the Interior, Bureau of Reclamation.



## VII. IMPLEMENTATION

This section discusses the discretionary and ministerial permits required to implement Rams' Hill. The discretionary permits and applications include (1) a large-scale project application, (2) a specific plan, (3) a series of zone reclassifications, (4) a series of major use permits, (5) a planned development permit, (6) a series of tentative and final subdivision maps and (7) a tentative and final parcel map on the clinic site to expedite this part of the project. The ministerial permits include (1) grading permits and (2) building permits. In addition, an environmental impact report is required.

### A. Discretionary Permits and Applications

#### 1. Large-Scale Project

Pursuant to Board of Supervisors Policy I-59, this proposal is defined as a large-scale project since the property exceeds 100 acres in size; and a rezone, tentative subdivision map, and major use permits are necessary for its implementation. It is not, however, a "land project" under state law as it is not a residential lot sales program. A large-scale project application has been submitted for a 2,262 acre portion of the total 3,124-acre property. The remaining 880 acres will be the subject of a subsequent project application.

#### 2. Specific Plan

Policy I-59 further requires the preparation and approval of a specific plan showing the precise means of implementation of that portion of the large-scale project which will be developed with a five-year period. This document is the Specific Plan map and text for 2,262 acres of the 3,124-acre property.

#### 3. Zone Reclassifications

The Rams' Hill property is presently zoned S-87, or Limited Control (LC) under the old County Zoning Ordinance. S-87 allows one dwelling unit per two and one-half acres of any use within a major use permit.

To implement the proposed plan, the use designations must be changed from S-87 to C-36, C-42, R-V-6, R-S-3, RR-.5, S-80 and S-88. The C-36 designation will be used for the clinic site. The C-42 use designation creates a recreational commercial zone. It will be applied to 56 acres planned for the resort hotel and tennis courts. The R-V-6 use designation is applied to planned residential development areas. It will be applied to 102 acres in the central portion of the property around the golf course to permit 530 clustered, planned-residential units at an overall density of 5.2 dwelling units per acre. The R-S-3 use designation creates a family residential zone. It will be applied to 127 acres along the southern and eastern perimeters of the project to create 200 single-family lots on one-fourth acre each. The RR-.5 use designation creates a rural-residential zone. It will be applied to 124 acres in the southern portion of the property to create 50 two- to five-acre estate lots. The S-80 use designation creates an open space zone. This will be applied to 1,666 acres in the eastern portion of the property, 160 acres used for the golf course, and 15 acres in the northern panhandle area, where the waste water treatment facility will be located.

The 880 acres which are not planned in this Specific Plan phase will be designated S-88 for future planning.

4. Major Use Permits

Major use permits will be required for the waste water treatment plant, the golf course, the three planned development areas and three recreation facility sites to be located in the single-family detached residential area. The hotel/tennis court complex will not require a major use permit but will require approval of a site plan as does all development in the C-42 zone.

5. Planned Development Permit

Planned development permits will be required for the planned residential unit areas.

6. Tentative and Final Subdivision Maps

The filing and approval of a tentative subdivision map and the recording of a final subdivision map are necessary to create separate parcels pursuant to the requirements of the State's Subdivision Map Act. The entire project will be covered by a phased series of tentative maps allowing the cumulative creation of 780 individual home sites, a 350-room resort hotel complex with support commercial facilities, waste water treatment facilities, fire station, golf course, and numerous open space/recreational lots. A final map will be filed in one or more phases as the project is implemented.

7. Tentative and Final Parcel Map

In order to expedite development of the medical clinic a parcel map will be filed to create that site concurrent with approval of the Specific Plan.

B. Ministerial Permits

1. Grading and Building Permits

Grading and building permits will be necessary for project completion and will be covered in the overall review of the project.

C. Environmental Impact Report

Pursuant to the California Environmental Quality Act of 1970, as amended, an environmental impact report has been prepared to address the total impacts of the project.

D. Phasing

This Specific Plan would be implemented on a phased basis. The development is expected to occur gradually over the entire five-year period, with the type and rate of residential development dependent upon market conditions and agency approvals. It is anticipated that approximately one-half of the residential units would be constructed in the last two years. Phasing provides for approximately 150 units per year. Table 2 summarizes the anticipated development schedule.

Table 2

Proposed Schedule of Development

<u>Land Use</u>	<u>1-3 Years</u>	<u>4-5 Years</u>
Hotel Rooms	175	175
Attached units	270	260
Detached units	100	100
Estates	15	35

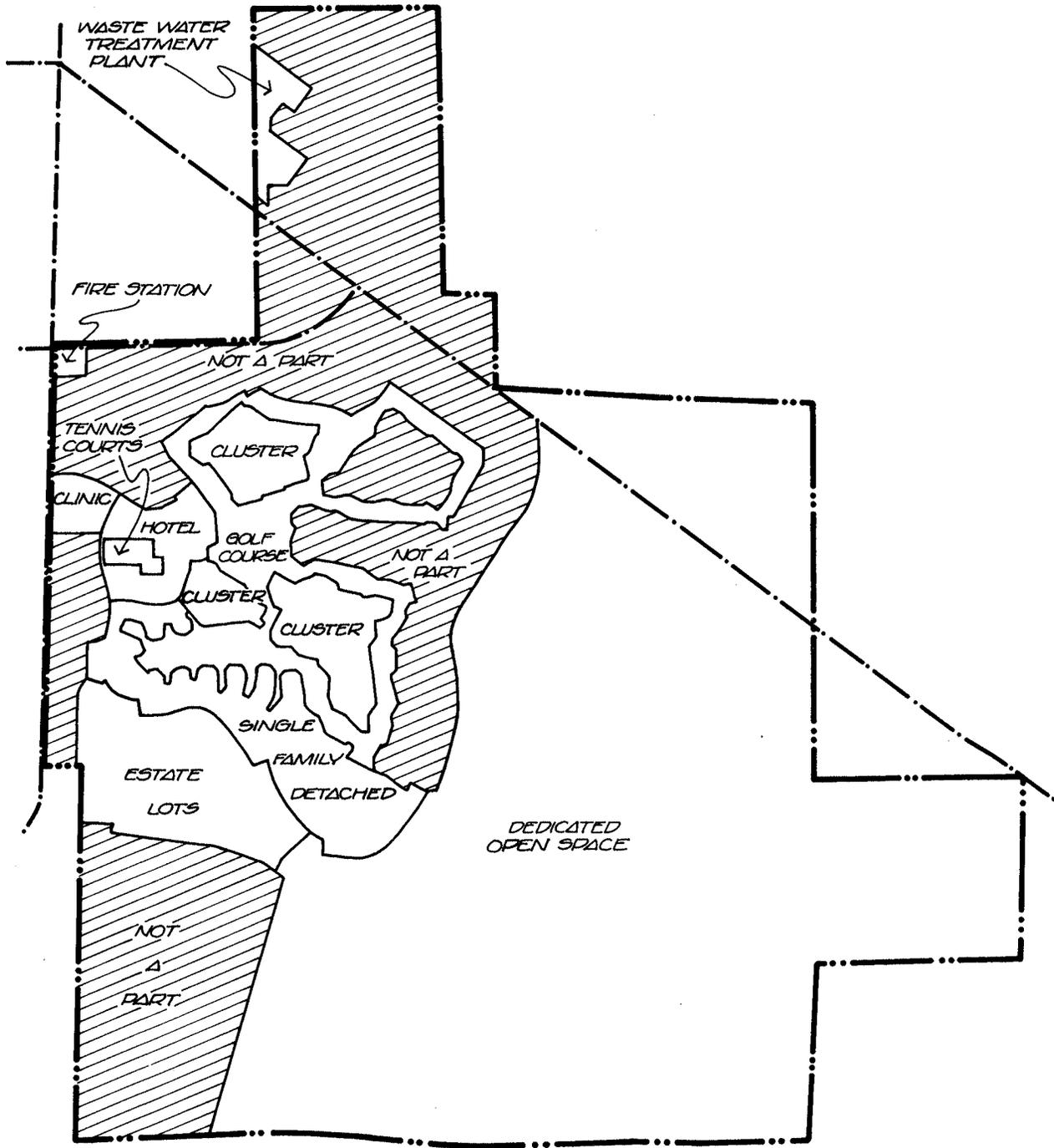
In addition to residences, development during the first three years would include construction of the golf course, tennis courts, the hotel complex and the clinic. Public facility infrastructures necessary to support development, including the waste water treatment plant and water distribution system, would also be constructed at the outset.

**E. Continued Maintenance**

The maintenance of the open space, landscaping, private streets, and recreational facilities would be done through private assessments. There would be an overall homeowners' association for general maintenance and individual homeowners' associations for the various planned development units. The landscaping of the single-family homes would be privately maintained. Fees would be established for meeting the requirements of each unit and the pro-rata costs of certain commonly-held facilities or commonly used services, such as the basic circulation streets, the natural open space area and security services. The major public facilities, such as hotel, golf course and clinic, would be maintained by the owners or operators of those facilities. For detailed explanation see Attachment J.

As provided in the General Plan Amendment and the mitigation measures of the Environmental Impact Report, the developer proposes to retain the underlying fee on the 1,666-acre open space area during this first five-year phase of the project. This will assure maintenance of the area and allow minor changes in the open space area should it be deemed necessary for environmental reasons in future specific plans. During the environmental review process, County staff has indicated that such shifts may be required to preserve archaeology and biology resources in areas not included in the current Specific Plan.

Figure 9  
PROPOSED LAND USES



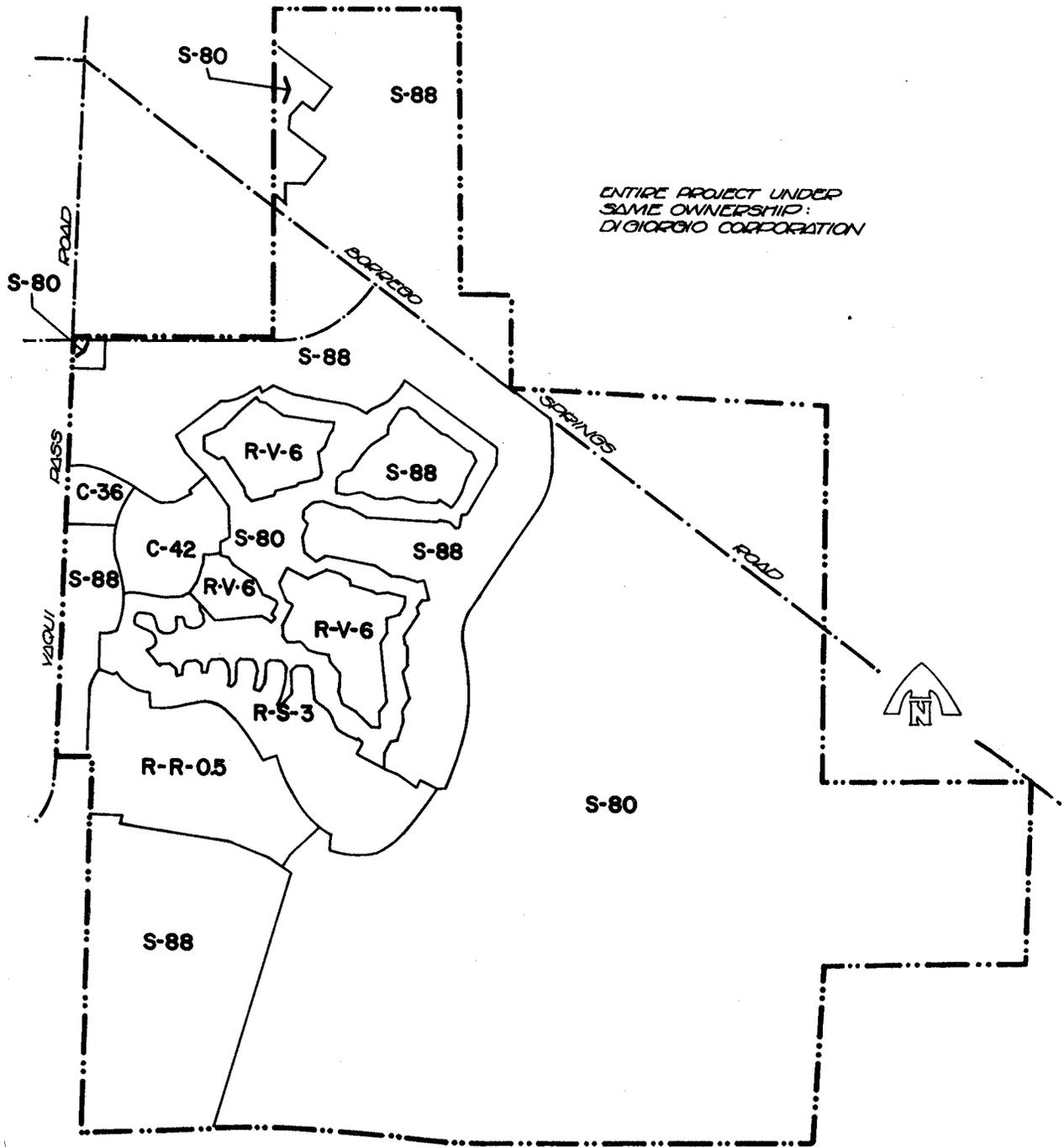
proposed land use



P R C TOUPS CORPORATION

# RAMS HILL

Figure 10  
PROPOSED ZONING

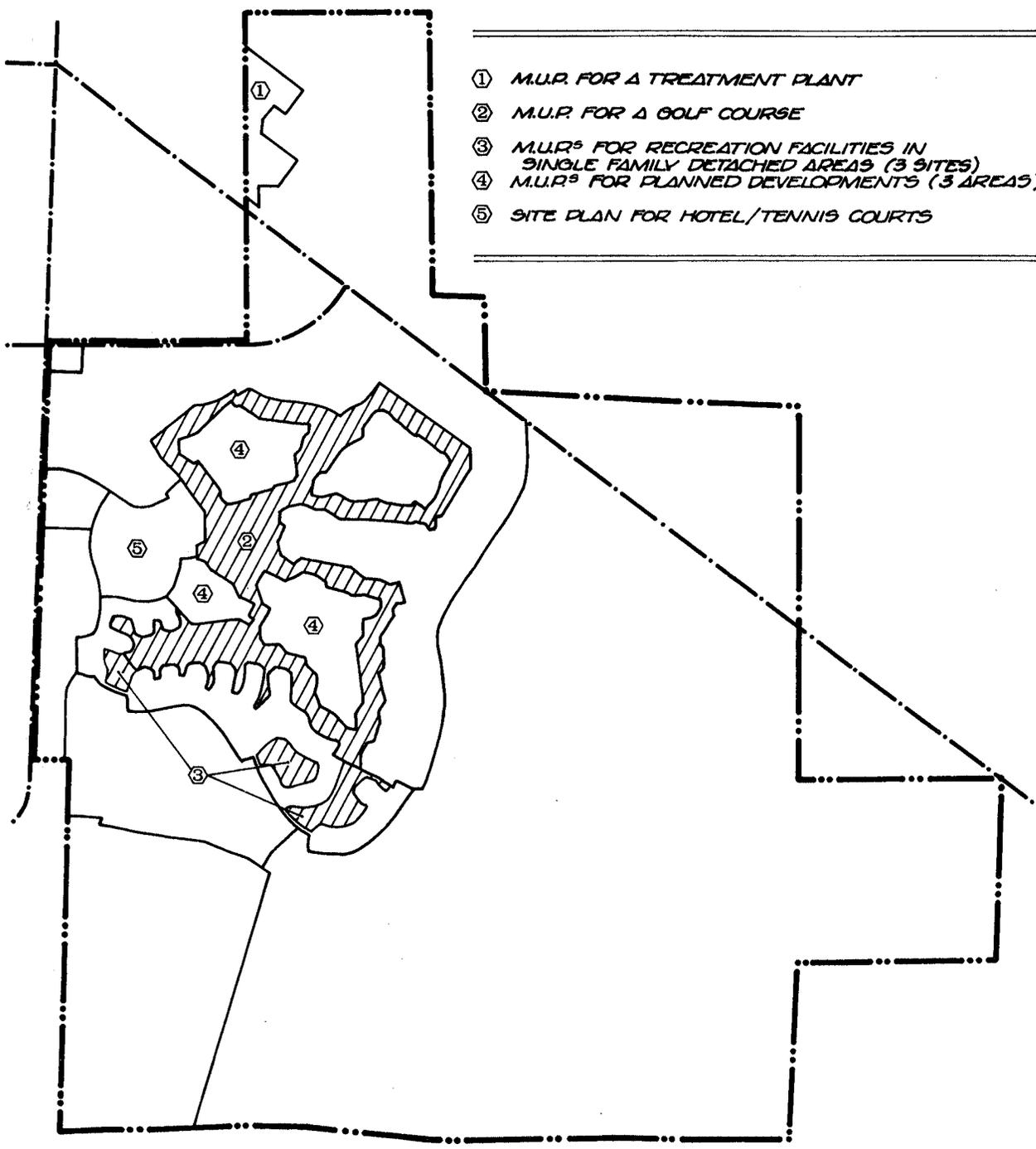


proposed zoning use designation

PRC TOUPS CORPORATION

# RAMS HILL

**Figure 11**  
**AREAS NEEDING MAJOR USE PERMITS**



- ① M.U.P. FOR A TREATMENT PLANT
- ② M.U.P. FOR A GOLF COURSE
- ③ M.U.P.s FOR RECREATION FACILITIES IN SINGLE FAMILY DETACHED AREAS (3 SITES)
- ④ M.U.P.s FOR PLANNED DEVELOPMENTS (3 AREAS)
- ⑤ SITE PLAN FOR HOTEL/TENNIS COURTS

areas requiring  
major use permits/  
site plans



P R C TOUPS CORPORATION

# RAMS HILL

## F. Provision of Pubic Facilities and Services

This section discusses the specific manner in which public services and facilities for this Specific Plan will be phased and financed, and the general manner in which facilities for the remaining concept plan development will be provided. The public facilities and services include (1) water, (2) sewer, (3) fire protection, (4) schools, (5) roads, and (6) police protection.

### 1. Water Service

Water service is proposed to be provided by the Borrego Water District. A plan of works for the system has been submitted by the developer to the District. The basic infrastructure of the system and a 375,000 gallon storage tank will be constructed by the completion of the first dwelling unit. A second 375,000 gallon storage tank will be constructed by the completion of the 390th dwelling unit. The developer will construct or enter into a secured agreement with the County and the District to construct these facilities prior to approval of the first final map. The developer has already drilled four wells with more than enough capacity to serve the project.

The Borrego Water District will also provide service for the second Specific Plan phase. The infrastructure for the first Specific Plan will be sized to accommodate ultimate expansion of the project. In addition, during the second Specific Plan phase, it may become necessary to construct a third storage tank.

### 2. Sewer Service

Sewer service is proposed to be provided by the Borrego Water District. The District has already applied to LAFCO to annex the 3,200 acres and for authority to provide sewage service to the project. It is the policy of LAFCO not to hold a hearing on annexation until the project is heard by the Board of Supervisors.

A plan of works for sewage has been submitted by the developer to the Borrego Water District. Under this plan of works all facilities including the waste water treatment facility, the recycling system and the primary collection system will be constructed prior to the completion of the first dwelling unit. The developer will construct or enter into an secured agreement with the County and District to construct these basic facilities prior to the filing of the first final map. The individual unit hookups and connecting mains will be constructed with each appropriate subdivision unit. The developer will directly pay for all unit connections and will enter into a secured agreement to construct the connecting mains.

### 3. Fire Protection

The Rams' Hill project is located in the Borrego Springs Fire Protection District. The District, in a letter dated November 19, 1979, to the County Planning Department, has confirmed that fire service will be available to the project. This service will be phased and financed as follows:

#### (a) Financed

- (1) DiGiorgio Corportion will donate the site for a fire station on the Rams' Hill project.

- (2) DiGiorgio Corporation will pay for the construction of a fire station on the donated site at an approximate cost of \$125,000.
- (3) DiGiorgio Corporation will donate one engine company at a cost of approximately \$80,000.
- (4) Should there be insufficient ad valorem tax revenues generated from the Rams' Hill project and made available to the District to compensate the District for initial manpower requirements at the station, the DiGiorgio Corporation will pay the District for the manpower requirements of the first year of operation of the station.

(b) Phased

- (1) The completion of construction of the fire station and delivery of the engine company would occur no later than the date that either the hotel on the project or the first phase of condominiums or commercial buildings are occupied.

(c) Service for Future Specific Plan Phase

The future Specific Plan Phase of Rams' Hill will be served by the Borrego Springs Fire Protection District out of the fire station which will be constructed on site by the developer subject to future negotiations and agreements with the District.

4. Schools

Rams' Hill Country Club has within the Borrego Springs Unified School District. The project is expected to generate a minimal number of students, based on experience with similar resort projects such as the De Anza Country Club. Consequently no expansion of facilities is expected to be necessary due to pupil generation from Rams' Hill. Nonetheless, the developer has agreed to contribute funds to the school district as follows:

- (1) DiGiorgio Corporation will pay school fees of \$750.00 per unit for each unit of the first final map.
- (2) After the first final map, DiGiorgio Corporation has agreed to pay a fee equal to any district developers fees.
- (3) Future Specific Plan phases will continue to be served by the Borrego Springs Unified School District.

5. Roads

The internal roads for the Rams' Hill development and the circulation element roads which could be financed in accordance with agreements made by the developer and the County Department of Transportation as set forth in conditions of approval or each tentative and final map. In general, the developer will pay for all internal road improvements and all improvements to circulation element roads

adjacent to the site. In addition, the developer will be assessed thoroughfare connection fees to finance any improvements to circulation element roads within the general vicinity of the project.

6. Police

Rams' Hill Country Club will be served by the San Diego County Sheriff's Department. The Sheriff has estimated that two additional full time deputy sheriffs will be required in the Borrego Valley to provide protection to the project. The Sheriff's Department has not made commitments on the phasing for providing these new deputies. The additional deputies will be financed by general tax revenues. This is the only public service which is being financed by tax monies and is not being paid for by the developer. It should be noted that the Rams' Hill project will have its own internal security force to provide onsite protection. This internal police system will be paid for by the homeowner's association.

All future Specific Plan phases of the project will continue to be served by the San Diego County Sheriff's Department unless the governmental structure in the valley changes by incorporation or other means.



**Attachment A**  
**LEGAL DESCRIPTION OF PROPERTY**

RAMS' HILL  
TOTAL DIGIORGIO OWNERSHIP  
OCTOBER 4, 1979

LEGAL DESCRIPTION

BEING A PORTION OF LAND LOCATED IN TOWNSHIP 11 SOUTH,  
RANGE 6 EAST, AND TOWNSHIP 11 SOUTH, RANGE 7 EAST, SAN  
BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN  
DIEGO, STATE OF CALIFORNIA AND MORE PARTICULARLY DES-  
CRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 35, T. 11 S.,  
R. 6 E.;

1. THENCE N00 52'32"E ALONG THE WEST LINE OF SECTION 35  
A DISTANCE OF 5263.24 FEET TO THE NORTHWEST CORNER  
OF SAID SECTION 35;
2. THENCE N87 20'18"W ALONG THE SOUTH LINE OF SECTION  
27, T.11 S. R.6 E., A DISTANCE OF 488.90 FEET TO THE  
CENTERLINE OF YAQUI PASS ROAD (COUNTY ROAD SURVEY  
596);
3. THENCE ALONG THE CENTERLINE OF SAID YAQUI PASS ROAD  
(COUNTY ROAD SURVEY 596) ALONG THE ARC OF A NON-  
TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2000  
FEET AN ARC DISTANCE OF 327.59 FEET (THE CHORD OF  
THIS ARC BEARS N06 44'30"E A DISTANCE OF 327.22 FEET;
4. THENCE CONTINUING ALONG THE CENTERLINE OF SAID YAQUI  
PASS ROAD (COUNTY ROAD SURVEY 596) N02 02'58"E A  
DISTANCE OF 5645.14 FEET;
5. THENCE LEAVING SAID CENTERLINE, S87 57'02"E A DIS-  
TANCE OF 50.00 FEET TO THE EASTERLY RIGHT OF WAY  
LINE OF SAID YAQUI PASS ROAD (COUNTY ROAD SURVEY 596);
6. THENCE N89 33'35"E A DISTANCE OF 81.34 FEET TO THE  
NORTHWEST CORNER OF THE SOUTH QUARTER OF THE SOUTH-  
WEST QUARTER OF SECTION 23, T.11 S., R.6 E.;
7. THENCE ALONG THE NORTH LINE OF SAID  $S\frac{1}{4}$  OF THE  $SW\frac{1}{4}$   
N89 33'25"E. A DISTANCE OF 2637.66 FEET TO THE NORTH-  
EAST CORNER OF THE  $S\frac{1}{4}$  OF THE  $SW\frac{1}{4}$  OF SAID SECTION 23;
8. THENCE ALONG THE EAST LINE OF THE  $W\frac{1}{2}$  OF SAID SECTION  
23, N00 27'21"W A DISTANCE OF 4675.95 FEET TO THE  
NORTH  $\frac{1}{4}$  CORNER OF SAID SECTION 23;
9. THENCE ALONG THE NORTH LINE OF SAID SECTION 23, N89  
04'25"E A DISTANCE OF 2646.94 FEET TO THE NORTHEAST  
CORNER OF SAID SECTION 23;

10. THENCE ALONG THE EAST LINE OF SECTION 23, S01 20'00"E A DISTANCE OF 2670.59 FEET TO THE EAST  $\frac{1}{4}$  CORNER OF SAID SECTION 23;
11. THENCE CONTINUING ALONG THE EAST LINE OF SECTION 23, S00 17'45"E A DISTANCE OF 2183.61 FEET TO THE CENTER-LINE OF BORREGO SPRINGS ROAD (COUNTY ROAD SURVEY 1279);
12. THENCE ALONG THE CENTERLINE OF SAID BORREGO SPRINGS ROAD (COUNTY ROAD SURVEY 1279) S53 20'05"E A DISTANCE OF 817.27 FEET TO THE EAST LINE OF THE W $\frac{1}{2}$  OF THE SW $\frac{1}{4}$  OF THE SW $\frac{1}{4}$  OF SECTION 24, T.11 S., R. 6 E.;
13. THENCE ALONG THE EAST LINE OF SAID W $\frac{1}{2}$  OF THE SW $\frac{1}{4}$  OF THE SW $\frac{1}{4}$ , SOUTH A DISTANCE OF 42.93 FEET TO THE SOUTH-EAST CORNER OF THE W $\frac{1}{2}$  OF THE SW $\frac{1}{4}$  OF THE SW $\frac{1}{4}$  OF SAID SECTION 24;
14. THENCE ALONG THE SOUTH LINE OF SAID SECTION 24, S87 33'25"E A DISTANCE OF 4574.93 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 24;
15. THENCE ALONG THE EAST LINE OF SECTION 25 S00 00'09"W A DISTANCE OF 2718.01 FEET TO THE E $\frac{1}{4}$  CORNER OF SAID SECTION 25;
16. THENCE CONTINUING ALONG SAID EAST LINE OF SECTION 25, S00 38'33"W A DISTANCE OF 2646.57 FEET TO THE SOUTH-EAST CORNER OF SECTION 25, SAID CORNER ALSO BEING THE NW CORNER OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 7 EAST;
17. THENCE ALONG THE NORTH LINE OF SAID SECTION 31, N89 20'00"E A DISTANCE OF 2835.13 FEET TO THE N $\frac{1}{4}$  CORNER OF SAID SECTION 31;
18. THENCE ALONG THE EAST LINE OF THE NW $\frac{1}{4}$  OF SAID SECTION 31, S00 54'04"W A DISTANCE OF 2590.62 FEET TO THE CENTER OF SAID SECTION 31;
19. THENCE ALONG THE SOUTH LINE OF THE NW $\frac{1}{4}$  OF SAID SECTION 31, S88 49'35"W A DISTANCE OF 2756.21 FEET TO THE W $\frac{1}{4}$  CORNER OF SAID SECTION 31, SAID CORNER ALSO BEING THE E $\frac{1}{4}$  CORNER OF SECTION 36, TOWNSHIP 11, SOUTH, RANGE 6 EAST;
20. THENCE ALONG THE EAST LINE OF SAID SECTION 36, S03 03'04"W A DISTANCE OF 2503.41 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 36;
21. THENCE ALONG THE SOUTH LINE OF SAID SECTION 36, S89 37'08"W A DISTANCE OF 2052.55 FEET TO THE S $\frac{1}{4}$  CORNER OF SAID SECTION 36;

22. THENCE CONTINUING ALONG THE SOUTH LINE OF SAID SECTION 36, S89 19'15"W A DISTANCE OF 2941.43 FEET TO THE SW CORNER OF SAID SECTION 36;
23. THENCE ALONG THE SOUTH LINE OF SECTION 35, N85 47'45"W A DISTANCE OF 2948.22 FEET TO THE S $\frac{1}{4}$  CORNER OF SAID SECTION 35;
24. THENCE CONTINUING ALONG THE SOUTH LINE OF SAID SECTION 35, S87 40'08"W A DISTANCE OF 2453.91 FEET TO THE SW CORNER OF SAID SECTION 35 AND THE POINT OF BEGINNING.

ALSO THAT PORTION OF THE W $\frac{1}{2}$  OF THE SW $\frac{1}{4}$  OF THE SW $\frac{1}{4}$  OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 6 EAST, NORTHERLY OF THE CENTERLINE OF BORREGO SPRINGS ROAD (COUNTY ROAD SURVEY 1279).

**Attachment B**

**BOARD ACTION INITIATING SPECIFIC PLAN FOR RAMS' HILL**



Department of Land Use & Environmental Regulation

Community Services Agency

2001 East Main Street (5177)  
El Cajon, California 92029  
(714) 579-4511 (Zenith 7-1398)

837 Williamson Street (N144)  
Vista, California 92083  
(714) 726-7920 (Zenith 7-2061)

AMES J. GILSHIAN  
DIRECTOR

9150 Chesapeake Drive (0173), San Diego, California 92123 Telephone (714) 565-5936 (Zenith 7-0888)

June 5, 1978

TO: Board of Supervisors (A45)  
FROM: Director of LUER (0173)  
SUBJECT: Request to Initiate a Proposed Specific Plan - Ram's Hill Country Club, Large Scale Project, Supervisorial District V

On May 16, 1978, a Large Scale Project known as Ram's Hill Country Club was filed with the Department of LUER in accordance with Board Policy I-59, "Large Scale Project Review". Pursuant to Board Policy I-62, your Board has directed that all Specific Plan proposals on which the Board authorizes staff to work shall be deemed to be initiated by the Board when it is in the public interest because it will insure that the Board of Supervisors will have the ultimate decision of whether or not the project is permitted to go forward. It is further stated in Policy I-62 that initiation of the Specific Plan shall not imply a position of support or opposition on the part of the Board nor shall it constitute a waiver of applicable fees. Therefore, it is my

RECOMMENDATION: That your Board

Initiate the Specific Plan known as Ram's Hill Country Club, in accordance with Sections 65356.1 and 65507 of the Government Code and Board Policy I-62.

Discussion:

The site is located southeasterly of the town center of Borrego Springs on the east side of Yaqui Pass Road south of Borrego Springs Road. The Specific Plan proposes 780 residential units on 2153 acres resulting in a density of 0.36 units per acre in the "SPA (0.5)" designation of the General Plan. The SPA (0.5) designation allows a density of 0.5 unit per acre pursuant to an adopted Specific Plan.

The Large Scale Project was first filed on February 14, 1978, but was found to contain a higher density than allowed by the County General Plan and, therefore, a provisional conformance finding could not be made. After discussions between the applicant and staff a new proposal was filed on May 16, 1978 which has been found "provisionally conforming" to the General Plan.

The Director of Regional Growth Management having submitted comments relative thereto, ON MOTION of Supervisor Hamilton, seconded by Supervisor Moore, the Board initiates,

No. 8 Rams Hill County Club, Borrego Springs area

PORTER D. CREMANS  
Clerk of the Board  
of Supervisors

The Specific Plan covers a 2153 acre portion of a 3124 acre ownership. A concept plan for the entire ownership has been filed in accordance with Board of Supervisors' Policy I-59, "Guidelines For Submittal and Processing of Large Scale Projects".

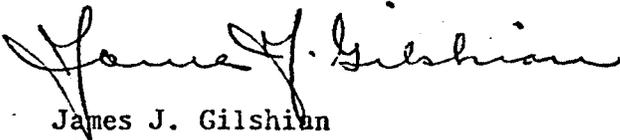
The Borrego Valley area is a "Desert Special Study Area" according to the Preliminary Regional Growth Management Plan. The Plan would prohibit rezones to higher density in the Borrego area if adopted in its current form.

Implementation of the project requires the filing and approval of: a Specific Plan, Tentative and Final Subdivision Maps in accordance with the Specific Plan, Zone Reclassification, Special Use Permits, and Grading and Building Permits.

LAND USE AND ENVIRONMENTAL REGULATION

Concurrences:

None required



James J. Gilshian  
Director

FISCAL IMPACT STATEMENT:

Program: Land Use Regulation

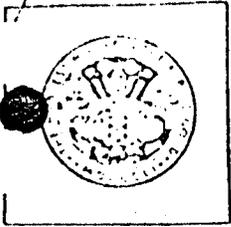
Remarks: None

JJG:HAT:ML:rvs

cc: Thomas Weber, TOUPS Corporation, 2223 Avenida de la Playa, La Jolla, CA 92037

**Attachment C**

**REGIONAL GROWTH MANAGEMENT LETTER TO BOARD  
IDENTIFYING THAT THE PROJECT IS IN CONFORMANCE WITH  
THE GROWTH MANAGEMENT PROGRAM**



# COUNTY OF SAN DIEGO

1600 PACIFIC HIGHWAY  
SAN DIEGO, CALIFORNIA 92101

BOARD OF SUPERVISORS  
TOM HAMILTON  
FIRST DISTRICT  
LUCILLE V. MOORE  
SECOND DISTRICT  
ROGER HEDGECOCK  
THIRD DISTRICT  
JIM BATES  
FOURTH DISTRICT  
LEE TAYLOR  
FIFTH DISTRICT

July 17, 1978

TO: Supervisor Lucille V. Moore, Chairwoman  
 Supervisor Tom Hamilton, Vice Chairman  
 Supervisor Roger Hedgecock  
 Supervisor Jim Bates  
 Supervisor Lee Taylor (A500)

FROM: David C. Nielsen, Director  
 Regional Growth Management (A215)

Subject: Board Referral on Rams Hill, Welk Park North and  
 Windmill Farms

On July 5, 1978 your Board referred the above private development plans to my staff for comment. I have reviewed those plans and offer the following:

1. Rams Hill

This project is part of a 3,120 acre area in Borrego Springs to be subdivided over a 10 year period. Rams Hill proposes 780 units on 2,153 acres. The General Plan designates the area "SPA 0.5" and the proposed development is consistent with that plan.

The proposed Rams Hill PDP is consistent with the Regional Growth Management Plan (RGMP) since no application for a change to the general plan which would result in a higher density is proposed. It is the position of the RGMP that cumulative environmental analysis and a long range plan should be prepared for Borrego Springs prior to acceptance of any general plan amendments in this area.

2. Welk Park North

This project was discussed in the final Progress Report which was submitted to your Board in June, 1978. The entire Lawrence Welk ownership is designated "Estate Development Area". It has been my recommendation the existing private development plans be taken on an individual basis during the implementation phase of the plan to determine consistency. I can find no conflict in this case with the RGMP since it was anticipated that this portion of the Welk ownership would be developed in a similar manner as that to the south. It should also be noted that the Moosa Canyon Treatment Plant was constructed with full development of the Welk ownership in mind.

3. Windmill Farms

This subdivision has been scaled down considerably from a previous design submitted to RGM, which was 218 dwelling units on 309 acres (0.79 du/ac). This project, which is 154 dwellings on 309 acres, is consistent with the density limitations of the Growth Management Plan. The subject area is designated Estate Development Area (1 du/2 acres) and the project proposes a density of less than 1 du/2 acres.

The density limitation of the plan is one of the factors to be considered when determining conformance. It is, however, the only criteria defineable at this time. Other criteria such as open space and provision of services will be set forth after the plan is adopted by your Board.



for DAVID C. NIELSEN, Director  
Regional Growth Management

.DCN:TL:na

**Attachment D**

**LUER LETTER IDENTIFYING PROJECT AS  
"PROVISIONALLY CONFORMING"**

# COUNTY OF SAN DIEGO



## Department of Land Use & Environmental Regulation

### Community Services Agency

2044 East Main Street  
San Diego, California 92101  
(714) 577-4511 (Local)  
137 West Broadway Street  
San Diego, California 92101  
(714) 725-7720 (Toll-Free)

JAMES L. GILSHIAN  
DIRECTOR

3150 Chesapeake Drive (0173), San Diego, California 92121 Telephone (714) 565-6336 (Zamth 7-0888)

May 19, 1978

Thomas A. Weber  
TOUPS Corporation  
2223 Avenida de la Playa  
La Jolla, California 92037

RECEIVED

JUN 7 1978

TOUPS CORPORATION

Dear Mr. Weber:

#### Rams Hill - Proposed Specific Plan

On May 16, 1978, you submitted preliminary plans for the proposed Specific Plan referenced above which proposes 780 dwelling units on 2153 acres at an overall density of 0.36 dwelling units per acre. The site is located south-easterly of the town center of Borrego Springs in the Borrego Valley.

Staff has analyzed the project pursuant to Board of Supervisors' Policy I-59, "Large Scale Project Review" and determined that it provisionally conforms to the County General Plan. We are reviewing your plans in accordance with Board Policy I-59 since the General Plan Amendment adopted on November 29, 1976 designates this property as "Specific Planning Area" (0.50). This Policy sets out procedures for review of projects and its focus is on public services and facilities and the logical progression of development. The Regional Growth Management Program is in progress at the present time and will eventually designate areas for development.

Several issues of concern were identified during the initial analysis. These will require clarification in subsequent submittals:

1. Riding and Hiking Trails.  
The Regional Riding and Hiking Trail Corridors map shows one corridor crossing the site. The Department of Transportation should be consulted for required provisions.
2. Emergency Medical Services.  
More information should be provided on nearest hospital facilities, capacities and capabilities, address, distance from site, etc. Also, discuss ambulance services, name of company(ies), location(s), response time(s).
3. Sewerage Facilities.  
Documentation should be provided from the Regional Water Quality Control Board regarding discharge requirements for the proposed treatment plant.

4. Specific Plan Coverage.  
The area of the plan south of Hotel "A" and east of Hotel "C" labeled "Not A Part" should be included in the Specific Plan.
5. Phasing.  
A phasing plan should be included in the Specific Plan.
6. Major Buildings.  
Discussion of the form and scale of the Hotel and Medical building should be provided, (i.e., number of stores, approximate height and floor area, etc).
7. Specific Plan Content.  
References regarding the tax revenue benefits to the Borrego area as a result of this development should be deleted from the Plan text unless completely documented by a reasonable quantitative economic analysis.
8. Concept Plan.  
Exhibit C-9, adopted as a part of GPA 76-02, will suffice as the long range concept plan for the portions of the property outside the first Specific Plan.
9. Secondary Access.  
Another point of access should be provided with the first development phase of the Specific Plan.
10. Regional Growth Management.  
The Borrego Valley area is a "Desert Special Study Area" according to the Preliminary Regional Growth Management Plan. The Plan would prohibit rezones to higher density in the Borrego area if adopted in its current form. A request has been made to the Regional Growth Management Staff for an interpretation of the prohibition as it relates to the Ram's Hill project.
11. Roads.  
Include local road linking areas "E" and "F" in the Specific Plan.

If you wish to continue processing this project, you should prepare the materials required for "conforming projects", i.e., a draft Specific Plan and a draft Environmental Impact Report. These should be submitted with the formal application form and a check in the amount of \$1,000.00 - as a deposit for processing the Specific Plan. The total cost of processing the Specific Plan will be based on actual staff time spent in this endeavor, starting with review of the formal filing.

Applications for the first Tentative Map, Rezone and Special Use Permits may be processed concurrently with the Specific Plan; however, separate fees and deposits will be necessary for each. The amounts of the filing fees and deposits will be based on the number of lots or the area contained in the first development phase.

The environmental analysis of the project is separate from the above noted review. For information on cost and format, you may contact the County's Environmental Analysis Division, telephone 565-5749.

Should you have any other questions at this time, please contact either Mr. Harry Trax (565-5397) or Mr. Mark LaBree (565-5406) of this office.

Yours very truly,

LAND USE AND ENVIRONMENTAL REGULATION  
James J. Gilshian, Director



By  
Paul A. Manganelli  
Deputy Director

PAM:HAT:ML:we

**Attachment E**

**SERVICE LETTER FROM  
SAN DIEGO GAS & ELECTRIC**



SAN DIEGO GAS & ELECTRIC COMPANY

P. O. BOX 1241 SAN DIEGO, CALIFORNIA 92112  
1714 232-4257

FILE NO PLA 000

July 28, 1978

Toups Corporation  
2223 Avenida De La Playa  
La Jolla, California 92037

Attention: Nancy K. Laswell  
Environmental Planner

Dear Ms. Laswell:

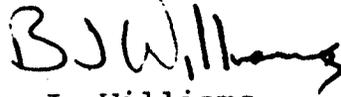
Reference is made to your letter of July 3, 1978, requesting information on San Diego Gas & Electric Company's ability to provide service to the proposed "Rams' Hill Country Club".

1. Existing capacity in Borrego Springs, at the Borrego Substation is 8.75 megawatts (MW).
2. There is presently one transmission line corridor serving Borrego Substation. This line runs adjacent to Borrego Springs Road.
3. We are unable to ascertain the number of Kwh used in Borrego Springs monthly.
4. There is no specific generating plant serving Borrego Springs. We utilize an intertied system, hence electricity to Borrego Springs can come from numerous generating stations, using a multitude of fuels.
5. Due to the proposed size of this development it is likely that an increase in substation capacity would be required and that a second transmission line be constructed to Borrego Substation for reliability reasons as specified in our planning criteria.

Circuit work on our distribution system would also likely be required.

It has been a pleasure assisting you in this project.  
Should you need additional information please do not hesitate  
to call.

Sincerely,



B. J. Williams  
Land Planning Analyst

BJW:dr



July 3, 1978

Bruce J. Williams  
San Diego Gas and Electric Co.  
P.O. Box 1831  
San Diego, CA 92101

Re: 3000-acre desert-resort development in Borrego Springs

Dear Mr. Williams:

The Di Giorgio Corporation is proposing to develop a 3000-acre desert-resort community called "Rams' Hill Country Club" approximately 5 to 6 miles southeast of the community of Borrego Springs. A vicinity map is attached for your reference. Toups Corporation is the consultant for this project. Can you please supply the following information for inclusion in an Environmental Impact Report. The purpose of an EIR is to illustrate existing conditions and identify potential impacts.

1. The existing delivery capacity in Borrego Springs.
2. The number and location of transmission line corridors.
3. The number of kwh currently used in Borrego Springs broken down by month.
4. The location of the generating plants serving Borrego and the fuel mix at each plant.

Based on the following project description can you please inform us if sufficient capacity currently exists to serve this project. Would you also identify any plans San Diego Gas and Electric Co. has for increasing energy service to the area.

The Di Giorgio Corporation is proposing to build a desert-resort community identified as the Rams' Hill Country Club. It will consist of 780 dwelling units and a hotel complex of 350 suites. This is the development plan for the next five years. Ultimate development could be 1563 dwelling units and 700 hotel suites. A land use chart of the five year phase is attached for your reference. Additional uses in this first phase include a medical-diagnostic clinic with outpatient services, small retail shops in the hotel, lighted tennis courts and an 18-hole golf course. Water will be supplied from wells using electrical pumps. A sewage treatment plant using 1000 kwh/day will be constructed to serve this first phase.

TOUPS  
CORPORATION

Mr. Bruce Williams

Page 2

Would you also send any information which San Diego Gas and Electric Co. has developed pertaining to lighting design and the preservation of dark skies.

Thank you for your assistance with this project. We are in the process of preparing the EIR and would appreciate a written response from you by July 12, 1978.

Sincerely,

TOUPS CORPORATION

*Nancy K. Laswell*

Nancy K. Laswell  
Environmental Planner

NKL/cm

**Attachment F**

**SERVICE LETTER FROM  
BORREGO SPRINGS UNIFIED SCHOOL DISTRICT**



# Borrego Springs

UNIFIED SCHOOL DISTRICT

P.O. BOX 235 • BORREGO SPRINGS, CALIFORNIA 92004 • TELEPHONE (714) 767-5335

October 9, 1979

DR. JOHN H. PRINCE  
*President*

MR. WES HARRIS  
*Vice-President*

MR. JAMES E. REEDER  
*Clerk*

MR. DEAN H. GILCHRIST  
*Member*

MR. PAUL G. SCHUESSLER  
*Member*

DR. H. TAYLOR HEMLER  
*District Superintendent*

George J. Kuhrts III  
Vice-President  
DiGiorgio Development Corporation  
P.O. Box A  
507 The Mall  
Borrego Springs, California 92004

Dear Mr. Kuhrts:

This letter is in reference to your request of data dated October 1, 1979 in reference to the proposed development of Ram's Hill Country Club Large Scale Project (LSP79-01).

You asked for information limited to seven items which are as follows:

1. "Which schools will serve the project?" Borrego Springs Elementary School located at 1315 Palm Canyon Drive, will serve students in grades K-6 and Borrego Springs High School located at 2281 Diegueno Road, will serve students in grades 7-12.
2. "What is the current enrollment and capacity of these schools?" Borrego Springs Elementary School's current enrollment is approximately 135 students and its current capacity with existing facilities is 215 students. Borrego Springs High School's current enrollment is approximately 135 students with a current capacity with existing facilities of 270 students.
3. "What is the expected pupil generation from this project?" Based on the Special Census 1975, for Borrego Springs area, the pupil yield per housing type per grade level grouping is as follows:

Grade Level Grouping	Housing Type		
	Single	Multiple	Mobile Home
K-6	.351	.255	.096
7-12	.350	.149	.070
TOTAL	.701	.404	.166

In your letter you indicated the proposed development of 780 homes over a five-year period. With 250 single family dwellings, using the 1975 Special Census Pupil Yield Ratio, they would generate 88 elementary students K-6 and 88 secondary students grades 7-12, with a total pupil yield of 176 students. With 530 multiple dwellings, the pupil yield ratio would reflect a generation of 135 elementary students, grades K-6 and 79 secondary students, grades 7-12, with a total pupil yield of 214.

4. "What type of fiscal impact will this project have on the School District?" It is obvious that if this proposed development were to be built and occupied by families generating the 1975 pupil yield per housing specified census ratios, then it would be necessary to construct additional educational facilities to alleviate an overcrowding situation in the schools.

If the growth ratio is spread over a long period of time, it is, however, conceivable that new facilities would be able to be constructed through the school buildings program, as proposed in AB-8 and/or through SB-201 (Developers Fees).

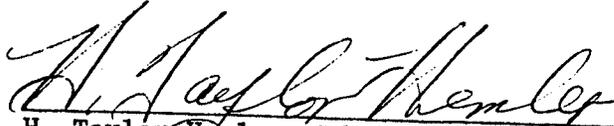
5. "Will the District be able to accommodate additional pupils generated by this project?" Refer to the response to Question 4 above.
6. "Are there other schools planned in the project area?" At the present time, there are no other schools planned in the immediate future in the project area.

Page Three

7. "In your opinion, or the opinion of your Board of Directors, do you feel this project will cause an overcrowding situation in the school district within the next five years?" Depending on how rapid the completion of this development, in comparison with other developments in the community, it is conceivable that an overcrowding condition could occur within the next five years.

If we can be of any further assistance to you, please let us know. This letter was approved by the Borrego Springs Unified School District Board of Trustees at a Regular Meeting on Tuesday, October 9, 1979 at 7:30 P.M.

Respectfully,



H. Taylor Hemler, Ed.D.

HTH/lmw

**Attachment G**

**SERVICE LETTER FROM  
BORREGO SPRINGS FIRE PROTECTION DISTRICT**

# Borrego Springs Fire Protection District

## DISTRICT FIRE COMMISSION

SAMUEL FORTINER, CHAIRMAN  
HARLAN R. MORTON, SECRETARY  
ELSA L. CHAMBERS, MEMBER  
VIRGINIA C. HARRIS, MEMBER  
DAVID H. WEST, MEMBER

DISTRICT FIRE CHIEF  
JACK HANSEN, SR.

P.O. BOX 898  
2324 STIRRUP ROAD  
BORREGO SPRINGS, CALIFORNIA 92004  
TELEPHONE (714) 767-5436

19 November 1979

County of San Diego  
Department of Planning & Land Use  
9150 Chesapeake Drive (0173)  
San Diego, CA 92123

Project #TM 4053/R79-08-LSP79-01

Attention: Mr. Steve Lister

Dear Mr. Lister:

This letter is to advise you that adequate fire services and facilities will be provided to the above-mentioned project known as Rams Hills Country Club located in Borrego Springs.

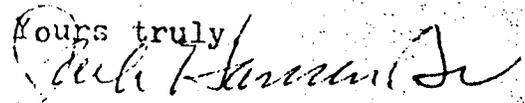
This approval is based on the agreement reached between the developer, DiGiorgio Development Corporation, and the Borrego Springs Fire Protection District dated November 7, 1979 (a copy is attached) in which the developer agrees to donate property, build the building and supply the necessary engine companies (fire trucks). The District will then take over the complex and provide on going maintenance and operation.

We would like to stipulate, however, that if the development is sold at any time prior to completion that the new developer will be responsible for the enclosed agreement.

Enclosed also you will find a copy of Request for Agency Recommendations. You will notice that there are five additional required conditions as per the Fire Code.

The developer in an effort to expedite construction of the Scripps Medical Clinic has requested a waiver on the fire protection. The waiver is granted provided the plans are submitted to the Fire Prevention Bureau and that fire hydrant service be provided when water for the project is available. If you have any further questions, please contact my office.

Yours truly,



Jack Hansen, Sr  
District Fire Chief and  
Chief Administrative Officer

Encs.



**Attachment H**

**SERVICE LETTER FROM  
SAN DIEGO COUNTY SHERIFF'S DEPARTMENT**

# SAN DIEGO COUNTY SHERIFF'S DEPARTMENT

POST OFFICE BOX 2991  
SAN DIEGO, CALIFORNIA 92112  
TELEPHONE (714) 236-2950



JOHN F. DUFFY, Sheriff

September 6, 1978

Ms. Nancy Laswell, Environmental Planner  
Toups Corporation  
2223 Avenida de La Playa  
La Jolla, California 92037

Dear Ms. Laswell:

## PROPOSED BORREGO SPRINGS PLANNED RESORT (2160 UNITS)

The following is submitted in response to your letter of July 11, 1978 requesting information relating to law enforcement coverage by the Sheriff's Department in the vicinity of Yaqui Pass Road and Borrego Springs Road.

1. The subject property falls within Sheriff's Master Beat 71 which is covered out of the Sheriff's Borrego Office located at 610 Palm Canyon Drive. Response time to the subject area is approximately 10 minutes for priority calls and 13 minutes for non-priority calls.
2. Normal patrol coverage in Masterbeat 71 consists of one patrol unit on duty from 8:00 a.m. - 5:00 p.m. The resident deputy remains on a "call-out" status the remaining 15 hours per day.
3. There are currently no projected and/or budgeted increases in staff or equipment for the Sheriff's Borrego Office.
4. By itself, the proposed project will incrementally impact the Sheriff's level of service in the area as the development progresses by phase (1-5 year and 6-12 year phases). Currently there is one patrol deputy per population of 1,650 within the Sheriff's jurisdiction in this area. Applying this ratio to the 1985 population estimates without

Ms. Nancy Laswell, Environmental Planner

Page 2

September 6, 1978

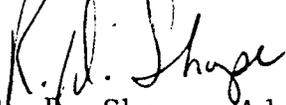
the Di Giorgio South Slope property, approximately two additional Deputy Sheriffs would be required. According to the 1985 estimates with the proposed property, four additional Deputy Sheriffs would be required.

A cumulative analysis, however, indicates that the combined effect on the area's population of this and other developments in the vicinity over the next several years will undoubtedly require additional patrol deputies, to the above, be added. The yearly cost for a one-man car on duty seven days a week, eight hours per day is \$87,504.

Please call if you have any questions.

Sincerely,

JOHN F. DUFFY, SHERIFF



R. D. Shope, Administrative Assistant  
Budget and Planning Division

RDS/dc

Attachment I

**SERVICE LETTER FROM  
SAN DIEGO COUNTY DEPARTMENT OF  
SANITATION AND FLOOD CONTROL  
ON SOLID WASTE DISPOSAL**

# COUNTY OF SAN DIEGO



C. J. HOUSON  
Director

COMMUNITY SERVICES AGENCY

## Department of Sanitation & Flood Control (0380)

County Operations Center, 5555 Overland Avenue, San Diego, California 92123 . . . . . Telephone: 565-5325

30 January 1978

REF: 1015

RECEIVED

FEB 1 1978

TOUPS CORPORATION

Toups Corporation  
2223 Avenida de la Playa  
La Jolla, CA 92037

Attention: William L. Moorhaus

SUBJECT: Environmental Impact Report, Borrego Springs

In your letter of 7 December 1977 (copy attached) you requested information on solid waste disposal sites and generation factors in the Borrego Springs area.

Your statement of the disposal site location and life expectancy is correct. The generation figures you propose are reasonable, except that the generation figure for a medical facility is about 10 pounds per patient per day.

Your proposed project would have a significant impact on the life expectancy of the Borrego landfill. The initial phase of this project would increase the volume of solid waste received at the Borrego landfill by approximately 10%. The completed project would increase the present solid waste stream by approximately 70%.

If you require further information, please call the Solid Waste Division at 565-5703.

C. J. HOUSON

By Donald G. Wiltse  
DONALD G. WILTSE  
Solid Waste Operations Manager

EPL/dsr

**Attachment J**

**EXPLANATION OF PROPOSED HOMEOWNERS' ASSOCIATION**

PROPERTY OWNERS AND HOMEOWNERS ASSOCIATIONS  
FOR RAMS HILL PROJECT

The Rams Hill Project includes several units of development of compatible but differing uses. Unit 1 will be composed primarily of commercial oriented uses, including a hotel/motel, the clinic, the tennis club facility and a golf club. It is anticipated that all of these uses will be strictly private and that no membership rights in these facilities will be granted to homeowners in the Rams Hill Project.

The remaining units in the Project are designed for single family residential use. These include planned development lots with zero lot lines, single family homes on standard subdivision lots and estate type lots for sale to the public. Each unit of planned development, zero lot line homes will be distinct and will have its own recreational facilities (pool and tennis courts). The single family homes on standard subdivision lots will also be grouped or clustered in a manner such that they will have their own distinct and separate recreational facilities. The estate lots will not have common recreational facilities and will have no rights of access to or use of the recreational facilities of the separate planned developments included in the Project.

The Rams Hill Project is being designed as a totally private project, including private streets and security. In order to provide for common necessities for all property owners in the Project, such as roads, maintenance of open space, security, maintenance of trails and, perhaps, some flood control functions, every property owner (i.e. every owner of a fee simple title to any lot which is

a part of the Rams Hill project) will be required to be a member of a Rams Hill Property Owners Association.

The Rams Hill Property Owners Association would be established pursuant to Covenants, Conditions and Restrictions against the property included in the Project. It would be established as a California corporation pursuant to governing Articles of Incorporation and Bylaws. The Property Owners Association would own the property included in the Project intended for the common use and enjoyment of all owners, including roads and streets, open space within the Project, easements for security, easements for use and maintenance of local trails, and, perhaps, areas necessary for the maintenance of flood control. (The property to be owned by the Property Owners Association is hereinafter referred to as the Community Area.) Each owner of a lot would have a non-exclusive right and easement of enjoyment in and to the Community Area appurtenant to his lot.

The Property Owners Association would be charged with the responsibility of maintaining all roads and streets, maintaining security by controlling access to and from the Project, maintaining all open space areas included in the Community Area, architectural control of the residential areas included in the Project, maintenance of the local trails and, perhaps, flood control for the Project. Each lot in the Project would be subject to assessment by the Property Owners Association. This would include the power to levy special assessments for capital improvements. All special and regular assessments would become a lien on the land and would be collected monthly from each owner on an equitable basis (e.g. based

on the fair market value of the property. Assessment liens would be subject to foreclosure if delinquent.

The affairs of the Property Owners Association would be governed by a board of directors elected by the Owners. Subject to the approval of the Department of Real Estate, each lot would have one vote per \$100 of assessed value. Properties dedicated to and accepted by local public authorities, and all properties owned by charitable or non-profit organizations exempt from taxation under California laws would be exempt from fees and assessments and would not have any right to vote at elections of the Property Owners Association.

The architectural committee would be composed of five (5) persons appointed by the board of directors of the Property Owners Association. The function of the architectural committee would be to establish architectural controls over the residential areas included in the Rams Hill Project. All construction of new improvements or modifications of existing improvements would be subject to review and approval by the architectural committee.

Each residential area, except the estate lots, is to be a planned development with a separate homeowners association. Hence, homeowners in the planned developments would also be members of a Rams Hill Homeowners Association No. \_\_\_\_\_. Each homeowners association would own the common area, including the recreational facilities (pool and tennis courts) for its respective planned development. Each homeowners association would be charged with the obligation of maintaining its respective Common Area and would have the power to levy general and special assessments for that

purpose. Such assessments would be assessed against each lot on an equitable basis. The CC&R's for each planned development will also impose the developer's desired use restrictions as appropriate for each phase of the development.

With respect to the estate lots, it is not anticipated that there will be a separate homeowners association. However, each lot owner will be a member of the Property Owners Association and subject to the architectural control of that association. In addition, appropriate use restrictions will be imposed controlling the use and development of the estate lots. As previously noted, the estate lots do not have common recreational or other facilities that would necessitate a separate homeowners association.

It is believed that the above structure would provide an effective means for maintaining the "public" type facilities of the Project (roads, streets, open space areas, security, and flood control) and would provide a fair and equitable basis for paying the cost of maintaining such facilities and providing such service.