

## DECISIONS



WEDNESDAY, DECEMBER 10, 1986

RAM'S HILL COUNTRY CLUB SPECIFIC PLAN (SP80-01)  
AS MODIFIED BY SPECIFIC PLAN AMENDMENT 86-006

ON MOTION of Supervisor Bailey, seconded by Supervisor Bilbray, the following resolution is adopted:

WHEREAS, DiGiorgio Corporation, (hereinafter referred to as "applicant"), submitted an application for the Ram's Hill Country Club Specific Plan (SP80-01) on January 24, 1979, for consideration by the Planning Commission and the Board of Supervisors, pursuant to Board of Supervisors' Policy I-59, "Large Scale Project Review," adopted on August 26, 1975; and

WHEREAS, the Board of Supervisors, pursuant to Government Code Section 65507 and Board of Supervisors' Policy I-62 initiated Specific Plan (SP80-01) on August 1, 1978, and referred said proposed plan to the Planning Commission for report; and

WHEREAS, a Specific Plan known as Ram's Hill Country Club (SP80-01) has been prepared for an area comprising approximately 3,140 acres is located in the South Borrego Valley Area; and

WHEREAS, said Specific Plan is based upon the County General Plan "Specific Plan 0.5" designation as adopted by the Supervisors on November 29, 1976; and

WHEREAS, said Specific Plan provides for the systematic execution of the General Plan as adopted by the Board of Supervisors; and

WHEREAS, said Specific Plan complies with the provisions of Board Policy I-59; and

WHEREAS, the applicant submitted concurrently with the original specific plan a tentative subdivision map (TM 4053), major use permits (P79-130, P79-131, and P79-132), and a rezone (R79-80) which will allow for the systematic development of the Specific Plan; and

WHEREAS, the tentative and final maps shall be in substantial conformance with the specific plan map, the streets and lot lines may be adjusted to meet the technical requirements set forth in said tentative and final maps and that in the event a lot or lots are eliminated through final design, said lot or lots can be relocated elsewhere within the current Specific Plan area; and

WHEREAS, the applicant has submitted an applicant for an amendment to the Ram's Hill Country Club Specific Plan on July 11, 1986 for consideration by the Planning Commission and the Board of Supervisors pursuant to Board of Supervisors Policy I-59, "Large Scale Project Review" adopted on August 26, 1975; and

WHEREAS, the applicant has submitted concurrently with SPA-86-006 a rezone (R86-046), a tentative map (TM4613), a major use permit (P86-062) and a major use permit modification (P790130W) which will allow for the systematic development of the Specific Plan; and

WHEREAS SPA-86-006 modifies the configuration and location for various land uses with the Ram's Hill Country Club Specific Plan but does not provide for an increase in the overall residential density of the Specific Plan as described on both the map and in the revised text dated October, 1986; and

WHEREAS, the Specific Plan as amended designated approximately 559.4 acres for residential uses with open space, 25 acres for a hotel and tennis complex, 13 acres for a clinic, 346 acres for a golf course, 8 acres for the country club and golf pavillion, 17 acres for water reclamation facilities, 3 acres for a fire station, 3 acres of public roads, 30 acres of commercial use, approximately 313 acres of future planning areas and 1832 acres for permanent open space; and

WHEREAS, the Board of Supervisors finds that said plan as originally adopted and as amended by SPA-86-006 provides for the reasonable development of this area of the County included in the plan; and

WHEREAS, it is the policy of the County of San Diego to require:

1. The submission of subdivision maps and the review of site design and improvements that can be implemented through Division 1, Title 8 of the County Code, Subdivision of Land; and
2. The filing of a grading plan for the project with all tentative maps where the grading is to be performed in accordance with applicable standards; and
3. Assurance that all other public services required will be provided.
4. The processing of a specific plan amendment pursuant to Board of Supervisors Policy I-59, in the event that a modification is requested to a previously approved specific plan.

WHEREAS, the applicant has stated the intent to:

1. Prepare approximately 450 acres of land for the construction of 1570 residences at a gross density of 3 dwelling units per acre, and approximately 546 acres for various other uses; and
2. Ensure that such preparation be done in accordance with all applicable adopted plans, programs, ordinance and policies; and
3. Phase the development in accordance with circulation, marketing and the availability of public services and facilities; and
4. Dedicate land and provide required improvements to Circulation Element roads affecting the external boundaries of the property in accordance with County standards; and

5. Rezone the property from the S80, S88, RRO.5 and RS3 Use Regulations to the R-S-3, R-V-6, R-R-0.5, C-36, and S-80 Use Regulations prior to development; and
6. Preserve the natural topography and characteristics of the property as much as it is feasible by means of open space for the more sensitive areas.

WHEREAS the Planning Commission has recommended that your Board find that the Environmental Impact Report certified on May 7, 1980 and the Supplemental Environmental Impact Report dated October 23, 1986 adequately address the impacts associated with SP-A86-006 and find that the Supplemental Impact Report is complete and in compliance with the provision of the California Environmental Quality Act; and

WHEREAS, the Planning Commission on November 7, 1986, by a vote of 6 to 0 recommended to the Board of Supervisors that they approve said Specific Plan Amendment; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors hereby makes the following findings:

1. On October 18, 1979 the Environmental Review Board recommended the Environmental Impact Report prepared for this project be certified as being complete and in compliance with the provisions of the California Environmental Quality Act and found that this project will have significant and not mitigable impacts on solid waste disposal and traffic access into the Borrego Valley, potentially significant and not mitigable radio noise impacts, significant and unresolved air quality, visual and cumulative impacts, and significant but mitigable impacts on valley circulation, archaeological and biological resources, public services, grading, flood hazard, sewage disposal, seismic hazard and dark sky and not significant impacts on short-term water availability.
2. On November 7, 1986 the Planning Commission by a vote of 6 to 0 (Montelongo absent) reported to the Board of Supervisors recommending that the Board certify that the Environmental Impact Report is complete and in compliance with the provisions of the California Environmental Quality Act and that the Board approve said Specific Plan Amendment (SPA-86-006). The Planning Commission reported that the project will not have significant impacts to Land Use, Climate/Air Quality and Visual Resources and that the following environmental issues will have significant but mitigable impacts on Biological and Archaeological Resources, Groundwater, Flooding/Hydrology, Landforms/Soils/Geology/Geologic Hazards, Noise, Traffic, Public Services and Dark Skies; and further reported that SPA-86-006 is consistent with Policy I-59 and GPA76-02 because the Specific Plan assures that necessary public services, such as water, sewer, access roads and police protection will be adequately provided.

3. It is found, determined and certified that the attached Environmental Impact Report has been completed in compliance with the California Environmental Quality Act and the State Guidelines and that this Board has reviewed and considered the information contained in said report dated October 23, 1986 as well as other facts and evidence of record in these proceedings.
4. This Specific Plan and project, in accordance with the attached Environmental Impact Report will have the following impacts on the environment:
  - a. Short-Term Groundwater Availability impacts are insignificant because it has been demonstrated that there is a reasonable expectancy of an adequate short-term water supply.
  - b. Long-Term Groundwater Availability impacts are potentially significant but mitigated by completion of a groundwater study by the USGS, approval of a groundwater management plan by the Board of Supervisors, and implementation of the groundwater management plan by the appropriate public agency. This proposed amendment will reduce aquifer life from 525 to 425 years (if projected future demand and recharge continue at the levels assumed). This is seen as a significant yet acceptable impact given the length of remaining aquifer life. This project proposes stringent water conservation measures to preserve this finite resource.
  - c. Air Quality impacts are insignificant because the low level of projected emissions from this project interacting with the unique meteorological conditions in the Borrego Valley are not expected to adversely affect air quality.
  - d. Radio Noise impacts are within the responsibility and jurisdiction of another public agency (the FCC) and not the agency (San Diego County) making the finding. Implementation of a radio quiet zone around Clark Lake Radio Observatory is proposed to be adopted by the FCC at this time.
  - e. Traffic Access Impact Into Borrego Valley are insignificant because the level of traffic to be added to access roads as a result of the project will not adversely impact the level of service.
  - f. Cumulative Impacts are insignificant because, although the project will cause a change in Borrego Valley, the development of 1,570 dwelling units was approved in concept with the approval of SP-80-01 and no changes in intensity are being proposed by this.
  - g. Valley Circulation impacts are significant but mitigated by the conditions of approval set forth herein requiring the upgrading of the two County Circulation Element Roads (Borrego Springs Road and Yaqui Pass Road) to County standards.

- h. Archaeological impacts are significant but mitigated by the conditions of approval set forth herein, requiring dedication of an open space easement in the southwest portion of the property in order to preserve a significant archaeological resource.
- i. Biological impacts are significant but mitigated by the conditions as set forth herein, requiring dedication of open space easements in order to preserve the sensitive biological resources and wildlife habitats in the northern and southwestern portions of the specific plan area.
- j. Public Service impacts are significant but mitigated by the conditions of approval set forth herein, providing for (1) the collection of fees for liquid waste disposal at the on-site reclamation facility; and (2) financial contributions by the developer for the construction and maintenance of a future on-site fire station and staffing of the station for one year.
- k. Grading impacts are significant but mitigated by the conditions of approval set forth herein, in that cut and fill slopes will not exceed 30 feet and the land to be graded is generally under 6 percent in grade. The steeper areas would be designated as estate lots where grading would be done only for roads, pads and drainage.
- l. Flood Hazard impacts are significant but mitigated by the conditions of approval as set forth herein in that they require the design and installation of a series of swales and desilting/detention basins to the satisfaction of the Director, Department of Public Works. These features are proposed as an addition to the existing flood control channels.
- m. Sewage Disposal impacts are significant but mitigated by the conditions of approval as set forth herein, requiring the Rams Hill project to pay fees sufficient to provide for the planned expansion of the Rams Hill treatment plant.
- n. Seismic Hazard impacts are significant but mitigated by the conditions of approval as set forth herein, requiring on-site geologic/soil studies prior to implementation of the Specific Plan Amendment and obtaining any grading permits to ensure appropriate soil treatment, foundation and structural design.
- o. Dark Sky impacts are significant but mitigated by the conditions of approval as set forth herein, which ensure compliance with the San Diego County Ordinance (No. 6990-New Series). As outlined in the EIR, specific measures will be taken to minimize the amount of ultraviolet radiation emitted by outdoor light fixtures and to avoid emitting undesirable light toward nearby observatories.

- p. Solid Waste impacts are significant but mitigated because the proposal will only incrementally decrease life expectancy of the solid waste disposal site in Borrego and when the County identifies the need to identify a new landfill site the developer will cooperate with the County's policies regarding solid waste.
  - q. Visual impacts are insignificant because the design of the project will blend with adjacent development and other uses in the Borrego Valley.
5. This Specific Plan and the project will have overriding social and economic benefits for the County of San Diego and the community of Borrego Springs.
- The facts in support of Finding (5) are as follows:
- a. The Specific Plan and the project include a Scripps Satellite Medical Clinic which will provide much needed primary and emergency medical care in the Borrego Valley.
  - b. The Specific Plan and the project will help to provide a sufficient year-round population needed to support essential businesses in the Borrego Valley and, accordingly, will assist in the development of a viable economic base for the community...
  - c. The Specific Plan Amendment and the project will offer a range of recreational facilities, including a golf course, resort hotel and tennis facilities that are needed in the Borrego community.
  - d. The Specific Plan and the project will provide tourist facilities, currently unavailable to State Park visitors, such as the hotel, and the development will provide a protective transition area along the State Park boundary.
  - e. The Specific Plan and the project, by providing a new fire station, will benefit adjacent areas of the Borrego Valley due to increased fire protection services.
6. On November 7, 1986 the Planning Commission by a vote of 6 to 0 reported to the Board of Supervisors recommending that the Board certify the Environmental Impact Report dated October 18, 1979, and the Supplemental Environmental Impact Report dated October 23, 1986 and found that there were no significant impacts that were not mitigable and that the amended Specific Plan would not have any new significant impacts not considered in the previous Environmental Impact Report and Supplemental Environmental Impact Report.
7. On December 10, 1986 the Board of Supervisors certified the Environmental Impact Report dated October 18, 1979 and the Supplemental Environmental Impact Report dated October 23, 1986, and found that

there were no significant impacts that were not mitigable and that the amended Specific Plan would not have any new significant impacts not considered in the previous Environmental Impact Report and Supplemental Environmental Impact Report.

8. This Board has considered said Specific Plan as amended and the recommendations and findings of the Planning Commission, the Department of Planning and Land Use, the County Department of Public Works, the Director of Park Development Division, the Director of Public Health, the Director of the Department of Sanitation and Flood Control, the Environmental Review Board, LAFCO, the Borrego Fire Protection District, the Borrego Water District, and the Borrego Springs Unified School District with respect thereto and has determined that the conditions enumerated in this Resolution of Approval are necessary to insure that the Specific Plan and the implementation thereof will confirm to all policies, ordinances, plans, rules, standards and improvement and design requirements of San Diego County.
9. The Specific Plan as amended and the project are consistent with the San Diego County General Plan and Desert Subregional Plan.

The facts supporting Findings (9) are as follows:

- a. The project conforms, as set forth in Staff Analysis, to the Open Space Element because it provides for a total of 1,832 acres of natural open space; 1,600 acres are required. This natural open space will provide a transition between the Rams Hill property and the adjacent state park property, and protects various biological and archaeological resources. Additional open space will be provided by the two golf courses.
- b. The project conforms to the Land Use Element because it is consistent with the Desert Special Study area designation of the Regional Growth Management Plan, the Growth Management Plan, the "Specific Plan Areas, 0.50" designation of the County General Plan, exhibit Map "C-9" adopted by the Board of Supervisors as part of GPA76-02. The appropriate services agencies have written letters to confirm service availability.
- c. The project conforms to the Circulation Element because the project will provide for improvements to Yaqui Pass Road and Borrego Springs Road both of which are County Circulation Element Roads. These facilities will be improved to meet County standards.
- d. The project conforms, as set forth in Staff Analysis, to the Recreation Element because even though there are no regional or local parks, riding and/or hiking trails in the Borrego area the proposal provides for various types of recreation such as tennis, swimming and golf.



- e. The project conforms, as set forth in Staff Analysis and as a result of mitigation measures incorporated into this project as conditions, to the Seismic Safety Element. As discussed in the Specific Plan, proper structural design, grading according to recommendations and planting of exposed and manufactured slopes will mitigate potential impacts.
- f. The project conforms, as set forth in Staff Analysis, to the Scenic Highway Element. Although none of the Scenic Highway Element routes are in close proximity to the subject property the proposal will retain major open space areas, underground major utilities, and require buildings to be designed to blend in color and form with the surrounding desert.
- g. The project conforms, as set forth in Staff Analysis and as a result of mitigation measures incorporated into this project as conditions, to the Public Safety Element as follows: (1) the provision of access to the project by the Borrego Springs Fire Protection District and the provision of a future fire station site on the property; (2) review of the proposal by the Sheriff's Department and their ability to provide crime prevention services as well as the use of restricted access and on-site security personnel to reduce impacts upon this Department; (3) the project has already greatly improved emergency services in the area with the on-site satellite medical clinic of the Scripps Clinic which provides emergency medical services.
- h. The project conforms to the Noise Element because no significant noise problems impacting the project have been identified, no radio transmitter is planned as part of the project, and any radio noise can be mitigated by action of the FCC. Although no significant noise impacts are expected to result from implementation of the proposal the noise protection easements shown on the specific plan map are provided to mitigate any potential noise impacts above 60 CNEL noise level. Any future development in these areas will be subject to site plan review and noise analysis.
- i. The project substantially conforms, as set forth in Staff Analysis, to the Housing Element in that it will assist in widening the housing market in Borrego Valley by providing a mixture of housing types, costs and designs.
- j. The project conforms to the Conservation Element because mitigating measures are incorporated for flood control, wildlife, erosion, archaeology and dark skies issues, and because the developer has demonstrated the adequacy of the groundwater supply. The mitigation measures for the Conservation Element include but are not limited to the following: (1) the development of a comprehensive water conservation program for the golf course; (2) the provision of reclaimed wastewater for golf course irri-

gation; (3) the development of proposed drainage swales and detention basins incorporated into the design of the golf course; (4) use of desert type drought tolerant plants for landscaping; (5) preservation of significant biological habitat areas within the open space easement; (6) the clustering of development in the gently sloping area of the property; (7) use of specific types of outdoor lighting to mitigate potential dark skies impacts; and (8) provision of a detailed cultural resources analysis and the use of open space easements in the conservation of significant cultural resources.

- k. The project conforms, as set forth in Staff Analysis, to the Energy Element in that solar energy will be used for space heating, pool heating and water heating wherever feasible.
10. The Specific Plan as amended and the project comply with all provisions of Board Policy I-59.

The facts supporting Finding (10) above are as follows:

- a. The project, as set forth in Staff Analysis, is consistent with all existing State laws and local ordinances as set forth in Tentative Map TM 4613 Finding (1) and (2) incorporated herein by reference.
- b. As set forth in Finding (9), incorporated by reference herein, the project conforms to the adopted General Plan Elements.
- c. The project, as set forth in Staff Analysis, is compatible with adjacent development because it provides 1,832 acres of natural open space that buffer and protect the large, generally unimproved residential estate parcels located to the north, east and west of the project site, and the Anza Borrego Desert State Park located to the south. The resort uses are compatible with the Casa del Zorro Resort also located to the north.
- d. The project, as set forth in Staff Analysis, is compatible with the Regional Growth Management Plan, including the Desert Special Study area designation and the Groundwater Policy for the following reasons: (1) the density proposed is consistent with the 21SPA 0.5 designation and (2) stringent water conservation measures are being implemented as an integral component of this specific plan amendment.
- e. The project, as set forth in the text of the Specific Plan, assures that all public services and facilities, including water, sewer, access roads, police and fire protection will be adequately provided as is stated in the service letters provided by the appropriate agencies and included in the specific plan.

11. The Specific Plan as amended and the project provide for the systematic execution of the General Plan as adopted by the Board of Supervisors.

The facts supporting Finding (11) above are as follows:

All the facts that support Finding (9) and (10) incorporated by reference herein.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED the Board of Supervisors hereby adopts the Ram's Hill Country Club Specific Plan (SP80-01) and Specific Plan Amendment (SP-A86-006) which consists of 3,140 acres.

BE IS RESOLVED this Board requires the following conditions be imposed upon the development applications filed in order to implement the Ram's Hill Country Club Specific Plan (SP80-01) and Specific Plan Amendment (SP-A86-006):

1. The Ram's Hill Country Club Specific Plan shall consist of a map entitled "Specific Plan Amendment" and a text being comprised of both the original Specific Plan document and the Ram's Hill Country Club Specific Plan text as dated October, 1986.
2. The development of the site, consisting of approximately 3,140 acres (including 1,832 acres of open space), shall be limited to the construction of 1570 dwelling units, a commercial site, a 350 room hotel complex, two golf courses, tennis facilities, clinic, fire station, water treatment plant, various accessory and open space uses.
3. The development shall be phased in accordance with the availability of public services and facilities.
4. Prior to Final Map approval the property shall be rezoned to the S-80, C-36, R-V-6, R-S-3, R-R-0.5, and Use Regulations.
5. Prior to the issuance of any building permits, the applicant shall provide documentation of sufficient capacity of all basis public services including: water, fire protection, sewer, etc., required to adequately serve the projected population of this Specific Plan.
6. Grading shall be performed in accordance with an approved tentative subdivision map, tentative parcel map, or major use permit.
7. The Circulation System of the Specific Plan area shall be designed, reviewed and implemented in accordance with guidelines and directives of the County Department of Public Works.
8. Single-family residential lots shown on the Specific Plan shall not be redivided to create additional building sites.

9. Prior to approval by the Board of Supervisors of any Final Map, LAFCO shall authorize the latent powers of the Borrego Water District to provide sewer service.
10. Prior to approval by the Board of Supervisors of the final map, the project area (excluding permanent open space area, and, at developer's option, the estate lot area) shall be annexed into Borrego Water District for water and sewer service.
11. Subdivision map design shall be in conformance to policy, goals, and standards of the Department of Public Works.
12. The resolution of approval of tentative maps filed pursuant to this Specific Plan shall contain the following condition: "All buildings constructed in this subdivision shall be connected to the public sewer system of Borrego Water District, with the exception of estate lots of 2 acres or larger and golf course restrooms."
13. Section 81.402(b) of the Subdivision Ordinance is waived to allow all units and final maps within the boundaries of SP80-01 and as amended by SP-A86-006 to have private road access to their lots and subdivision. Said roads giving access to future subdivisions and conventional single-family lots shall meet County road width, right-of-way and structural strength standards. Road and right-of-way widths shown on the approved Tentative Map 4613 are considered as complying with this condition for the purpose of future subdivision of large PD lots (Lot #1 within Unit 1; Lots #200 and #201 of Unit 7) of that tentative map.
14. Prior to approval of any final map for this specific plan by the Board of Supervisors, 100 square feet of solar access shall be assured for each building site.
15. This Specific Plan as amended and accompanying applications shall be subject to the following dedication and improvement requirements for circulation element roads to the satisfaction of Department of Public Works.
  - a. SP 190 (Borrego Springs Road) Specific Plan Area:

Dedication:	With Phase 1 offer to dedicate to a width of 84 feet plus slope rights. An additional 12 feet will be required for a left turn pocket into northerly Rams Hill entrances.
Improvement:	84 feet graded area with 64 feet of A.C. pavement and necessary drainage structures with Phase 2 of the project. Construct left turn lane 200 feet long westbound.

- b. SA 190 (Borrego Springs Road) from the northwest boundary of the Specific Plan and to its intersection with Yaqui Pass Road.

Dedication: With Phase 1 cause to be dedicated to a width of 84 feet plus slope rights to extend slopes and drainage facilities.

Improvement: 84 foot graded width 64 feet of A.C. pavement and necessary drainage structures with Phase 2 of the project.

- c. SF 1406 (Yaqui Pass Road) adjacent to the Specific Plan Area:

Dedication: Dedicate and/or cause to be dedicated to a width of 84 feet of right-of-way plus the rights to extend slopes and drainage facilities for Phase I development. An additional 12 feet will be needed for the required left turn pocket at Rams Hill Road. With Phase II dedicate a one half width of 50 feet plus the rights to extend slopes and drainage facilities.

Improvements: Phase I, provide 84 foot graded road section with 64 feet of A.C. pavement and necessary drainage structures. Provide additional 12 foot of A.C. for 1 200 foot long southbound left turn pocket at Rams Hill Road. With Phase II, widen this road to Major Road standards.

- d. SF 1406 (Yaqui Pass Road) offsite from the northwesterly Specific Plan Area to the intersection with Borrego Springs Road:

Dedication: With Phase I cause to be dedicated 84 feet of right-of-way for road purposes. With Phase II cause to be dedicated 100 feet of road right-of-way.

Improvement: With Phase I construct roadway to 84 foot graded section with 64 feet of A.C. pavement and necessary drainage structures. With Phase 2 construct roadway to Major Road Standards, with 100 foot graded section and 84 feet of A.C. pavement.

Note:

1. Phase I is understood to mean the remaining undeveloped residential subareas #9 through #18, as shown on the amended Specific Plan Map (July 1986), and TM 4613.
2. Phase II is understood to mean development of the commercial area in the northwest area of the amended Specific Plan Map (July 1986).

Prior to the occupancy of any buildings in the area designated for commercial use at the northwest intersection of Rams Hill Road and Rams Hill Drive the following conditions must be completed to the satisfaction of the Director, Department of Public Works.

- a. Construct a complete traffic signal with all associated pavement widening of Yaqui Pass Road and Borrego Springs Road.
  - b. With Phase I and Phase II, contribute fair share costs of a future traffic signal at the intersection of SR78 and Yaqui Pass Road.
  - c. With Phase I, provide for the installation of a metal barrier rail along certain sections of Yaqui Pass Road south of the project.
16. Prior to implementing the Specific Plan Amendments and obtaining any grading permits, the applicant shall conduct on site geologic/soil studies to the satisfaction of the Director, Department of Public Works to ensure appropriate soil treatment, foundation and structural design of proposed developments. (EIR)
17. As a condition of the Specific Plan Amendment and implementing major use permits, the applicant shall mitigate the potential impacts of outdoor lighting fixtures to dark skies by complying with the San Diego County Ordinance (No. 6990-New Series). The primary objectives of this mitigation are to minimize the amount of ultraviolet radiation emitted by outdoor light fixtures and to avoid emitting undesirable light toward the observatories, particularly any light above the horizontal plane. The following specific measures shall be taken to this end:
- All outdoor lighting fixtures shall be shaded on top so that all light would shine downward. Cut-off luminaries shall be used which emit no light above 90 degrees, thereby eliminating unwanted light scattering into the atmosphere. The golf course shall not be lighted at night. Tennis courts shall be lighted only for a limited period each night. Cut-off luminaries using high pressure sodium lamps with flood light configuration shall be used to light the tennis courts. In addition to using the proper lamp type and shielding, the outdoor lighting for the pools, outside club house facilities and tennis courts shall be turned off from 11 pm. to sunrise. (EIR)
18. The applicant shall show evidence to the satisfaction of Director of Planning and Land Use that school availability letters are available for the project. (EIR)
19. The applicant shall show evidence to the satisfaction of Director of Planning and Land Use that provision has been made for developer's contribution of funds or equipment as deemed necessary by Borrego Springs Fire Department to maintain adequate fire protection services for the project. (EIR)

20. The applicant shall demonstrate to the satisfaction of Director of Planning and Land Use (via Regional Water Quality Control Board and County Health Department approval) that adequate, appropriate sewage disposal facilities are available to serve the project. (EIR)
21. The applicant shall design appropriate flood control measures to satisfaction of Director of Public Works, and Regional Water Quality Control Board. (EIR)
22. As a condition of the Specific Plan as amended and as a condition of all implementing Tentative Maps and Major Use Permits to the satisfaction of Directors of Planning and Land Use, and Department of Public Works, and Environmental Analysis Coordinator: (EIR)
  - a. When landscaping plans are required as a standard part of a discretionary permit for development of this project, drought resistant and low water use plantings shall be emphasized and a soil moisture override irrigation system shall be used.
  - b. Grading in the estate lots areas (2-5 acres) shall be limited to that necessary for road drainage and pad construction.
23. Prior to implementing the Specific Plan Amendments, use and reliance on the major use permit, recordation of the Final Map or obtaining any grading permits, the applicant shall grant to the County of San Diego, open space easements, to the satisfaction of the Director, Department of Planning and Land Use. These easements shall be as shown on the amended specific plan map. The easements are intended to protect biological resources and wildlife habitats in the northern and southwestern portions of the specific plan area.

These easements preclude grading, placement of structures, or any other thing, or vegetation addition or removal within the easement area, except that vegetation may be selectively removed upon written order of the appropriate fire control authority for the express purpose of reducing an identified fire hazard and except that activities reasonably necessary for the maintenance of the existing interceptor/diversion dikes and channels in the easement areas shall be allowed.
24. Prior to implementation of the Specific Plan Amendments, use and reliance upon the major use permit, or recordation of the Final Map, the applicant shall to the satisfaction of the Director, Department of Planning and Land Use:

Dedicate an open space easement over Cal:E:15:4 with suitable prohibitions against any earth disturbances, excavation of roads, drilling of wells, grading, or other activities which would damage archaeological site.

25. Prior to granting any additional permits in the Noise Protection Easements as shown on the Amended Specific Plan Map: site plans will be required together with additional acoustical data based on field tests. Studies shall include appropriate noise mitigation measures to the satisfaction of Environmental Planning.
26. Prior to implementation of the Specific Plan Amendments, use and reliance upon the major use permit, or obtaining any grading permits, the applicant shall submit water conservation plans to the satisfaction of the Director, Department of Planning and Land Use and County Hydrogeologist. These plans shall be submitted in conjunction with landscaping plans required by the following water conservation measures incorporated into for two use permits for the golf course:
  - installation of the most efficient plumbing and irrigation devices. For the golf course, sprinkler heads will be controlled individually, allowing course operators to deliver water where it is needed and to avoid overwatering areas which do not dry out as rapidly. Meteorological parameters such as temperature, winds and evapotranspiration rate shall be keyed into a computer system to deliver appropriate water quantities and to avoid the lower humidity periods of the day.
  - drought resistant plants will be used to the maximum extent feasible for landscaping in common areas and in transition (non-turf) areas of the golf course. At a minimum, 28 percent of the golf course acreage (approximately 95 acres) will be planted in drought resistant desert type landscaping. Preference shall be given to the use of native species. Non-native species may be used upon approval by the Director of Planning and Land Use.
  - reclaimed water from the wastewater treatment plant onsite will be used to the maximum extent it is available in order to meet landscaping water requirements.
  - provision for an annual report to be submitted to the County Hydrogeologist documenting the status of water conservation plan implementation, and setting forth water usage.
27. Section 51.501 et seq. of the San Diego County Code is waived insofar as it might pertain to commercial or multiple residential lots created in accordance with this Specific Plan.
28. All applicable subsequent discretionary implementing permits are required to return to the Planning and Environmental Review Board. (Not P79-130, or P79-132) EIR



PASSED AND ADOPTED BY THE Board of Supervisors of the County of San Diego,  
State of California this 10th day of December, 1986, by the following vote:

AYES: Supervisors Bilbray, Bailey, Williams, and Eckert

NOES: Supervisors None

ABSENT: Supervisor Golding

STATE OF CALIFORNIA )  
County of San Diego )

I, KATHRYN A. NELSON, Clerk of the Board of Supervisors of the County of San Diego, State of California, hereby certify that I have compared the foregoing copy with the original resolution passed and adopted by said Board, at a regular meeting thereof, at the time and by the vote therein stated, which original resolution is now on file in my office; that the same contains a full, true and correct transcript therefrom and of the whole thereof.

Witness my hand and the seal of said Board of Supervisors this 10th day of December, 1986 (17).

KATHRYN A. NELSON  
Clerk of the Board of Supervisors

By Maria A. Tiscareno Deputy

(SEAL)

APPROVED AS TO FORM AND LEGALITY  
COUNTY COUNSEL  
*Lewis F. Zollner*  
DEPT. 11/26/86

**Draft  
Specific Plan Amendment (SPA 86-006)**

**for**

**RAMS HILL COUNTRY CLUB  
(Amendment to SP-A83-05)**

**A project of the**

**DiGiorgio Development Corporation  
3230 Fifth Avenue  
San Diego, California 92103**

**report prepared by**

**PRC Engineering, Inc.  
401 West "A" Street  
Suite 2500  
San Diego, CA 92101**

**October 1986**

## CERTIFICATE OF ADOPTION

I HEREBY CERTIFY THAT THIS PLAN CONSISTING OF  
THIS TEXT, EXHIBITS AND APPENDICES, IS

SPECIFIC PLAN SP Amendment SP-ABG-006  
AND THAT IT WAS APPROVED BY THE SAN DIEGO  
COUNTY PLANNING COMMISSION.

DATE 11-7-86 Richard D. Wright  
\_\_\_\_\_, CHAIRMAN

ATTEST: \_\_\_\_\_  
\_\_\_\_\_, SECRETARY

## CERTIFICATE OF ADOPTION

I HEREBY CERTIFY THAT THIS PLAN CONSISTING OF  
THIS TEXT, EXHIBITS AND APPENDICES, IS  
SPECIFIC PLAN SP \_\_\_\_\_  
AND THAT IT WAS ADOPTED BY THE SAN DIEGO  
COUNTY BOARD OF SUPERVISORS ON THE

\_\_\_\_\_ DAY OF \_\_\_\_\_ 19\_\_\_\_

\_\_\_\_\_, CHAIRMAN

ATTEST: \_\_\_\_\_  
\_\_\_\_\_, CLERK OF THE BOARD

## TABLE OF CONTENTS

Title Page	
Certificate of Adoption	S-1
Explanation of Amended Specific Plan	
I. Introduction	1
A. Project Background and GPA 76-02	1
B. Actions Preceding Adoption of the Specific Plan	2
C. Specific Plan Adoption	2
D. Subsequent Development	3
E. Amended Specific Plan	5
II. Project Setting	15
A. The Borrego Valley	15
B. The Project Site	16
C. Surrounding Land Uses	17
D. Zoning in the Borrego Valley	17
E. Compatibility of Project with the Community	17
III. Description of the Project	26
A. Summary of Uses	26
B. Detailed Description of Proposed Land Uses	26
1. Residential Uses	32
2. Golf Course Facilities	33
3. Commercial Uses	34
4. Open Space	34
5. Public Facilities	34
6. Vehicular Circulation	35
7. Grading	40
8. Concept Plan Area	40
C. Life Support System	41
1. Waste Water Treatment	41
2. Water Supply	41
3. Flood Control	41
4. Other Public Services	41

IV.	Conformance with the Implementation of the County General Plan	42
A.	Open Space Element	43
B.	Land Use Element	47
C.	County General Plan Circulation Element	53
D.	Recreation Element	54
E.	Seismic Safety Element	55
F.	Scenic Highways Element	56
G.	Public Safety Element	57
H.	Noise Element	59
I.	Housing Element	60
J.	Conservation Element	61
K.	Energy Element	67
V.	Compatibility with the Regional Growth Management Policy Policies	68
VI.	Mitigation Measures for Environmental Issues	69
VII.	Implementation	77
A.	Discretionary Permits and Applications	77
1.	Specific Plan Amendment	77
2.	Zone Reclassifications	78
3.	Major Use Permits	78
4.	Planned Development Permit	78
5.	Tentative and Final Subdivision Maps	78
B.	Ministerial Permits	80
1.	Grading and Building Permits	80
C.	Environmental Impact Report	80
D.	Phasing	80
E.	Continued Maintenance	80
F.	Provision of Services	90
1.	Water Service	90
2.	Sewer Service	90
3.	Fire Protection	90
4.	Schools	91
5.	Roads	91
6.	Police	91
7.	Electricity	91
8.	Telephone	91
9.	Cable Television	91

## APPENDICES

### Appendix I Service Letters

## FIGURES

<u>Figure No.</u>	<u>Title</u>	
1	Regional Vicinity Map	8
2	Exhibit C-9 Map	10
3	Existing Development/Final Maps Recorded or in Process	12
4	Current Specific Plan Map	14
5	Project Location in the Valley	19
6	Slope Analysis	21
7	Spatial Analysis	23
8	Surrounding Land Use	25
9	Amended Specific Plan Map	29
10	Borrego Valley Circulation Element	38
11	Current Land Uses	83
12	Amended Land Uses	85
13	Current Zoning	87
14	Amended Zoning	89

## TABLES

<u>Table No.</u>	<u>Title</u>	
1	Comparison of Land Uses for the Current Specific Plan and the Complete Amended Specific Plan	S-2
2	Rams Hill Country Club Proposed Complete Specific Plan and Land Use	31

## EXHIBITS

<u>Exhibit No.</u>	<u>Title</u>
1	Amended Specific Plan Map

## SUMMARY OF AMENDED SPECIFIC PLAN

Rams Hill Country Club is a 3,140.45 acre hotel and resort residential community located in the Borrego Valley. The property is designated as a Specific Planning Area (SPA) on the County General Plan with an overall gross density of .5 dwelling units per acre. Various commercial, public service and recreational uses are allowed and development is roughly limited to the western one-half of the site. Under the General Plan designation, 1,570 dwelling units and various other uses could be constructed within that portion of the site designated for development.

In accordance with the SPA designation, a specific plan for Rams Hill Country Club was prepared and adopted by the Board of Supervisors in May 1980. This Specific Plan (SP 80-01) detailed the development that could occur within a projected five year period in accordance with Board Policy I-59. It allocated 780 of the total 1,570 dwelling units and various support uses on 611.65 acres. Approximately 1,600 acres were designated as open space. The remaining land (928.8 acres) and units (790 units) were to be allocated at a later date. The initial Specific Plan SP 80-01 was amended in May 1984 (SP-A 83-05).

The purpose of this amendment is twofold. First, this amendment will respond to changing market conditions that demand the opportunity for a greater variety of product types and increased golf opportunities. Secondly, this amendment will detail that development which could occur within the next five year period of time, again in conformance with Board Policy I-59. This amendment will result in the allocation of the remaining 790 units that were not covered by either SP 80-01 or SP-A 83-05. In addition, this amendment will replan 269 units previously covered by SP 80-01 and SP-A 83-05. In short, this amendment will allocate a combined total of 1,059 units. This allocation is based on 780 dwelling units designated in Specific Plan (SP 80-01). 511 units of these 780 du's will remain as designated. 269 du's designated in SP 80-01 will be replanned. 790 additional new units will also be allocated. The replanned 269 units and the new 790 units total 1,059 units which are the subject of this amendment. Major changes incorporated into this amendment are explained in more detail below:

### 1. Assign density levels to areas designated Future Planning Areas (FPA's).

Approximately 928 acres within the specific plan area are currently designated as Future Planning Areas (FPA's). These areas were not planned in detail in either SP 80-01 or SP-A 83-05. This amendment will allocate the remaining 790 dwelling units to approximately 616 acres of these FPA designated areas. The FPA's will be reduced in size from approximately 928 acres to 312 acres.

In addition, this amendment will re-allocate 269 dwelling units which were previously designated as follows:

<u>112 units -</u>	<u>3 du's per acre</u>
<u>125 units -</u>	<u>6 du's per acre</u>
<u>7 units -</u>	<u>11 du's per acre</u>
<u>25 units -</u>	<u>estate</u>

In total, this amendment will allocate 1,059 dwelling units with 42 units being designated as estate, 433 units designated as 3 du's per acre, and 584 units designated as 6 du's per acre.

Table 1 summarizes both the adopted land uses and the land uses allowed by this amendment.

Table 1  
Comparison of Land Use for the Current Specific Plan  
and the Complete Amended Specific Plan

<u>Land Use</u>	<u>Current Specific Plan</u>		<u>Amended Specific Plan</u>	
<u>Residential:</u>	<u>Dwelling Units</u>	<u>Acres</u>	<u>Dwelling Units</u>	<u>Acres</u>
<u>Wastewater Reclamation Facility</u>	==	<u>16.67</u>	==	<u>16.67</u>
<u>Fire Station Site</u>	==	<u>3.00</u>	==	<u>3.00</u>
<u>Clinic</u>	==	<u>12.78</u>	==	<u>12.78</u>
<u>Resort Hotel Site</u>	==	<u>16.40</u>	==	<u>16.40</u>
<u>Country Club Site</u>	==	<u>4.09</u>	==	<u>4.09</u>
<u>Golf Pavilion</u>	==	<u>4.48</u>	==	<u>4.48</u>
<u>Tennis Center</u>	==	<u>9.48</u>	==	<u>9.48</u>
<u>Planned Development</u> <u>(11 du's/acre)</u>	<u>130</u>	<u>22.54</u>	<u>123</u>	<u>22.54</u>
<u>Planned Development</u> <u>(6 du's/acre)</u>	<u>401</u>	<u>92.93</u>	<u>860</u>	<u>163.43</u>
<u>Single Family Detached</u> <u>(3 du's/acre)</u>	<u>199</u>	<u>122.69</u>	<u>520</u>	<u>190.19</u>
<u>Estates</u> <u>(.05 du's/acre)</u>	<u>50</u>	<u>134.30</u>	<u>67</u>	<u>174.12</u>
<u>Golf Course</u>	==	<u>169.29</u>	==	<u>346.37</u>
<u>Commercial</u>	==	==	==	<u>29.10</u>
<u>Public Roads</u>	==	<u>3.00</u>	==	<u>3.00</u>
<u>Specific Plan Totals</u>	<u>780</u>	<u>611.65</u>	<u>1,570</u>	<u>995.65</u>
<u>Open Space</u>		<u>1,600.00</u>		<u>1,832.16</u>
<u>Future Planning Areas</u>		<u>928.80</u>		<u>312.64</u>
<u>Rams Hill Country Club:</u> <u>Total Ownership</u>		<u>3,140.45</u>		<u>3,140.45</u>



This amendment results in the allocation of the entire number of units (1570) allowed on the property by the existing General Plan. It also leaves approximately 312 acres designated as FPA's with no density assigned. It is anticipated that some projects will not attain the maximum density permitted, and that some units will be "left over". Such "leftover" units, if they occur, would eventually be developed in the approximately 313 acres of FPA's designated by this amendment. The FPA's may therefore be regarded as a "bank". Development in the FPA's would be the subject of a future amendment(s) which would be done in accordance with the following guidelines:

1. Density in any FPA would in no case exceed six (6) dwelling units per acre.
  2. Unused units would be allocated first to the FPA located south of Scripps Clinic and adjacent to Yaqui Pass Road, second to the FPA located east of the fire station site and north of the existing flood control channel, third to the area northwest of the flood control channel and southwest of Borrego Springs Road, and finally to the area north of Borrego Springs Road. Any remaining FPA's will become open space.
  3. The TM that allocates the last of the allowed 1,570 units will contain a condition requiring the dedication of any remaining FPA's as open space.
2. Alteration and expansion of existing golf course facilities.

The Specific Plan text identifies a 169-acre, 18-hole championship golf course which has been in operation and open to the public since October 1982. This existing golf course encircles the planned development areas of the Rams Hill Resort Complex. This amendment would modify the current configuration of the golf course, adding 177 additional acres of golf use to create two separate 18-hole courses on a total of 346 acres.

The proposed golf courses can be termed the North Course and the South Course. The North Course will be comprised of 170 acres, including holes 1 through 9 of the existing course, and nine additional holes in this area. Some minor modifications to the existing holes 1-9 will be required to accommodate the proposed changes to the North Course. In the process of designing and planning these additional holes, some acreage previously approved for residential development will be included in the golf course. This North Course facility is contiguous to both the future resort hotel site and the existing golf pavilion. In conjunction with this Specific Plan Amendment, a Major Use Permit (MUP P-86-062) is being processed for the North Course. The existing golf pavilion which is located on the North Course, will be included in this MUP. This is intended to be a public course serving visitors and residents in the Borrego Valley.

The proposed South Course will be comprised of 176 acres, including holes 10-18 of the existing course, incorporating minor modifications, and nine

additional holes in this area. The South Course facility is located in the southern portion of the specific plan area and is bounded by residential lots. An amendment to the existing golf course MUP (P79-103W) is being processed for the South Course. The South Course will serve as a membership golf course for Rams Hill and other valley residents.

The Country Club site for the South Course will be located in the north-western portion of the MUP area. Development of this lot is included in the South Course MUP. It is anticipated that the South Course will be developed prior to construction of the actual clubhouse on the Country Club site. Until a clubhouse is constructed for the South Course, the existing golf pavilion and parking facilities for the existing course will serve both the North Course and the South Course. Based on the following parking standards, it is anticipated that the approximately 144 spaces at the existing golf pavilion will be adequate to serve both the North Course and the South Course:

Assumptions for Parking Requirements

Average 8 persons/hole

36 holes

2 persons/car =

8 X 36 divided by 2 = 144 required parking spaces.

In conjunction with this specific plan amendment, a D-designator has been included in the zoning box for the Country Club site, requiring site plan review for future development of the Country Club site. Such site plan review would ensure that adequate parking facilities are provided in conjunction with development of the Country Club site and that the site design conforms with the remaining development within the specific plan area.

3. Shift in product type emphasis.

The new plan will continue to provide for a variety of product types including patio homes in varying price ranges and additional fairway and estate lots. The market is anticipated to be similar to that currently underway, however, as there is an extended build-out period, the plan provides for shifting of units between various areas in response to changing market demands.

In place of large blocks of planned development appearing to be islands surrounded by the golf course, the future lots are designed more as ribbons along the fairways. The approved total of 1,570 dwelling units from SP-A83-05 remains unchanged.

4. Road changes.

The specific plan details all the road locations and entrances for the Rams Hill Resort Complex. The proposed changes are minor in scope and will aid in the movement of vehicular traffic through the complex as well as provide greater access to the peripheral collector roads. The changes will also

encourage traffic generated by the eastern portion of the complex to enter and exit through the existing secondary entrance to the Rams Hill development, located on Kuhrts Road. This shift in traffic flow will assure easy accessibility into and out of the development without congesting the main entrance on Rams Hill Road.

5. Tentative Map.

A tentative map is being filed in conjunction with this Specific Plan Amendment to redefine the area for the new South Golf Course and planned development of adjacent fairway lots. Approximately 278 dwelling units would be constructed in conjunction with implementation of the tentative map.

6. Zoning.

The current Specific Plan (SP-A83-05) designates 928<sup>±</sup> acres of land S-88 for future planning. This amendment would allow for rezoning approximately 616 acres of these areas to conform with the densities detailed in this amended specific plan. Other rezones include changes for previously designated residential zones to open space for the expansion of the North Course, the addition of 233 acres in permanent open space, and the designation of a 30-acre parcel in the northwest portion of the property as commercial. The rezone package is being prepared and processed concurrently for the areas contained in this amended specific plan.

7. Open Space.

This amendment increases the area designated as natural open space from 1,600 acres (SP 80-01 and SP-A83-05) to approximately 1,832 acres. The additional acreage is located in the southwest corner of the property and in the extreme northern portion of the site north of the wastewater treatment plant.

## I. INTRODUCTION

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

Rams' Hill Country Club is a hotel and residential resort project under development by the DiGiorgio Development Corporation on a 3,140.45-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 3,140-acre site at a density of one dwelling unit per acre. Proposed uses were generally the same as those now existing or under construction 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~~ required 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. Based on the 0.5 du/acre designation, GPA 76-02 would permit ultimate development of 1,570 dwelling units within the specific plan area. 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 Preceding Adoption of the Specific Plan**

After 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.

The Department of Land Use and Environmental Regulations then requested that 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.

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 Adoption**

The Rams Hill Specific Plan was adopted by the Board of Supervisors on May 7, 1980. Concurrent with that action, the Board also approved three tentative maps for the project, major use permits for the golf course, the wastewater treatment plant, and a recreation facility and zoning for the project. Subsequently, an additional tentative map (TM 4341) was approved for 75 units. At this point in time five final maps have been recorded allowing for a total of 264 dwelling units and providing lots for the hotel and the existing golf course. ~~Four additional tentative maps are currently in process.~~

D. Subsequent Development

As of ~~August 1983~~, June 1986, the status of development on Rams Hill is as follows:

Medical Clinic

This building has been completed and the property has been deeded to the Scripps Clinic and Research Foundation. The facility has been in operation serving valley residents since March 1982.

Project Grading

~~All of the mass grading has been completed as part of the construction of the golf course.~~ All of the mass grading for the initial 780 units and 18-hole golf course has been completed. Compacted fill has been placed on future planned development sites. These areas will have to be further contoured as part of the development and construction process on these sites.

Project Infrastructures

The wastewater treatment plant has been constructed ~~and is undergoing testing at this time,~~ and is operated by the Borrego Springs Water District.

A \$4 million flood control system has been constructed which is maintained by the Borrego Water District.

The primary water, sewer, electric, telephone, and cable television systems have been installed and are undergoing additional expansion consistent with the construction program.

Public Services

The fire station site has been deeded to the Borrego Springs Fire Protection District and funds supplied which resulted in the purchase of a fire truck.

The Borrego Water District has been activated and the Rams Hill site annexed for water and sewer services. ~~The District has an application before LAFCO to also assume mosquito abatement functions in the valley.~~ Trunk sewer lines have now been extended from the Rams Hill wastewater treatment plant into the town center. Rams Hill will become the wastewater treatment plant for the urban areas of the valley with the golf course disposing of the treated effluent via a sprinkling system.

Three water tanks and three wells have been constructed on Rams Hill and the sites deeded to the Borrego Water District. Park land dedication fees have been paid. ~~Developers' fees of \$1,500 or less per unit are being paid to the Borrego Springs Unified School District as residential building permits are issued.~~

## Golf Course

The 18-hole championship golf course is fully constructed and has been in operation since October 1982, ~~as the only full-scale public championship golf course in the Borrego Valley.~~

## ~~Subdivision Maps~~

~~Four subdivision maps have been recorded:~~

- ~~1. Tract 4053-1: Created all the large lots including the hotel site and golf course.~~
- ~~2. Tract 4053-2: Created 98 single family lots of 1/4 acre around the golf course and a site for a recreation facility.~~
- ~~3. Tract 4053-3: Created 18 estate size lots of 2 acres and larger (due to design problems, this recorded map will be resubdivided consistent with the amended Specific Plan).~~
- ~~4. Tract 4341: Created a planned development of 75 dwelling units and a recreation facility.~~

## Residential Areas

As illustrated in Figure 3, final maps and improvements have been completed for three projects: A 75 unit "high-end" patio home unit known as Santa Rosa (FM 10673); a 98 lot subdivision of one-third acre fairway lots for individual home construction (FM 10506); and a 91 unit "moderate prices" patio home unit known as Santa Fe (FM 11235). Construction of units is substantially completed at Santa Rosa continuing at the rate of two or three units per month at the fairway lots and just getting underway at Santa Fe.

In addition, final maps are in process for an additional patio home development of 123 units at the entrance to the project which will have small weekend-type (casitas) units, on 110 patio homes and on 25 estate lots with lots of two to five acres.

## ~~Construction Activity~~ Other Development

~~The improvements are partially completed on Tract 4053-1 (the large lot subdivision encompassing the basic infrastructure) and Tract 4053-2 (the 98 lot subdivision) and work is nearing completion on Tract 4341 (the 75 unit planned development). Landscaping work is continuing as plans are approved by the Department of Planning and Land Use.~~

~~An 8,500 square foot golf course maintenance building has been constructed. A 20,000 square foot "golf pavilion" encompassing a pro shop, lounge and restaurants is nearing completion.~~

~~Construction is proceeding on 38 residential units at the planned development site. Architectural plans are in preparation for homes on the fairway lots and building permits are in process for several other facilities at the project.~~

Construction has not begun yet on the approved resort hotel and tennis center; however, the 20,000 square foot clubhouse and golf course maintenance building have been completed (FM 11229).

~~Sales Program~~

~~Residential units should be available for sale in the first quarter of 1984.~~

#### E. Amended Specific Plan

This amended specific plan makes the following basic changes in the original amended Specific Plan SP-A83-05 adopted May 7, 1979, May 2, 1984. Figure 4 illustrates the current specific plan map for the Rams Hill property as a result of the 1984 amendment to the specific plan.

##### ~~1. Roads (see Figure 10)~~

~~Delete Burnand Road (SC 460) from the plan as this road has been removed from the Circulation Element and because the internal road system for Rams Hill serves the purpose that SC 460 was to serve.~~

~~Delete Hauser Road from the plan as it served only as a connecting road between Burnand Road and Rams Hill Drive, the basic collector road of the project.~~

~~Relocate Kuhrts Road, the second entrance, slightly west of its original position due to design requirements of the adjacent flood control system.~~

##### ~~2. Land Use Designations (see Figure 10)~~

~~Change the designation on certain undeveloped land from open space to future development and future development to open space. The General Plan Amendment for Rams Hill requires that the eastern half of the site be retained as open space. Subsequent surveying has shown that more than half of the site has been so designated in the original Specific Plan. In addition, the final flood control design resulted in 93 acres of designated open space being within the protective dikes of the flood control system. The boundary of the open space area is being redefined to redesignate this protected area for future planning while placing areas now designated future planning into permanent open space. The net change will add 41 acres to future planning areas but will retain more than half of the property, 1600 acres, in an open space easement.~~

~~Relocate the boundary of the hotel lot to correct a Specific Plan mapping error. The specific plan text identifies a 50 acre hotel site, but the final Specific Plan map had a line drawn in the wrong location and so only 42 acres was included as hotel site.~~

~~Change the designation on 19.6 acres from "hotel" to "planned development" to allow higher density, lower cost residential units to be built adjacent to the hotel site. Reduce the density on the planned development site "1.0" to compensate for this change.~~



~~Redesign the road and lot pattern in the estate area to better reflect the topographic features. The original plan resulted in roads being on the ridge crests and lots in arroyos and on slope areas. The amended plan places the roads in the arroyos and the building sites on the ridges to maximize views to the golf course and Borrego Valley.~~

1. Land Use Designations

Change the designation of 616 acres of land from Future Planning Areas to recreational and residential development areas by assigning densities. Reserve 313 acres of outlying areas for future planning.

Expand and redesign the current configuration of the golf course resulting in two separate courses in both the northern and southern portions of the Rams Hill development. Four of the future residential areas (per SP-A83-05) will be redefined to reflect changes in densities and shift residential acreage to additional golf course acreage.

Expand the dedicated natural open space areas by 233 additional acres, including 222 acres for the protection of biological and archaeological resources.

A rezone package to conform with the changes proposed in this amended specific plan.

2. Road Changes

Minor road changes to aid in vehicular traffic flow as well as encourage drivers to also use the Kuhrt's Road access route into and out of the Rams Hill development. These changes will help avoid congestion and facilitate movement.

Figure 1  
REGIONAL VICINITY MAP

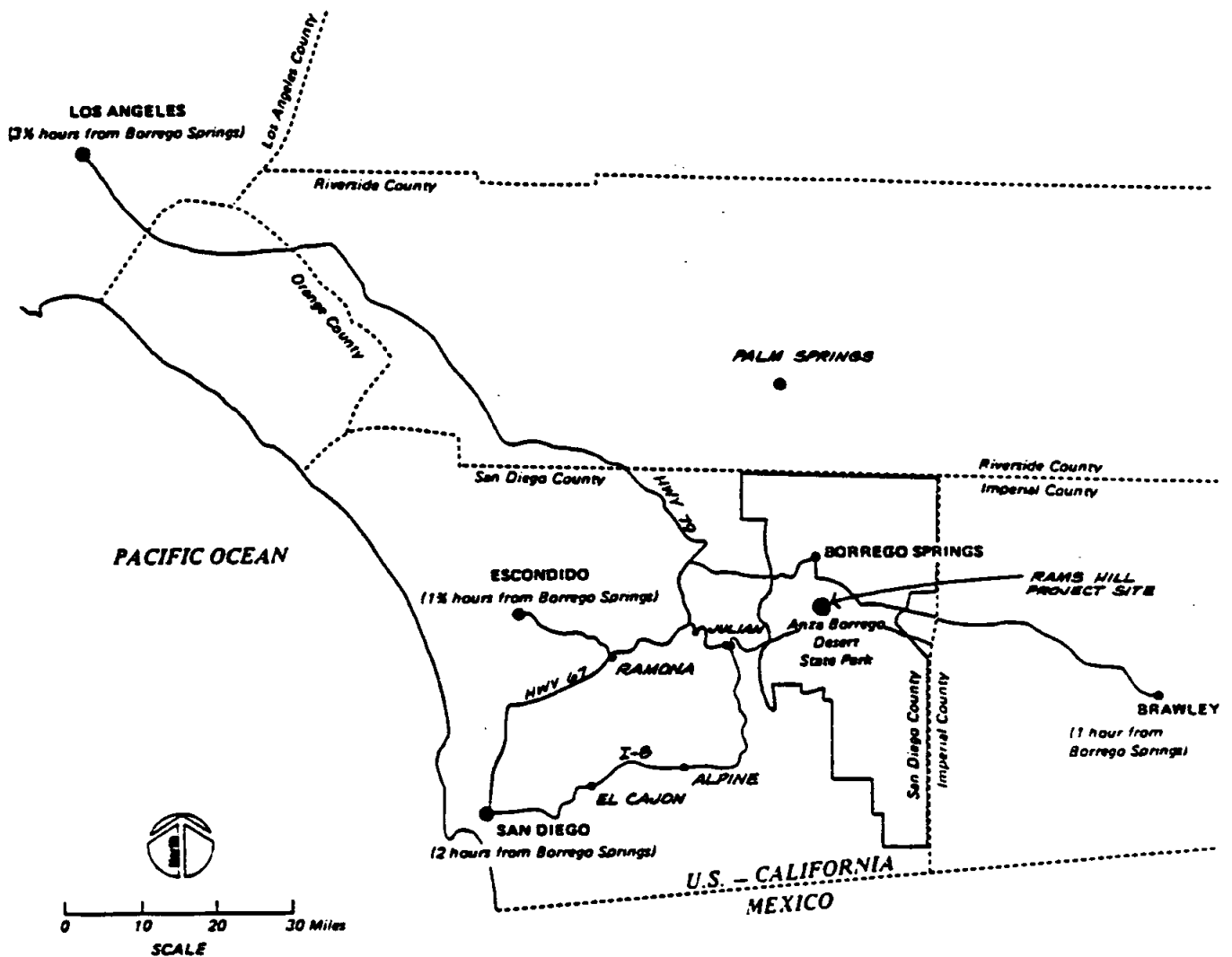


Figure  
1

## RAMS HILL Regional Vicinity Map

Figure 2  
EXHIBIT C-9

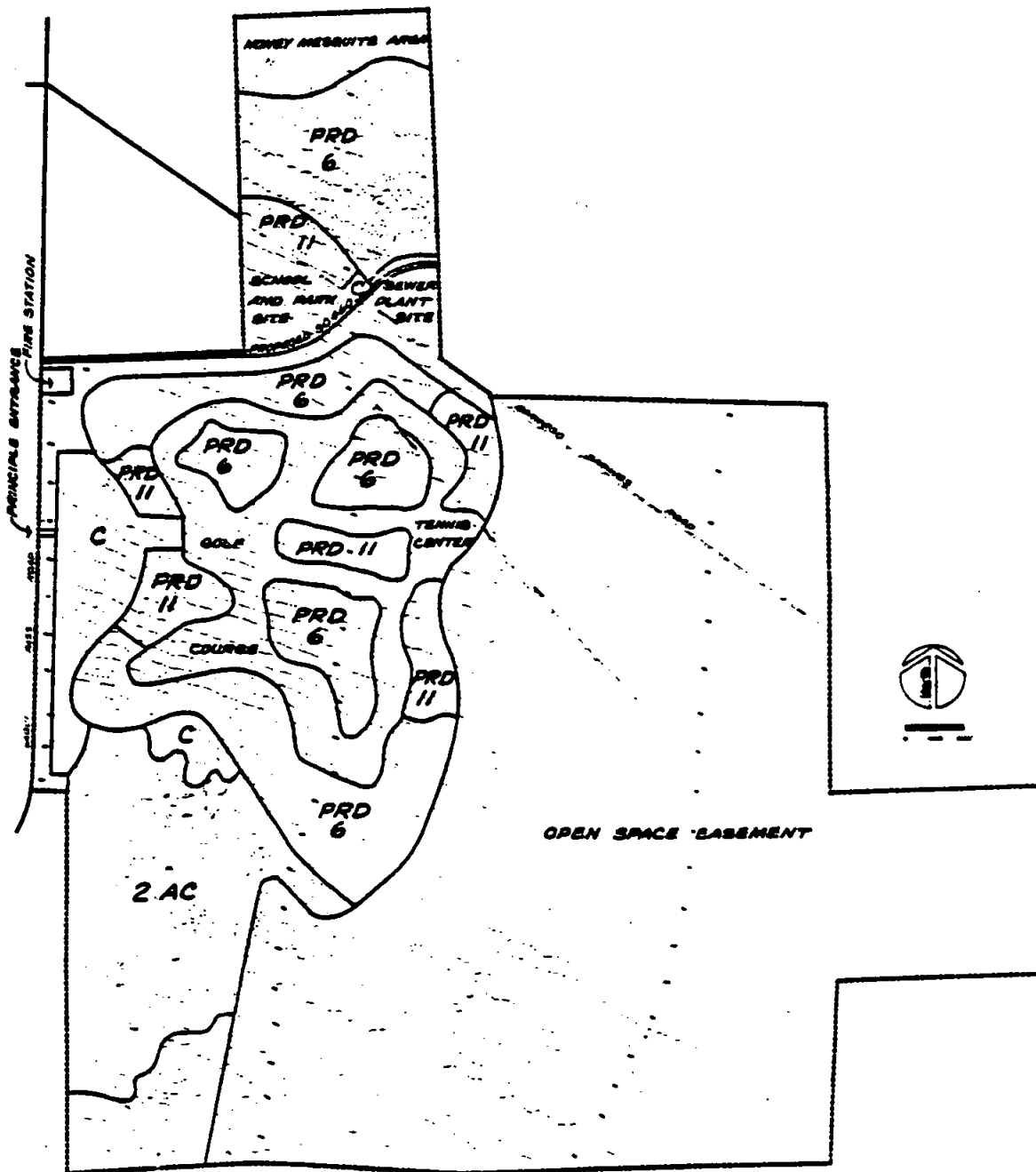


Figure  
2

# RAMS HILL Exhibit C-9 of San Diego County General Plan - Amendment 76-02

Figure 3

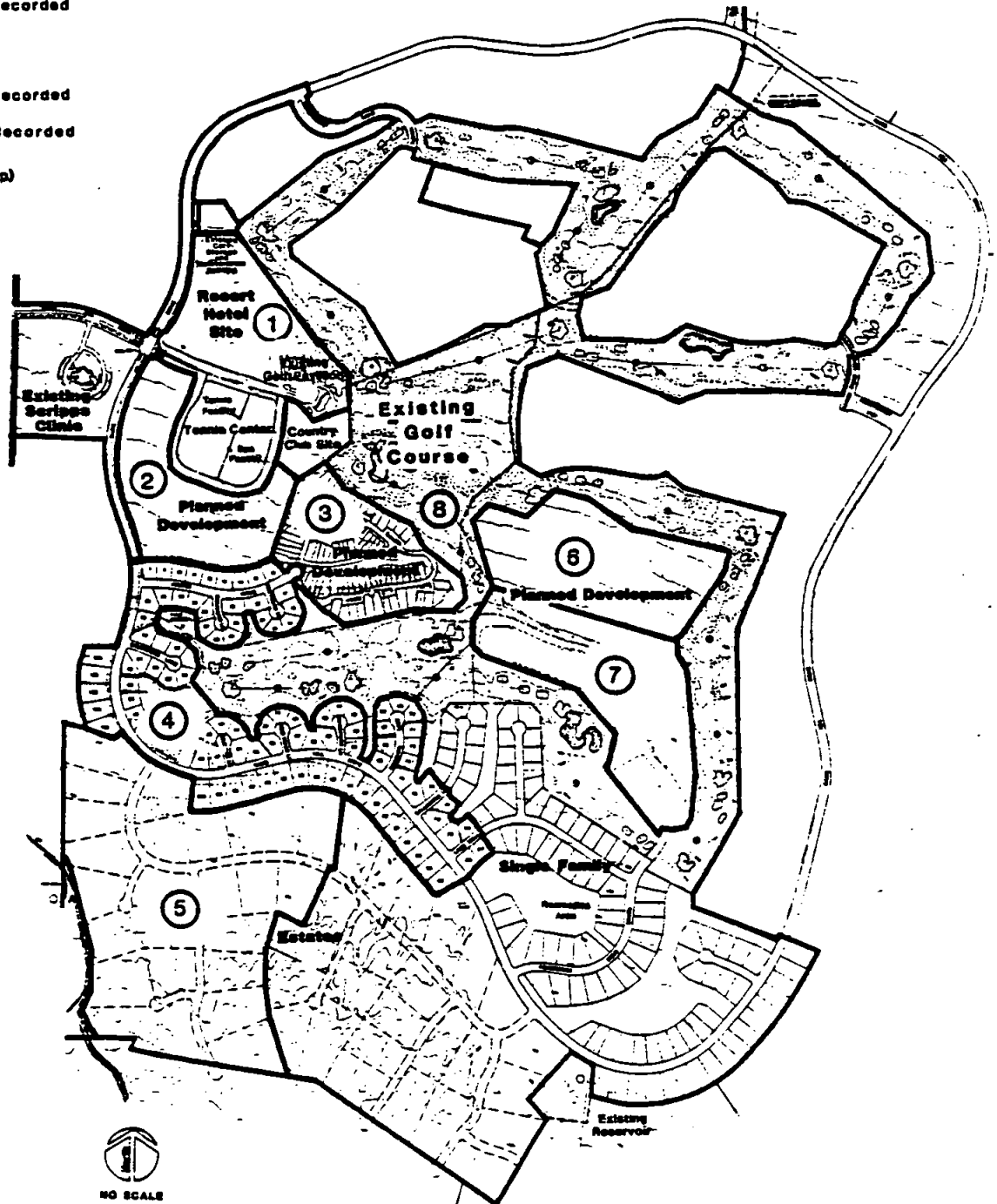
EXISTING DEVELOPMENT/FINAL MAPS

RECORDED OR IN PROCESS

# LEGEND

- ① FM 11229 - Recorded
- ② FM In Process
- ③ FM 10673 - Recorded
- ④ FM 10506 - Recorded
- ⑤ FM In Process
- ⑥ FM In Process
- ⑦ FM 11235 - Recorded
- ⑧ FM 10480 - Recorded

(FM - Final Map)



## RAMS HILL

Figure  
3

Existing Development /  
Final Maps Recorded or in Process

Figure 4

CURRENT SPECIFIC PLAN MAP

(Replaces Exhibit C-9, Preceding)



# KEY AND STATISTICAL ABSTRACT - August 1988 - Rev. per SP - A83-88

Land Use	Existing	Proposed	Area	% of Site	Density B.U./Acres
Residential Single-Family	14.67	14.67	14.67	2.5	1.1
Residential Medium-Density	14.67	14.67	14.67	2.5	1.1
Residential High-Density	14.67	14.67	14.67	2.5	1.1
Commercial	14.67	14.67	14.67	2.5	1.1
Industrial	14.67	14.67	14.67	2.5	1.1
Public Use	14.67	14.67	14.67	2.5	1.1
Open Space	14.67	14.67	14.67	2.5	1.1
Water	14.67	14.67	14.67	2.5	1.1
Other	14.67	14.67	14.67	2.5	1.1
<b>Total</b>	<b>14.67</b>	<b>14.67</b>	<b>14.67</b>	<b>2.5</b>	<b>1.1</b>
Residential Single-Family	14.67	14.67	14.67	2.5	1.1
Residential Medium-Density	14.67	14.67	14.67	2.5	1.1
Residential High-Density	14.67	14.67	14.67	2.5	1.1
Commercial	14.67	14.67	14.67	2.5	1.1
Industrial	14.67	14.67	14.67	2.5	1.1
Public Use	14.67	14.67	14.67	2.5	1.1
Open Space	14.67	14.67	14.67	2.5	1.1
Water	14.67	14.67	14.67	2.5	1.1
Other	14.67	14.67	14.67	2.5	1.1
<b>Total</b>	<b>14.67</b>	<b>14.67</b>	<b>14.67</b>	<b>2.5</b>	<b>1.1</b>

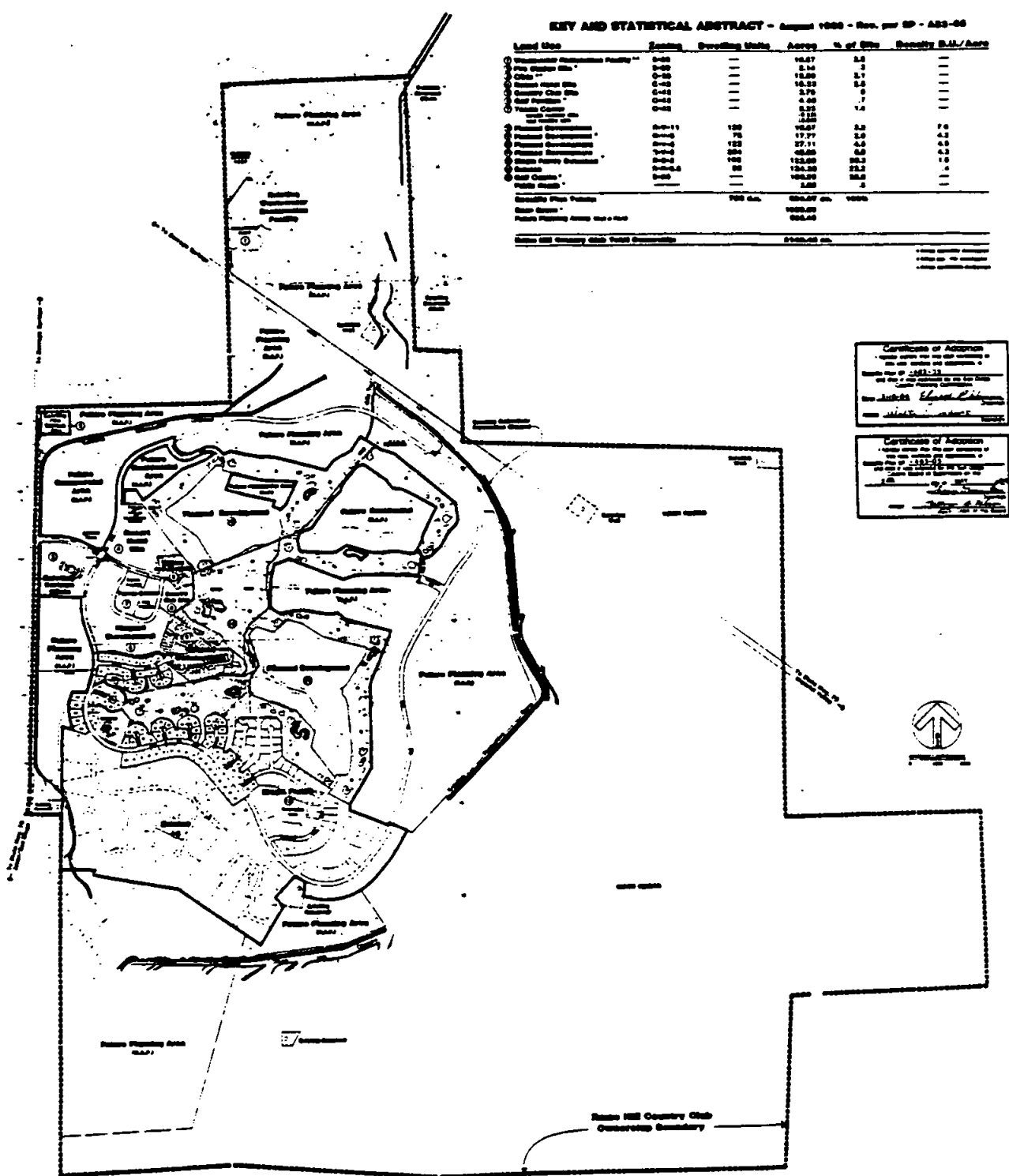


Figure 4

## RAMS HILL Current Specific Plan Map

## 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 1980 Census identified the permanent population of the valley as 1,400. According to the San Diego Association of Governments (SANDAG), the population of the Borrego Valley was approximately 2,700 as of January, 1986. ~~There are currently 1,100 registered voters which would suggest that the 1,400 official census population is low in terms of residents that actually make Borrego Springs their home.~~ Seasonal visitors during the winter months are estimated to increase the valley population to approximately 6,000. 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 in the past 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 extensive public improvements but an inadequate tax base for needed 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 Shopping Center.

~~The most~~ In addition to the major concentration of residential development north and south of Christmas Circle, a 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, the Rams Hill Country Club project, and the partially developed residential subdivision immediately west of the resort, ~~surrounding them~~. 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 Valley 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 and a Specific Plan approved in 1983.

#### B. The Project Site

The Rams' Hill project is 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 4-5 includes a ~~photo-topographic map~~ of the Borrego Valley with the project ~~boundary and projected development~~ superimposed on it.

The project site ~~is currently~~ was vacant, through 1980, 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 5-6 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 6-7 is a spatial analysis of the site.

Current development on the site includes: approximately 150 residential dwelling units with additional units under construction, a medical clinic, wastewater treatment plant, an 18-hole championship golf course and golf pavilion.

### C. Surrounding Land Uses

The land ~~surrounding~~ east and west of Rams Hill is largely vacant with development located to the north 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 8 is a map of surrounding land uses.

### D. Zoning in the Borrego Valley

The subdivided area of the Borrego Valley forming a crescent from the DeAnza Country Club in the northwest south to Rams Hill was the subject of a community plan, general plan amendment, and rezoning in 1979-80. The area is now precisely zoned. Most of the balance of the valley is designated "multiple rural" and zoned S-87 (the old "Limited Control" zone). Rams Hill is zoned consistent with its adopted Specific Plan (SP-A83-05).

### E. Compatibility of Project With the Community

The Rams Hill Country Club offers 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, now serving much of Southern California and Arizona. 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~~ being developed with sensitivity to the environmental constraints of the desert. ~~with more~~ More than half of the site is being preserved in natural open space; extensive low water use vegetation and native landscaping are being utilized. The project ~~would~~ will 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 4.5  
PROJECT LOCATION IN THE VALLEY

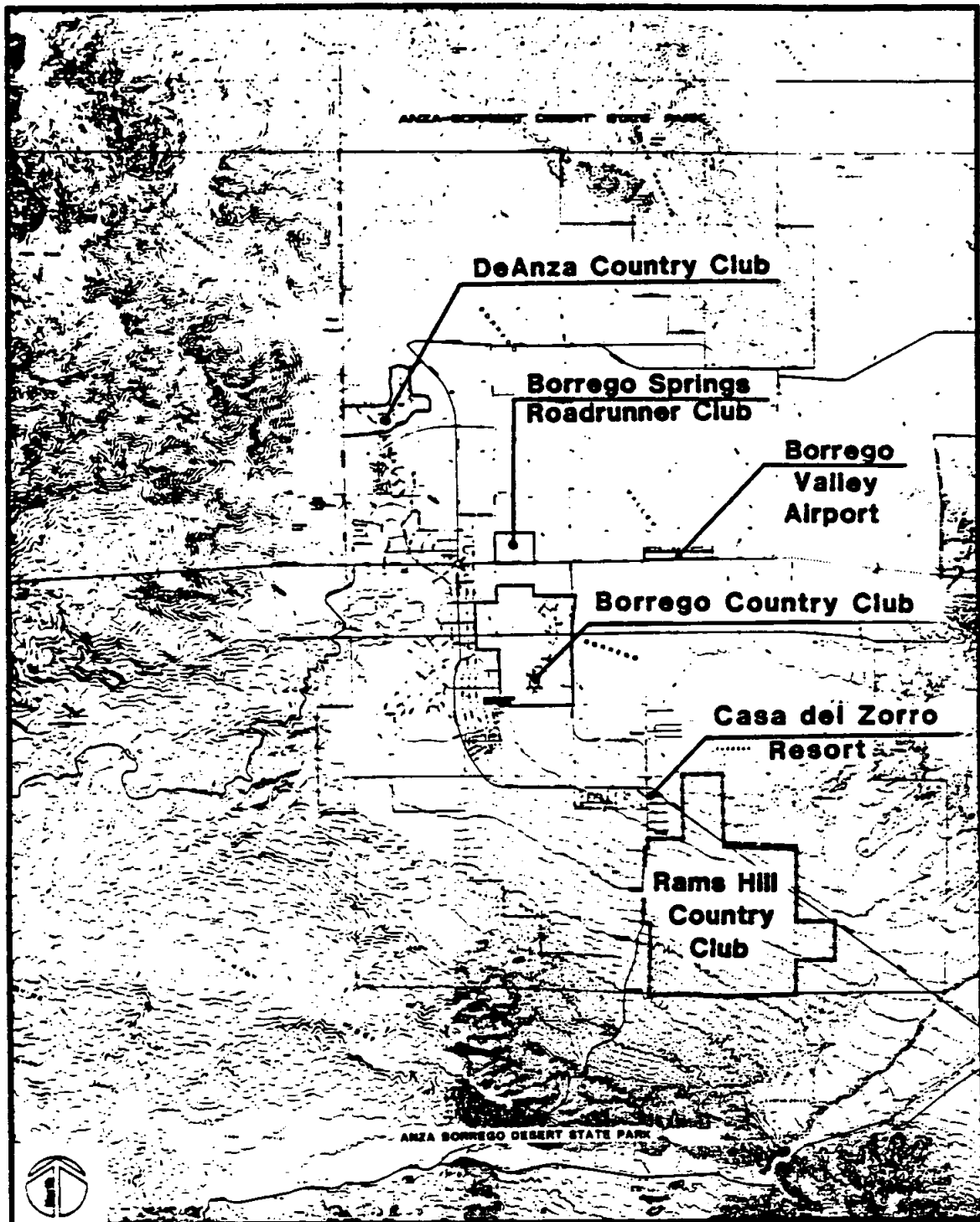


Figure  
5

## RAMS HILL Project Location in Valley

Figure 56  
SLOPE ANALYSIS

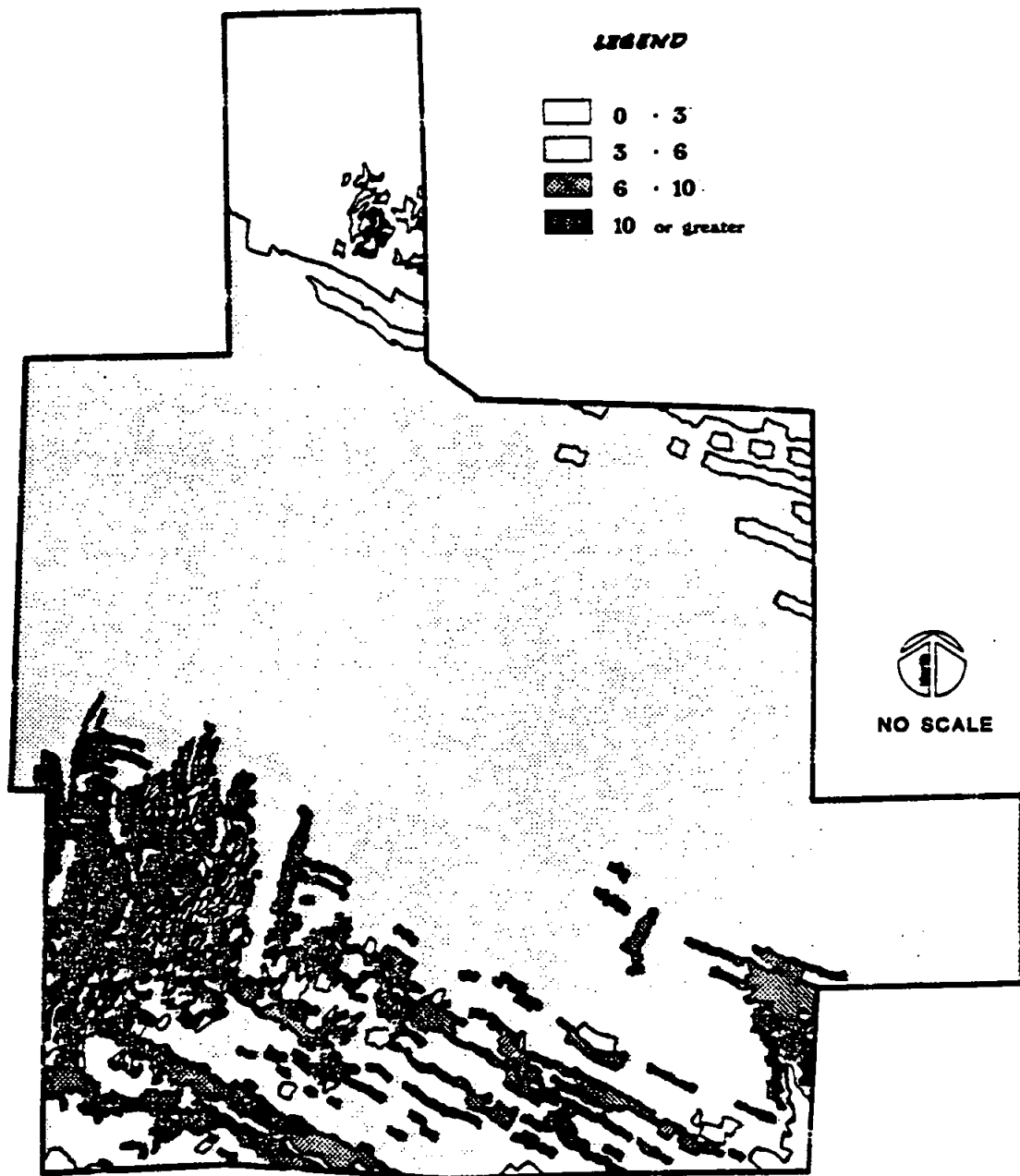


Figure  
6

**RAMS HILL**  
**Slope Analysis**



Figure ~~6~~ 7  
SPATIAL ANALYSIS

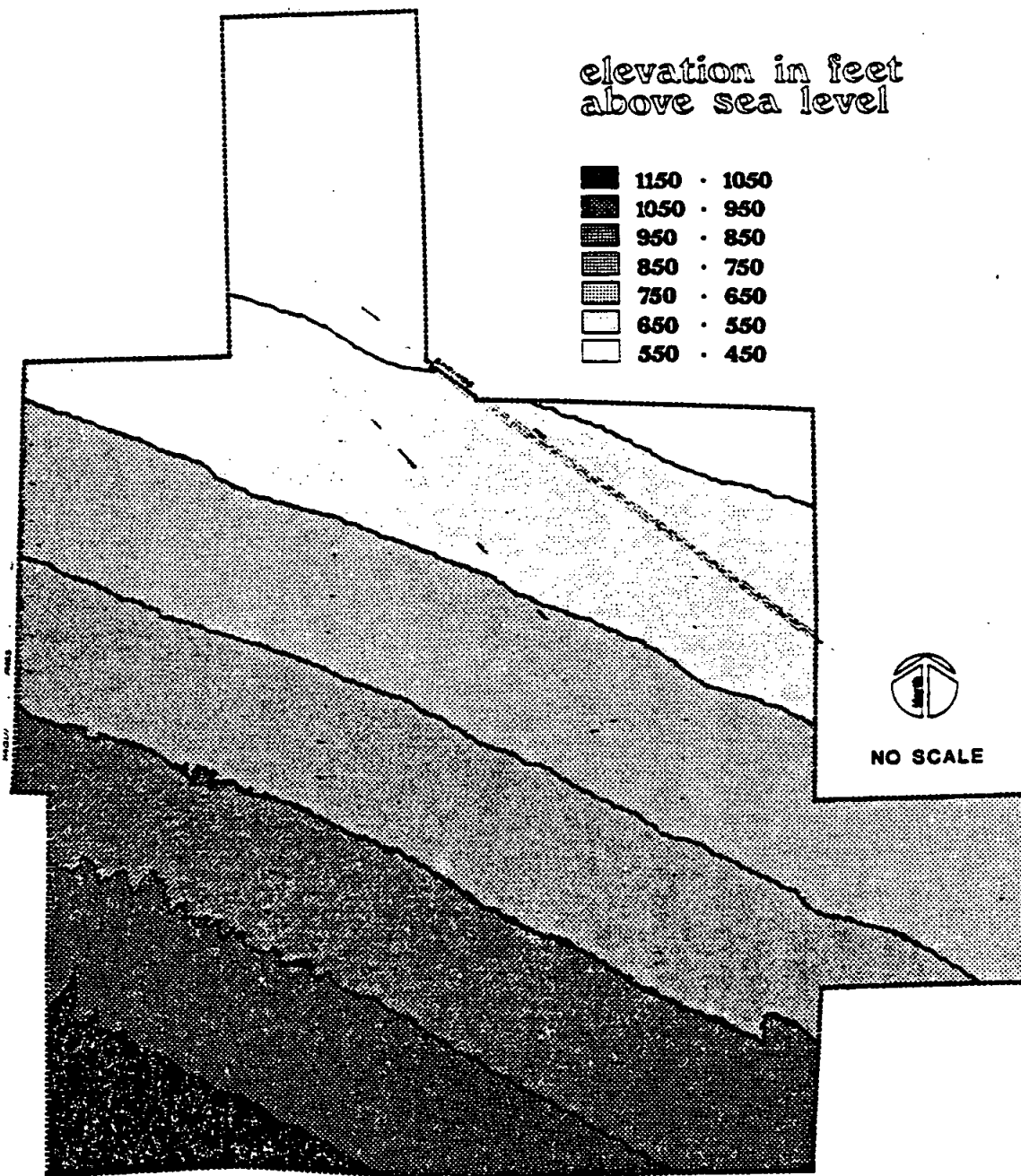


Figure  
7

# RAMS HILL Spatial Analysis

Figure 7.8

~~EXISTING LAND USE~~  
SURROUNDING LAND USE

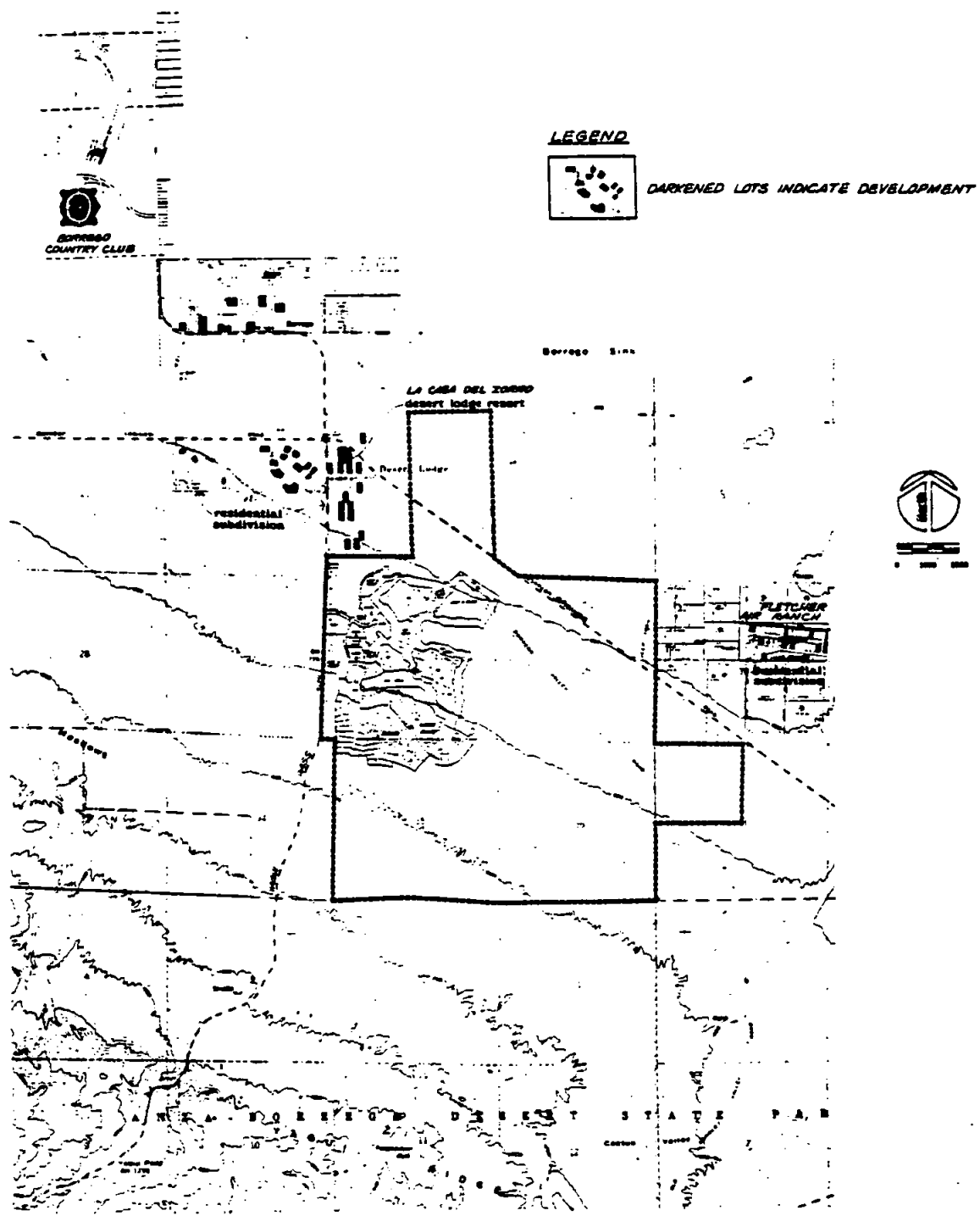


Figure  
8

## RAMS HILL Surrounding Land Use

### III. DESCRIPTION OF THE PROJECT

#### A. Summary of Uses

This project involves the continued development of a resort-oriented hotel and residential complex on a 3,140-acre site project. ~~This Specific Plan covers that development proposed within five years (604.97 acres) as well as all the natural open space (1,600 acres) required to be dedicated as a condition of any development of the site. The remaining 935 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.~~ This amendment details planning or replanning on approximately 616 acres currently designated as future planning areas, redesign of the existing golf course and the addition of a new 18-hole golf course, and replanning of some of the existing residential areas. More than half of the 3,140-acre site is designated as natural open space. This amendment adds 233 acres of natural open space, which 222 of these acres serve to protect biological and archaeological resources.

~~The 604.97 acres now under development includes a golf course a 350-room hotel with tennis courts, a tennis facility, a medical clinic, a sewage treatment plant, and three types of residential units: 531 PD units, 199 single family detached units, and 50 estate lots.~~

With full implementation and maximum theoretical occupancy of this Specific Plan, the population of Rams<sup>™</sup> 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 prepared in conjunction with SP 80-01.

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

The sections which follow detail information for this ~~five-year~~ Specific Plan Amendment program only. Table ~~+~~ 2 is a summary of ~~proposed complete~~ land uses ~~under this including those proposed by this Specific Plan Amendment.~~ ~~Figure 8 is a~~ A map of the proposed land uses under this Specific Plan Amendment is included in a packet at the end of this report as Exhibit 1.

##### ~~1. Hotel Resort Complex~~

~~The resort complex consists of five basic facilities on a total of 31.69 acres.~~

- ~~a. A resort hotel of 350 rooms in one and two story buildings. The hotel will have a conference center, shops, restaurants, and other facilities common to a resort hotel.~~
- ~~b. A country club which will serve as a recreation and social facility for a membership club.~~

- ~~c. A golf pavilion which is the headquarters for the golf operation. It is under construction and includes a basement level for golf cart storage and a ground floor level with a pro shop, locker rooms, lounge, snack shop, and restaurant.~~
- ~~d. A tennis club which will include up to 10 tennis courts and a central clubhouse.~~
- ~~e. A spa which will contain a general health club facility.~~

Figure ~~8~~ 9

AMENDED SPECIFIC PLAN MAP

(See Exhibit 1 for Larger Map)

Site plan showing proposed development areas and existing infrastructure. Key features include:

- OPEN SPACE** (Top and Bottom)
- PROPOSED PLANNING AREA** (Center)
- EXISTING PLANNING AREA** (Right)
- Proposed** (Legend)
- Existing** (Legend)

LARD USE	CURRENT SPECIFIC PLAN 10-00-00		ASSUMED SPECIFIC PLAN	
	PLANNING COSTS	REVENUE	PLANNING COSTS	REVENUE
UNAPPORTIONED DEVELOPMENT FEE/LOT	---	16.07	---	16.07
PER STAFFED SITE	---	5.00	---	5.00
GLASS	---	12.70	---	12.70
CONCRETE W/PT. SITE	---	10.00	---	10.00
CONCRETE W/OUT SITE	---	4.00	---	4.00
SELF STORAGE	---	4.00	---	4.00
TOTAL COSTS	---	0.00	---	0.00
PLANNED DEVELOPMENT 110 SQ-LOT	100	22.00	100	22.00
PLANNED DEVELOPMENT 10 SQ-LOT	400	00.00	500	100.00
TOTAL PLANNED DEVELOPMENT 10 SQ-LOT	100	125.00	500	700.00
STAFFED 10.0 SQ-LOT	50	100.00	67	74.2
SELF STORAGE	---	100.00	---	100.00
CONCRETE	---	---	---	20.00
GLASS BUILDING	---	5.00	---	5.00
<b>PLANNING PLAN TOTALS</b>	<b>700</b>	<b>011.00</b>	<b>1070</b>	<b>975.65</b>
<b>OPEN SPACE</b>	---	<b>1000.00</b>	---	<b>1832.10</b>
<b>APPROX PLANNING AREA 100' x 100'</b>	---	<b>000.00</b>	---	<b>312.00</b>
<b>GLASS WILL CONVEYER GLASS</b>	---	<b>2100.00</b>	---	<b>2100.00</b>

ANALOG	LAND USE	ANALOG	REL. DUTY
1	PLANTED FOREST/SHRUB	17.00 %	80 %
2	PLANTED FOREST/SHRUB	16.00 %	111 %
3	SHRUB FOREST/SHRUB	21.67 %	80 %
4	SHRUB FOREST/SHRUB	20.00 %	80 %
5	SHRUB FOREST/SHRUB	0.00 %	100 %
6	SHRUB FOREST/SHRUB	0.00 %	100 %
7	PLANTED FOREST/SHRUB	0.75 %	100 %
8	PLANTED FOREST/SHRUB	20.00 %	100 %
9	SHRUB FOREST/SHRUB	10.00 %	87 %
10	PLANTED FOREST/SHRUB	10.00 %	100 %
11	SHRUB FOREST/SHRUB	20.00 %	100 %
12	SHRUB FOREST/SHRUB	0.00 %	100 %
13	SHRUB FOREST/SHRUB	0.00 %	100 %
14	SHRUB FOREST/SHRUB	10.00 %	80 %
15	SHRUB FOREST/SHRUB	1.00 %	0 %
16	SHRUB FOREST/SHRUB	0.00 %	0 %
17	SHRUB FOREST/SHRUB	0.00 %	0 %
18	SHRUB FOREST/SHRUB	0.00 %	0 %
19	SHRUB FOREST/SHRUB	0.00 %	0 %
20	SHRUB FOREST/SHRUB	0.00 %	0 %
21	SHRUB FOREST/SHRUB	0.00 %	0 %
22	SHRUB FOREST/SHRUB	0.00 %	0 %
23	SHRUB FOREST/SHRUB	0.00 %	0 %
24	SHRUB FOREST/SHRUB	0.00 %	0 %
25	SHRUB FOREST/SHRUB	0.00 %	0 %
26	SHRUB FOREST/SHRUB	0.00 %	0 %
27	SHRUB FOREST/SHRUB	0.00 %	0 %
28	SHRUB FOREST/SHRUB	0.00 %	0 %
29	SHRUB FOREST/SHRUB	0.00 %	0 %
30	SHRUB FOREST/SHRUB	0.00 %	0 %
31	SHRUB FOREST/SHRUB	0.00 %	0 %
32	SHRUB FOREST/SHRUB	0.00 %	0 %
33	SHRUB FOREST/SHRUB	0.00 %	0 %
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41	SHRUB FOREST/SHRUB	0.00 %	0 %
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43	SHRUB FOREST/SHRUB	0.00 %	0 %
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48	SHRUB FOREST/SHRUB	0.00 %	0 %
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56	SHRUB FOREST/SHRUB	0.00 %	0 %
57	SHRUB FOREST/SHRUB	0.00 %	0 %
58	SHRUB FOREST/SHRUB	0.00 %	0 %
59	SHRUB FOREST/SHRUB	0.00 %	0 %
60	SHRUB FOREST/SHRUB	0.00 %	0 %
61	SHRUB FOREST/SHRUB	0.00 %	0 %
62	SHRUB FOREST/SHRUB	0.00 %	0 %
63	SHRUB FOREST/SHRUB	0.00 %	0 %
64	SHRUB FOREST/SHRUB	0.00 %	0 %
65	SHRUB FOREST/SHRUB	0.00 %	0 %
66	SHRUB FOREST/SHRUB	0.00 %	0 %
67	SHRUB FOREST/SHRUB	0.00 %	0 %
68	SHRUB FOREST/SHRUB	0.00 %	0 %
69	SHRUB FOREST/SHRUB	0.00 %	0 %
70	SHRUB FOREST/SHRUB	0.00 %	0 %
71	SHRUB FOREST/SHRUB	0.00 %	0 %
72	SHRUB FOREST/SHRUB	0.00 %	0 %
73	SHRUB FOREST/SHRUB	0.00 %	0 %
74	SHRUB FOREST/SHRUB	0.00 %	0 %
75	SHRUB FOREST/SHRUB	0.00 %	0 %
76	SHRUB FOREST/SHRUB	0.00 %	0 %
77	SHRUB FOREST/SHRUB	0.00 %	0 %
78	SHRUB FOREST/SHRUB	0.00 %	0 %
79	SHRUB FOREST/SHRUB	0.00 %	0 %
80	SHRUB FOREST/SHRUB	0.00 %	0 %
81	SHRUB FOREST/SHRUB	0.00 %	0 %
82	SHRUB FOREST/SHRUB	0.00 %	0 %

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# **RAMS HILL** **Amended Specific Plan**



~~Table 1~~

~~Rams Hill Country Club Amended Specific Plan Land Use~~

<del>Land Use</del>	<del>Zoning</del>	<del>Dwelling Units</del>	<del>Acres</del>	<del>Percentage of Site</del>	<del>Density (du/ac.)</del>
<del>Wastewater Reclamation Facility</del>	<del>S 80</del>		<del>16.67</del>	<del>3.8</del>	
<del>Fire Station Site</del>	<del>S 80</del>		<del>2.14</del>	<del>0.3</del>	
<del>Clinic</del>	<del>G 36</del>		<del>12.59</del>	<del>2.1</del>	
<del>Resort Hotel Site</del>	<del>G 42</del>		<del>15.23</del>	<del>2.5</del>	
<del>Country Club Site</del>	<del>G 42</del>		<del>3.75</del>	<del>0.6</del>	
<del>Golf Pavilion</del>	<del>G 42</del>		<del>4.48</del>	<del>0.7</del>	
<del>Tennis Center</del>	<del>G 42</del>		<del>8.23</del>	<del>1.4</del>	
<del>tennis facility site</del>			<del>(5.23)</del>		
<del>spa facility site</del>			<del>(3.00)</del>		
<del>Planned Development</del>	<del>R V 11</del>	<del>130</del>	<del>19.67</del>	<del>3.2</del>	<del>7.6</del>
<del>Planned Development</del>	<del>R V 6</del>	<del>75</del>	<del>17.77</del>	<del>2.9</del>	<del>4.2</del>
<del>Planned Development</del>	<del>R V 6</del>	<del>122</del>	<del>27.11</del>	<del>4.5</del>	<del>4.5</del>
<del>Planned Development</del>	<del>R V 6</del>	<del>204</del>	<del>48.05</del>	<del>8.0</del>	<del>4.3</del>
<del>Single Family Detached</del>	<del>R S 3</del>	<del>199</del>	<del>122.69</del>	<del>20.3</del>	<del>1.6</del>
<del>Estates</del>	<del>R R 0.5</del>	<del>50</del>	<del>134.20</del>	<del>22.2</del>	<del>0.4</del>
<del>Golf Course</del>	<del>S 80</del>		<del>169.29</del>	<del>28.0</del>	
<del>Public Roads</del>			<del>3.00</del>	<del>0.5</del>	
<del>Specific Plan Totals</del>		<del>780 du</del>	<del>604.97 ac.</del>	<del>100%</del>	
<del>Open Space</del>			<del>1600.00</del>		
<del>Future Planning Areas (not a part)</del>			<del>935.48</del>		
<del>RAMS HILL COUNTRY CLUB TOTAL OWNERSHIP</del>			<del>3,140.45 ac.</del>		

Table +2

Rams Hill Country Club Proposed Complete Specific Plan Land Use

Land Use	Acres	Dwelling Units
Planned Development (11 du's/acre)	22.54	123
Planned Development (6 du's/acre)	<u>163.43</u>	860
Single-Family Detached (3 du's/acre)	<u>190.19</u>	520
Estates (0.5 du's/acre)	<u>174.12</u>	67
Golf Course	<u>346.37</u>	
Commercial	<u>29.10</u>	
Water Reclamation Facility	16.67	
Fire Station Site	3.00	
Clinic	12.78	
Resort Hotel Site	16.40	
Country Club Site	4.09	
Golf Pavilion	4.48	
Tennis Center	9.48	
Public Roads	<u>3.00</u>	
Specific Plan Totals	<u>995.65</u>	1,570
Permanent Natural and Naturalized Open Space	<u>1,832.16</u>	
Future Planning Areas	<u>312.64</u>	
TOTAL	<u>3,140.45</u>	

## 2. Clinic

~~A diagnostic medical clinic has been constructed on a 12 acre site west of the central hotel and has been in operation since March 1982. 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 will be developed at the facility in conjunction with the hotel operation. The building is a single story, low profile structure containing approximately 10,000 square feet. Although a 12 acre site has been 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.~~

## 3.1. Residential Uses

~~The Rams Hill project includes three basic types of residential units: planned development units, custom homes on one fourth acre fairway lots and custom built estate homes on two to five acre estate lots.~~

~~The heart of the residential development at Rams Hill is the planned development (PD) areas within and along the golf course. Four PD areas, totalling 531 units, are under construction 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 4.6 dwelling units per acre in a variety of styles to fit different markets. Each of the three planned development areas will have separate recreational areas with swimming pools, tennis courts and the required common open space. The common areas will be landscaped to the extent practical with low maintenance desert plants.~~

~~In addition to the 531 PD units, Rams Hill will include 199 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 Rams Hill project includes three types of residential land use designations: planned developments, fairway lots and estate lots.

Seven Planned Development (PD) areas totalling 983 units are shown in this Specific Plan. Many different types of housing could be constructed in these areas depending upon market demand at the time development is proposed. Acceptable housing types include but are not limited to various types of condominiums, duplexes, zero-lot line homes and detached single family homes on individual lots.

Development within each PD area will be subject to the same regulatory requirements as any similar project anywhere else in San Diego County. A PD permit would be required as per the special area requirements for the zone for attached unit projects. A tentative map would be required for projects proposing standard subdivision lots. Open space and common recreational facilities would be provided as needed depending upon the type of project.

Development within the fairway lot areas would probably consist of single family detached homes on lots of varying sizes. It is anticipated that these will average one-third acre in size. Experience has shown that common recreational facilities in these types of areas are not used. Home owners in these areas would prefer to install their own swimming pools or other recreational facilities. Common facilities in these areas are not proposed.

The third type of residential development at Rams' Hill is ~~50~~ 67 single-family homes on estate lots ranging between two and five acres in size. These homes will be custom built containing a minimum of 2,500 square feet. It is anticipated that the home and landscaping will encompass approximately one-half acre of each estate lot with the remainder of each lot left in natural vegetation. This will preserve the open desert panorama.

## 2. Golf Course Facilities

This specific plan will modify the existing golf course by adding approximately 177 additional acres of golf use. Two separate golf courses, a North Course and a South Course, will be created on a total of 346 acres. The North Course (MUP-P86-062) will be a public golf course comprised of 170 acres which will include holes 1 through 9 of the existing course, incorporating minor modifications, and nine additional holes in this area. In order to plan and design these additional holes some acreage that was previously approved for residential development will be included in the golf course. A Major Use Permit (MUP-P86-062) is being processed for the North Course. The existing golf pavilion will be included in the MUP for the North Course.

The proposed South Course (MUP-P79-103W) will be a private golf course comprised of 176 acres which will include holes 10 through 18 of the existing golf course, incorporating minor modifications, and nine additional holes in this area. The proposed South Course facility is located in the southern portion of the specific plan area and is bounded by residential lots. An amendment to the existing golf course MUP (P79-103W) is being processed for the South Course. The amended MUP includes a Country Club site. The membership for this private club would include a maximum of 450 people from within the Rams Hill development; this club will not offer social memberships. The South Course will be developed prior to construction of the clubhouse facility on the Country Club site. Until a clubhouse is constructed for the South Course, the existing golf pavilion and parking facilities for the existing course will serve both the North Course and the South Course. Facilities that may be available at the future clubhouse, but are not necessarily required, may include a bar and a grill each with a seating capacity of approximately 50 people.

### 3. Commercial Uses

This Specific Plan includes zoning approximately 30 acres of community-oriented commercial use in the area designated for commercial. The general commercial uses that will be allowed, as permitted under the C-36 General Commercial Use Regulations, shall include all of the various types of civic uses with the exception of: ambulance services, minor impact utilities, parking services and small schools. Commercial types of uses shall be limited to the following: communications services, convenience sales and services, eating and drinking establishments, food and beverage retail sales, personal services (general), repair services (consumer), retail sales (general) and retail sales (specialty). Neither industrial nor agricultural types of uses will be allowed. All permitted uses subject to limitations and uses subject to a major use permit shall be prohibited. A "D" development designator will apply to this commercial zone such that site plan review will be required prior to development.

### 4. Open Space

~~Approximately 72~~ Approximately 70 percent of the ~~2,205~~ 3,140 acres would be retained in undeveloped open space. This includes the entire eastern one-half of the property (See Figure 9). 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.

An additional 233 acres of natural open space is being designated most of which, 222 acres, is intended to protect both biological and archaeological resources. This additional open space acreage includes an 11-acre strip of land in the central portion of the site adjacent to the protective berm, 72 acres in the northernmost portion of the site, and 150 acres in the southwest portion of the property.

To maintain the open desert atmosphere, additional open space is being provided throughout the project. Where landscaping is used, it is being designed and planted to provide a compatible transition between the natural environment and developed areas. Planting is emphasizing 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 includes the ~~169-acre~~ two golf courses totalling 346 acres. ~~This course~~ These courses encircle the both the hotel complex and the PD areas. Roughs are 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 are also being 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 has been deleted at the suggestion of the school district is not included in the five-year plan as the project is will 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 will enable the application of fees for more general local park use in the Borrego area. The wastewater treatment facility has been completed and the fire station site has been deeded to the Borrego Springs Fire Protection District.

## 6. Vehicular Circulation

Access to the Rams Hill site is provided by two existing roads, Yaqui Pass Road and Borrego Springs Road.

The County of San Diego Department of Public Works has determined that the road network planned for Rams Hill is in conformance with the County Circulation Element. Figure 10 illustrates the Borrego Valley Circulation Element.

The County recommends the following road improvements will to be made in two phases:

### Off-site Improvements

#### Phase I

- o Yaqui Pass Road is to be constructed to collector road standards from the southwesterly property line of the proposal to Borrego Springs Road intersection prior to occupancy of any residential units.
- o Yaqui Pass Road is to have a left turn pocket constructed in addition to the Collector Road at the entrance of Rams Hill Road. The left turn pocket is to be 200 feet long and 12 feet wide. Transitions of 250 feet are to be required north and south of the left turn pocket. The left turn pocket is also to be fully constructed prior to occupancy of any residential units.
- o Borrego Springs Road is to be constructed with a left turn pocket 12 feet in width, 200 feet long with 250 transitions northerly and southerly of its intersection with the Rams Hill connection. This construction is to be completed prior to occupancy of any residential units within the proposal.

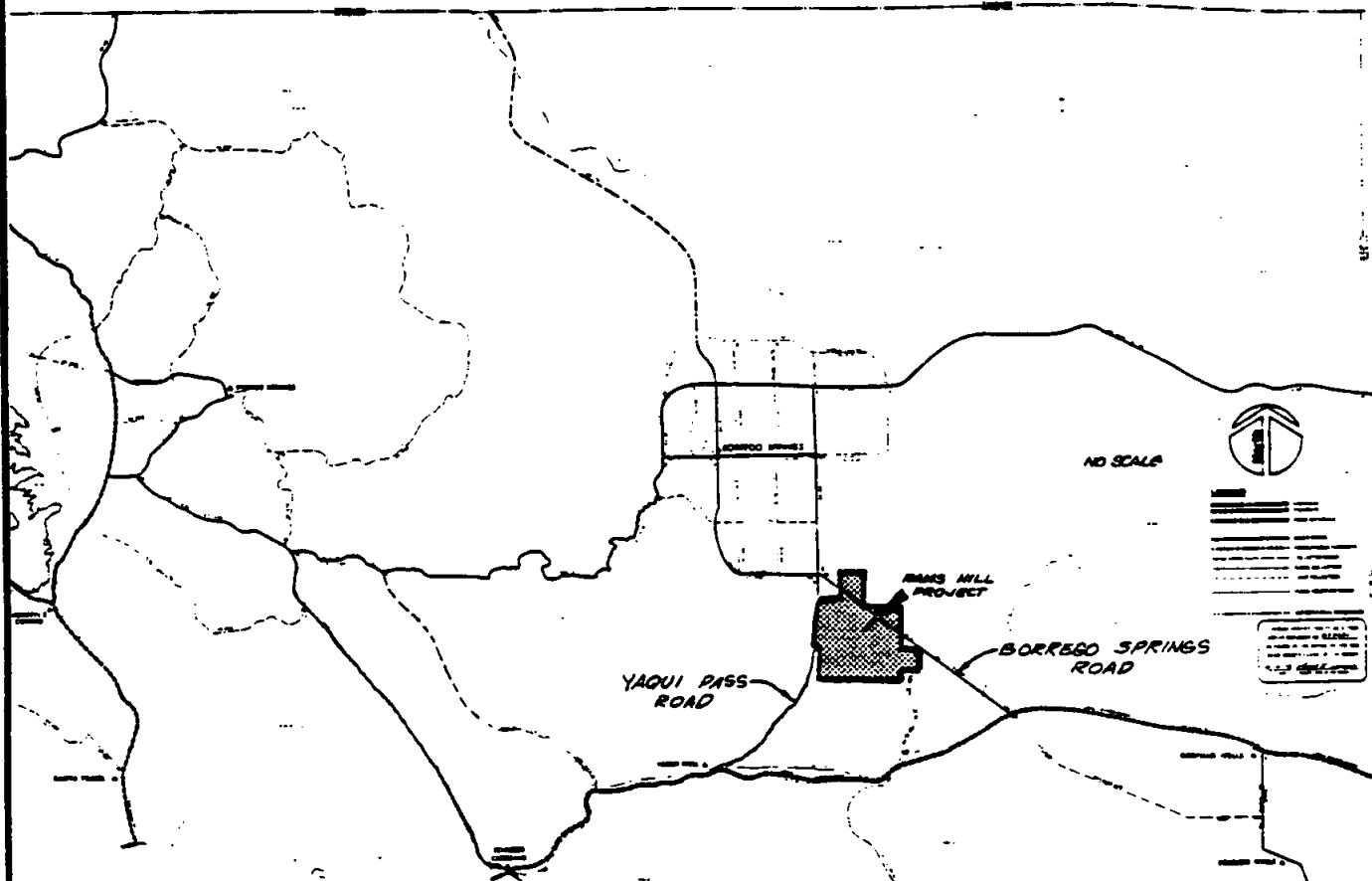
#### Phase II

- o Yaqui Pass Road is to be completed to Major Road standards from the southwesterly corner of the proposal to Borrego Springs Road prior to occupancy of any buildings in the commercial area of the proposal.

- o The complete intersection and traffic signal improvements at the intersection of Yaqui Pass Road and Borrego Springs Road are to be constructed prior to occupancy of any buildings within the commercial area of the proposal.
- o The construction of Borrego Springs Road from the northeasterly corner of the proposal to the intersection of Yaqui Pass Road is to be constructed to Collector Roadway standards prior to occupancy of any buildings in the commercial area of the proposal.

Figure ~~9~~ 10  
BORREGO VALLEY CIRCULATION ELEMENT





Source: "San Diego County Circulation Element, Sheet No. 3"

Figure  
10

# RAMS HILL San Diego County Circulation Element

- o The construction of Borrego Springs Road from the northeasterly corner of the proposal to the intersection of Yaqui Pass Road is to be constructed to Collector Roadway standards prior to occupancy of any buildings in the commercial area of the proposal.

~~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 approximately 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 (Deleted from Circulation Element.)~~

~~o Public Works. (Deleted from Circulation Element.)~~

~~o (Revised Riding and Hiking Trail Element removes regional trail from this property.)~~

#### Internal Improvements

- o With the exception of the entrance road to the project, which is approximately 700 feet long, existing and proposed internal circulation for the project is provided by private roads. The private roads 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 are private, they are built to County standards for structural section strength, although some pavement widths are not as wide as on public roads. Those rights-of-way inside single-family 12,000-square-foot lot conventional subdivision units are being offered for dedication to County standards. Those offers of dedication are being rejected on the final maps. Rights-of-way giving access to planned developments have been irrevocably offered for dedication at a width of 56 feet. Road easements inside planned developments and the estate area are to remain private with no offer of dedication for these internal roads.

The use of cul-de-sacs, especially in the planned development areas, are being used to create a mini-neighborhood concept within the project site. The desert crossing dips and surface swales, rather than underground conduits, are being used to carry storm waters. ~~A secondary access is being constructed from the internal loop road to Borrego Springs Road. During this phase of development, this road will be for egress and emergency access only to preserve the integrity of the internal security system.~~

## 7. Grading

All major grading has been completed. 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, are located in the gently sloping central portion of the property. The steeper areas have been designated as estate lots. Major grading was done only to create the golf course, including ponds, to create planned development lots, and to excavate the flood diversion channels around the perimeter of the development. Grading in the estate area will only be done for roads, drainage, and building pads where necessary. Individual homes will be custom built, thereby preserving major natural areas and minimizing erosion potential.

Precise grading plans for residential areas are being completed as final designs and tentative maps are prepared.

## 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 935 plus 313 acres not covered by this Specific Plan and included in the Future Planning Areas (FPA's). This plan limits future development to approximately the western half northernmost portion of the site. ~~Preliminary site studies by the developer proposed even less use of land by concentrating development around the golf course.~~ Potential use of the future planning areas is unknown at this time although these areas may be used for future residential development if development does not occur to the maximum extent permitted within the R-S-3 and R-V-6 areas according to this current specific plan amendment.

~~The Specific Plan develops the core of the project on 604 acres and designates 1600 acres as natural open space. The total holding retains 935 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 and south 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 Borrego Water District will maintain the water and waste water facilities. Other life support facilities and services are being provided by existing public or semi-public agencies as identified in Section 4 below.

#### 1. Waste Water Treatment

A wastewater treatment plant has been constructed to County and State requirements. It is owned and operated by the Borrego Water District. All areas of the development will be served by this facility other than restrooms on the golf course, the estate lots, and isolated facilities specifically approved by the County Health Department.

#### 2. Water Supply

The Borrego Water District owns and operates the basic water system for this project.

#### 3. Flood Control

Extensive flood control facilities have been constructed to County requirements to protect the project and downstream properties.

#### 4. Other Public Services

The following agencies and companies are providing additional public services to the project. Financial arrangements have been made with all of those requiring such agreements.

##### 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
Telephone	- Pacific Telephone
Cable Television	- Tele-Cable TV Company

#### 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 3

"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~~ is preserved as natural open space. Altogether about ~~90-70~~ percent of the site will be open space, approximately 58 percent of this will be natural open space and 11 percent will be golf course use. ~~More 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 gently sloping, with slopes under six percent (see the slope analysis, Figure 5-6). 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 and some pads 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. Two areas totalling 222 acres contain sensitive biological habitat and are designated as natural open space. The northern 72 acres contains the Mesquite Woodland habitat and Alkali Sink and the Ridge Wash habitat is located in the 150 acres in the southwest portion of the site.~~

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~~ two golf ~~course~~ courses 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 have been preserved in open space areas or and have been excavated for scientific evaluation. The archaeological resources located in the southwest portion of the site would be protected within the designated natural open space area.

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~~ 1,832 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: (Revised Riding and Hiking Trail Element removes regional trail from  
this property.)~~

## 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 more than 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<sup>5</sup> 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<sup>5</sup> Hill:** All use regulations are applicable to this designation. Those proposed for Rams<sup>5</sup> 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 3,140 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.

**Rams Hill:** Public utilities are being 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 have been constructed by the developer and dedicated to 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 ~~2.1~~3.0-acre parcel has been deeded 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 was received from LUER in a letter dated May 19, 1978. Final determination was made by the Planning Commission and Board of Supervisors when they approved this Specific Plan.

An open space dedication was granted to the County as part of this Specific Plan for the acres shown as Open Space area on Exhibit C-9 (See Figure 2).

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 two 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. There are no regional or local riding and hiking trails on the Rams Hill project site. 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.

**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~~ 10 to ~~eight~~ 15 minutes. A fire station site has been deeded for development of a facility by the Borrego Springs 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~~ reduces 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 is the provision of additional medical services to the area. The project includes a satellite medical clinic of the Scripps Clinic in La Jolla.

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 has expanded the medical services currently available in the Borrego Valley through the construction of the 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<sup>™</sup> 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<sup>™</sup> 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<sup>™</sup> Hill:** Although this policy is a directive to government and not private projects, water availability and use is a major issue in the Rams<sup>™</sup> Hill project. Extensive studies have been done to estimate ground water use by the Rams<sup>™</sup> 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:** This policy is a directive to government, but for a discussion of groundwater resources, see Section VI, Water, p. 64.

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 courses. The Borrego Valley sewer system is now being developed to use Rams Hill as a treatment plant and wastewater recycling facility for the whole valley. 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 desalinized 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~~ throughout 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 groundwater section of the EIR prepared for SP 80-01 and the EIR which accompanies this specific plan amendment 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:** For a discussion of groundwater resources, see Section VI, Water, p. 64-72.

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 will meet the Regional Water Quality Control Board and State Health Department requirements, thus avoiding adverse impacts.

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 have been constructed to reduce erosion and flood hazards. Water distribution and sewage treatment facilities are 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 and constructed to use treated water for irrigation purposes.

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 and has been constructed.

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 are being 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 Modification 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 gently sloping 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 Modification 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 and geology 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 the use of 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, all of which are located in designated natural open space areas ~~or future planning areas~~.

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.~~ The EIR includes an analysis of potential cultural resource impacts in Section V. E. of the report.

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 have been fully studied ~~and are not in areas covered by this Specific Plan.~~ and are located in areas designated as Open Space.

## 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 POLICIES

At the time of approval of the Rams Hill Specific Plan, the Regional Growth Management Plan had not yet been incorporated into the County General Plan. It has now been incorporated, and the County General Plan Land Use Element, Policy 1.7, "Special Study Areas", designated the Borrego Valley as one of two special study areas. In regard to the Borrego Valley, that policy states that "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."

This is the same language as existed in the Regional Growth Management Plan. On August 1, 1978, the Board of Supervisors made a finding that the policy did not affect the Rams Hill specific plan as the Rams Hill plan did not propose any increase in density over that allowed by the General Plan.

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Conservation Policies  
Use Technology Policy 12

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**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.



## 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 Reports for SP 80-01 and SP-A83-05 which have been ~~were~~ incorporated in the project to minimize potential adverse impacts. Mitigation measures recommended in conjunction with this current specific plan amendment are also summarized below. ~~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 potential impacts resulting from the development of a residential-resort complex: (1) the residential units would be clustered; (2) over half the property would be dedicated as permanent undeveloped open space; (3) extensive landscaping would be done with desert-adapted plants. The currently proposed specific plan amendment would be consistent with applicable land use designations for the property.

### Landforms/Geology/Soils

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

### Agriculture

No mitigating measures were proposed or deemed necessary by the ~~draft~~ EIR's for SP 80-01, SP-A83-05 or the currently proposed specific plan amendment.

### 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 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~~ three flood control channels has been built to divert flow around the southeast and west sides of the developed areas. The waste water treatment plant and percolation basins are fully protected from flooding to the satisfaction of the Regional Water Quality Control Board.

#### Biology

The studies required by the County have been completed and "signed off". No rare or endangered species have been found on the site. The current specific plan amendment designates a resource preservation area in the southwestern portion of the specific plan area to preserve both biological and archaeological resources. Sensitive habitat areas are also located within the 72 acre northernmost portion of the property. These two areas, totalling 222 acres, are designated as natural open space areas to protect the biological resources.

#### Archaeology

Mitigation studies have been completed and signed off. The current specific plan amendment designates a resource preservation area in the southwestern portion of the specific plan area for the purpose of preserving archaeological and biological resources. Subsequent field studies have shown that all archaeology sites are outside of the boundary of this Specific Plan. This area is included in the 150 acre dedicated natural open space area.

#### 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, and an emphasis on golf cart travel within the resort community.

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 Ram's 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 will 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 will 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 pressure 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, will 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 are being separated from major traffic areas, and clustered around cul-de-sacs to reduce through traffic.

### Visual Quality

To reduce impacts to visual quality, extensive landscaping using native vegetation is being done throughout the resort, PD, and single-family areas of the project. The large roughs on the borders of the golf courses are being left in native vegetation ~~until fully developed.~~ The waste water treatment facility ~~will be screened from view through the use of desert-adapted trees and shrubs.~~ is located substantially below ground level. The mesquite woodland adjacent to the Borrego Sink located in the northernmost portion of the project is designated as natural open space. ~~and the ridge wash areas in the southwest corner is also being designated as natural open space.~~ ~~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 will be used for pool, water and space heating. Proper orientation and shading of buildings will 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 wastewater treatment facility has been designed to handle a large variability in flow volumes. Effluent will be recycled for use on the golf courses.

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

SDG&E has indicated that new substation facilities may be needed to serve full build-out of Rams Hill as proposed by this specific plan amendment. The applicant would coordinate with SDG&E to ensure adequate provision of services.

### Traffic

All road and traffic requirements and conditions placed on the applicant at the time of the approval of Specific Plan 80-01 have been satisfied by dedication, construction, secured agreement or other Board of Supervisors action.

~~Improvement to county major road standards on Yaqui Pass Road between Highway 78 and the Borrego Valley on Montezuma Valley Road would mitigate Borrego Springs peak season traffic impacts on these main access roads to insignificance. This measure, however, 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.~~

The County of San Diego recommends road improvements to Yaqui Pass Road and Borrego Springs Road to be completed in two phases. The first-phase road improvements will mitigate the impacts resulting from increased residential-generated traffic and must be completed prior to occupancy of any residential units within the proposal. The second phase of road improvements will mitigate the impacts resulting from commercial-generated traffic and must be completed prior to occupancy of any buildings within the commercial area of the proposal.

### Liquid Waste

The construction and careful operation of the proposed wastewater treatment plant will mitigate to an insignificant level all potential impact. Sewage produced by the Rams' Hill development and the town center area of Borrego Springs will be reclaimed as irrigation water for the golf courses.

### 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 2.44~~ 3.00-acre parcel on site for a station has been deeded to the fire district and a fire truck purchased. A fire station will be constructed. 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.

#### 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.

The County Department of Sanitation and Flood Control has indicated that additional landfill capacity may be necessary to serve build-out of the Rams Hill development. The applicant will work with the County to ensure that adequate landfill facilities are provided.

#### Water

On site, a series of measures are proposed to conserve water at Rams Hill. Up to ~~250,000~~ 1,400,000 G.P.D. of waste water would be recycled to irrigate the golf courses. 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 are being implemented. The landscaping and golf course are watered at night to help reduce evaporation losses. Water flow restrictors are included in all faucets. Low flow basin toilets and water efficient dishwashers are being installed in all dwelling units. Drip irrigation is being used for shrubbery in common areas.

~~In 1980, the County contracted with the United States Geological Survey (USGS) and the California Department of Water Resources (DWR) to undertake a groundwater study and prepare a groundwater management plan for the Borrego Valley. This is a three phase study encompassing Phase 1 Data Collection and Analysis, Phase 2 Computer Modeling, and Phase 3 Preparation of the Groundwater Management Plan.~~

~~The USGS has completed Phase 1 which involved defining the size of the aquifer, the amount of water in storage, the amount of groundwater recharge, and the historic and projected use rates. The USGS also reviewed groundwater quality. The results of these studies showed a substantially larger reserve of groundwater than estimated in previous studies.~~

~~Phase 2 and Phase 3 of the study are currently underway by the USGS and the DWR. Phase 2 is the construction of a computer model to help evaluate various groundwater management programs. Phase 3 will propose a groundwater management program which State staff has said will probably recommend a continuing groundwater monitoring program and limited conservation measures. When completed, the Groundwater Management Plan will be presented to the Borrego Water District and the County Board of Supervisors for their consideration and adoption.~~

~~In public meetings, USGS staff has presented projections about how long the existing groundwater supply can serve the valley. In what was termed the most likely growth rate, which also included an increase in golf courses and a decline in agriculture, the amount of groundwater that could be economically extracted under existing conditions would last approximately 650 years.~~

Although the Borrego Valley is not likely to have any critical water problems for some time, water is still a finite resource and any new development must address water management considerations. The Rams Hill developer has included certain water conservation measures as part of the planning for the project which are described below.

a. On-Site Measures

Four measures are being implemented or proposed to conserve water at Rams Hill: (1) treatment of wastewater for reuse; (2) increased use of drought resistant plants for landscaping; (3) design of the proposed golf course and redesign of existing course to improve water conservation; and (4) changes in golf course maintenance techniques aimed at water conservation.

Steps have been taken to increase the amount of reclaimed water available by the connection of the Town Center sewer to the Rams Hill wastewater treatment plant. If development continues as projected, the estimated 1,080 acre-feet of reclaimed water produced would provide sufficient flow in the winter months, during peak occupation rates at Rams Hill, to meet nearly 100% of water demand from two 18-hole golf courses. In the summer, when irrigation demand is higher and reclaimed water availability is down due to lower occupancy rates, it is estimated that about 30 percent of the golf courses water demand could be met with reclaimed water. As additional development takes place in Borrego, the amount of wastewater available will continue to increase.

As discussed in the EIR for Phase I (SP 80-01) of the Rams Hill development, to conserve water further, drought resistant plants are used to the maximum extent feasible for landscaping in common areas. Under the amendment to the Specific Plan, no change is suggested to the 1,832 acres of the site which are designated as permanent open space.

In addition, plans have been developed for the redesign of the existing golf course which would decrease the amount of acreage in turf from 87 percent to 66 percent of the total golf course area. This would be accomplished by narrowing the fairways and decreasing the size of tee and green areas and increasing the area of the course using desert landscaping. The proposed golf

course will be planned based on the same design concept of reduced turf area and increased desert landscape.

A proposal has also been made that would reduce the rate of water application for drought tolerant areas from the current level of about 2.54 acre-feet per acre per year to 1.47 acre-feet per acre per year. This decrease in usage would be achieved largely through the reduction of the rate of application on desert-scape transition areas around the golf course. It is considered a realistic reduction level since it also allows for slightly heavier application at entrances and other "show" areas considered essential to maintain the scenic appeal of the development.

To further reduce water use, state of the art irrigation technology would be used for the new golf course. Sprinkler heads will be controlled individually, allowing course operators to deliver water where it is needed and avoid overwatering areas which do not dry out as rapidly. In addition, systems are available whereby such meteorological parameters as temperature, wind and evapotranspiration rate can be keyed into the computer system to deliver water quantities which do not exceed the amount the plants can use.

In addition, some additional recharge may occur since the new golf course design includes detention/desilting basins for storm runoff. This measure compliments in part a recommendation in the DWR water management report for construction of small recharge ponds.

b. Borrego Water District

In 1961, property owners in the Borrego Valley formed the Borrego Water District covering an area of roughly 43 square miles. The District has an elected Board of Directors. One of the mitigation measures proposed in the 1979 EIR was the annexation of Rams Hill to this water district. Since then the Rams Hill site has become part of the Borrego Water District. This will serve to facilitate valley-wide water management. As pointed out in the 1979 EIR, any potential problems with differential lowering of the water table can be prevented through a basin-wide supply agency. Regulation of water usage and equalization of rights to water can be ensured.

In conclusion this amendment to the Specific Plan phase of the Rams Hill project and future high growth in the Borrego Valley would not imperil the water supply in the Borrego groundwater basin. Conservative assumptions concerning future residential and agricultural growth in the valley result in an estimated consumptive water use of between 10,700 and 16,300 acre-feet annually by the year 2000, assuming a growth rate of 8% and 12%, respectively, and that agricultural use declines to 50% of 1980 levels. This is in comparison to DWR's scenarios for 2000 which range from 12,470 to 14,420 acre-feet per year, for the same growth rates (assuming that agricultural use remains at 1980 levels). That report concludes that "the Borrego Valley does not have imminent and critical water problems" and sufficient water is in storage to allow the valley to implement water management plans as growth takes place. The DWR report recommendations for water management

include the establishment of the Borrego Water District as a valley-wide water management agency; capture and recharge of natural runoff into the groundwater basin through construction of numerous small and inexpensive recharge ponds; and maximum water conservation and reclamation. Several of these points are addressed by current or proposed actions at Rams Hill including its incorporation into the Borrego Water District, golf course design aimed at water conservation, and the use of reclaimed water for irrigation.



## 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,~~ (1) a specific plan amendment, ~~(2) a series of zone reclassifications,~~ (2) a series of planned development permits, (3) an amended major use permit and a new major use permit to accommodate changes to the existing 18-hole golf course and a new 18-hole golf course, ~~(4) a series of major use permits,~~ (4) a series of tentative and final subdivision maps and (5) a series of tentative and final parcel maps on the clinic site to expedite this part of the project. The ministerial permits include (1) grading permits, (2) construction permits, (3) encroachment permits, and (4) building permits. In addition, an environmental impact report is required, and has been prepared in conjunction with this specific plan amendment.

### 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 rezoned, tentative subdivision map, and major use permits are necessary for its implementation. It is not, however, a "land project" under state law as only a limited portion will be residential lot sales sold to individual purchasers. All other lots will be developed by the project developer or other developer/builders. A specific plan has been approved for a 2205-acre portion of the total 3,140-acre property. The remaining 935 acres will be the subject of a subsequent project application.~~

#### ~~2. 1. Specific Plan Amendment~~

A specific plan for the first five years of development was approved on May 7, 1980 (SP 80-01). An amended specific plan was approved on May 2, 1984 (SP-A83-05) and the approved land uses are shown in Figure 11. SP-A83-05 concerned minor revisions to areas covered by the original specific plan. This Specific Plan Amendment covers the 928 acres which were designated as future planning areas (FPA's) in the original specific plan (SP 80-01), proposes changes to the configuration of the existing 18-hole golf course and the addition of a new 18-hole golf course, and also proposes changes to certain land uses within the boundaries of the previously approved specific plan (Figure 12). This amendment will detail that development which could occur within the next five year period of time (in conformance with Board Policy I-59). This amendment will result in the allocation of the remaining 790 units that were not covered by either SP 80-01 or SP-A 83-05. In addition, this amendment will replan 269 units previously covered by SP 80-01 and SP-A 83-05. In short, this amendment will allocate a combined total of 1,059 units. This allocation is based on 780 dwelling units designated in Specific Plan (SP 80-01). 511 units of these 780 du's will remain as designated. 269 du's designated in SP 80-01 will be replanned. 790 additional new units will also be allocated. The replanned 269 units and the new 790 units total 1,059 units which are the subject of this amendment.

In conjunction with this specific plan amendment, residential densities have been assigned to 616 acres now being planned of the 928 acres which were previously designated FPA's. These areas were not planned in detail in either SP 80-01 or SP-A 83-05. This amendment will allocate the remaining 790 dwelling units to approximately 616 acres of these FPA designated areas. The FPA's will be reduced in size from approximately 928 acres to 312 acres. In addition, this amendment will re-allocate 269 dwelling units which were previously designated as follows: 112 units (3 du's per acre), 125 units (6 du's per acre), 7 units (11 du's per acre), 25 units (estate).

In total, this amendment will allocate 1,059 dwelling units with 42 units being designated as estate, 433 units designated as 3 du's per acre, and 584 units designated as 6 du's per acre.

This amendment results in the allocation of the entire number of units (1,570) allowed on the property by the existing General Plan. It also leaves approximately 312 acres designated as FPA's with no density assigned. It is anticipated that some projects will not attain the maximum density permitted, and that some units will be "left over". Such "leftover" units, if they occur, would eventually be developed in the approximately 313 acres of FPA's designated by this amendment. The FPA's may therefore be regarded as a "bank". Development in the FPA's would be the subject of a future amendment(s) which would be done in accordance with the following guidelines:

- a. Density in any FPA would in no case exceed six (6) dwelling units per acre.
- b. Unused units would be allocated first to the FPA located south of Scripps Clinic and adjacent to Yaqui Pass Road, second to the FPA located east of the fire station site and north of the existing flood control channel, third to the area northwest of the flood control channel and southwest of Borrego Springs Road, and finally to the area north of Borrego Springs Road. Any remaining FPA's will become open space.
- c. The TM that allocates the last of the allowed 1,570 units will contain a condition requiring the dedication of any remaining FPA's as open space. If there is a subsequent SPA, that SPA will then replace the FPA's with the appropriate open space designation.

## ➤ 2. Zone Reclassifications

~~Except in areas for which final maps have been recorded, the Rams' Hill property is presently zoned with provisional zoning categories S-87, to allow development under the specific plan requirements.~~

~~The 935 acres which are not planned in this Specific Plan phase are designated S-88 for future planning.~~

Current zoning of the Rams Hill site is shown in Figure 13. The amended zoning is shown in Figure 14. This amendment would allow for rezoning of 616 acres of S-88 zoned land to permit development within some of the currently designated future

planning areas. Other rezones include: Designation of additional open space for the expansion of the North Golf Course and the dedication of natural open space to protect biological and archaeological resources; and the designation of a 30-acre parcel for commercial use, previously identified for future commercial use.

#### 4. 3. Major Use Permits

~~Major use permits were or are being 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.~~

A major modification to the existing golf course MUP (P79-130W) a new MUP (P86-062) for the North Course is being processed. MUP's have already been approved for the wastewater treatment plant and for the hotel/tennis complex. Both the North and South Golf Courses will require MUP's. The existing golf pavilion will be included in (P79-130W) for the North Course. The actual plans for construction of the clubhouse facility will require a modification of the MUP (P86-062) for the South Course; however, there will be no charge for review of the country club site plan by the County staff and the review will be administrative.

#### 5. 4. Planned Development Permit

Planned development permits are required for the planned residential unit areas.

#### 6. 5. 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 developed area of the 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. Final maps are being filed as the project is implemented. Five final maps have been recorded on the site and three final maps are being processed. A new tentative map is being processed in conjunction with this Specific Plan Amendment to redefine the area for the new South Golf Course and planned development of the fairway lots.~~

Future tentative maps may include several different types of residential development on one tentative map. For example, a single tentative map may include an R-S-3 area and several R-V-6 areas. In cases where a tentative map includes several different residential product types, the developer may retain the flexibility to transfer units among residential development areas within one tentative map. For example, within a tentative map area including an R-S-3 area and an R-V-6 area, a developer could build to an R-S-2 density in the R-S-3 area and transfer the additional units to an R-V-6 area, causing the R-V-6 area to be developed to an R-V-7 or R-V-8 density. Such a scenario would require a rezone of the R-V-6 area in conjunction with the tentative map, however, a specific plan amendment would not

be required. When the tentative map for the estate lot area is submitted it will be subject to supplemental environmental review prior to approval by the County of San Diego. The emphasis of the County's review will be on the potential impacts of grading with respect to slope stability, erosion potential and visual resources as well as the compatability of the design with surrounding land uses. If the proposed 42 dwelling units cannot be accommodated in the estate lot area due to environmental concern, the "leftover" units will be relocated in accordance with the provisions of this specific plan.

~~6. Tentative and Final Parcel Map~~

~~In order to expedite development of the medical clinic a parcel map was recorded for 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.~~ will be processed in conjunction with various phases of project implementation.

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. EIR's were prepared and certified for both SP 80-01 and SP-A83-05. An EIR is being processed concurrently with this specific plan amendment.

D. Phasing

This Specific Plan is being implemented on a phased basis. ~~By 1984, tentative or final maps will be in process or recorded for 680 of the allowable 780 units of the Specific Plan. As of October 1986 there are final maps recorded or being processed for 511 dwelling units. This Specific Plan Amendment allocates the remaining 790 residential units to 616 acres of the 928 acres previously designated for future planning. Incremental development within the Specific Plan Area will be phased in response to market demand.~~

E. Continued Maintenance

The maintenance of the open space, landscaping, private streets, drainage facilities and recreational facilities will be done through private assessments. There will be an overall homeowners' association for general maintenance and individual homeowners' associations for the various planned development and conventional sub

division units. The landscaping of the single-family homes would be privately maintained. Fees will 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, will be maintained by the owners or operators of those facilities. ~~For detailed explanation see Attachment J.~~

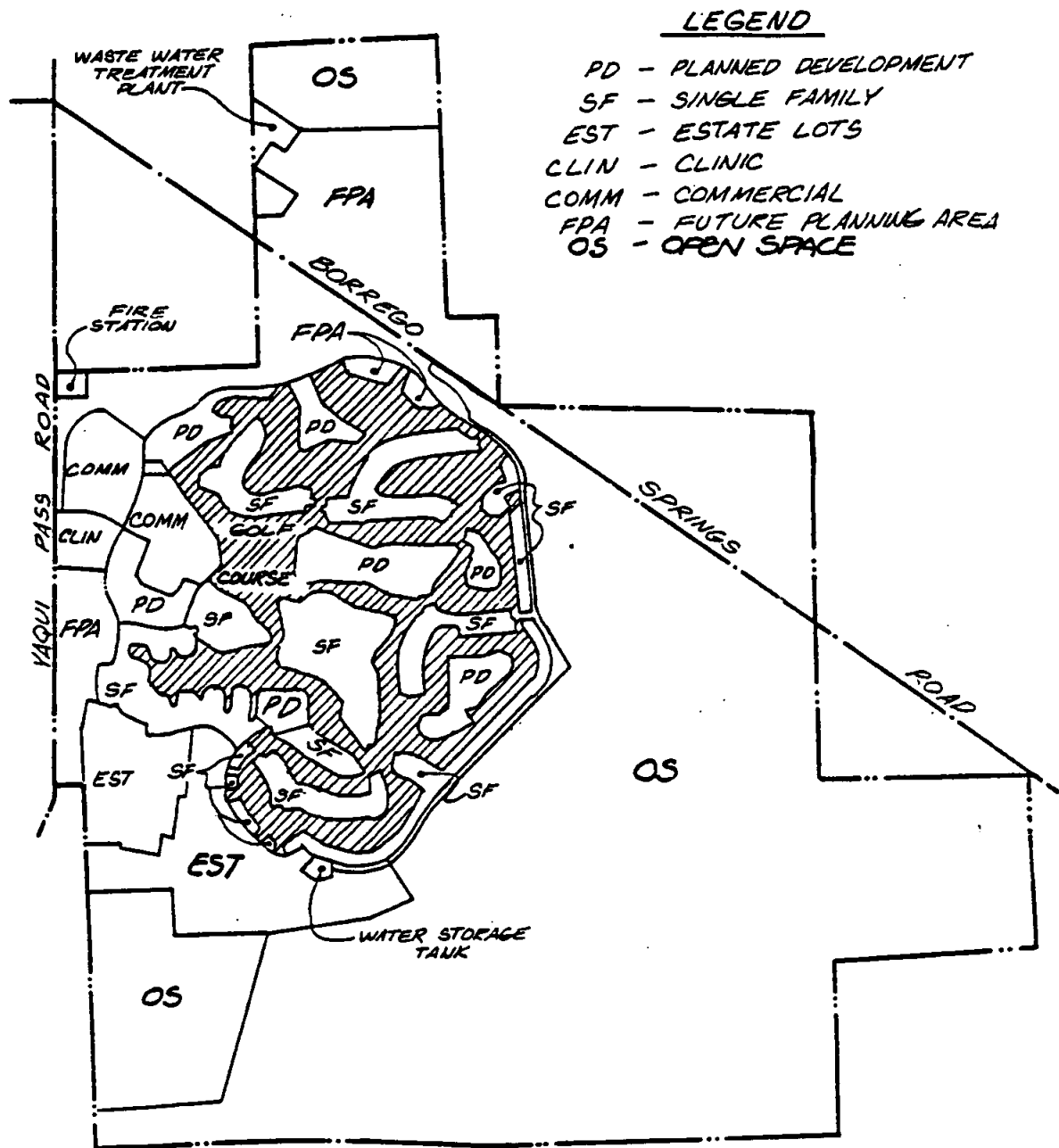
As provided in the General Plan Amendment and the mitigation measures of the Environmental Impact Report, the developer proposes to retain the underlying fee on the ~~1,600~~ 1,832-acre open space area, ~~during this first five year phase of the project.~~ This will assure maintenance of the area and 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 ~~10-11~~  
CURRENT LAND USES



Figure ~~44~~ 12  
AMENDED LAND USES



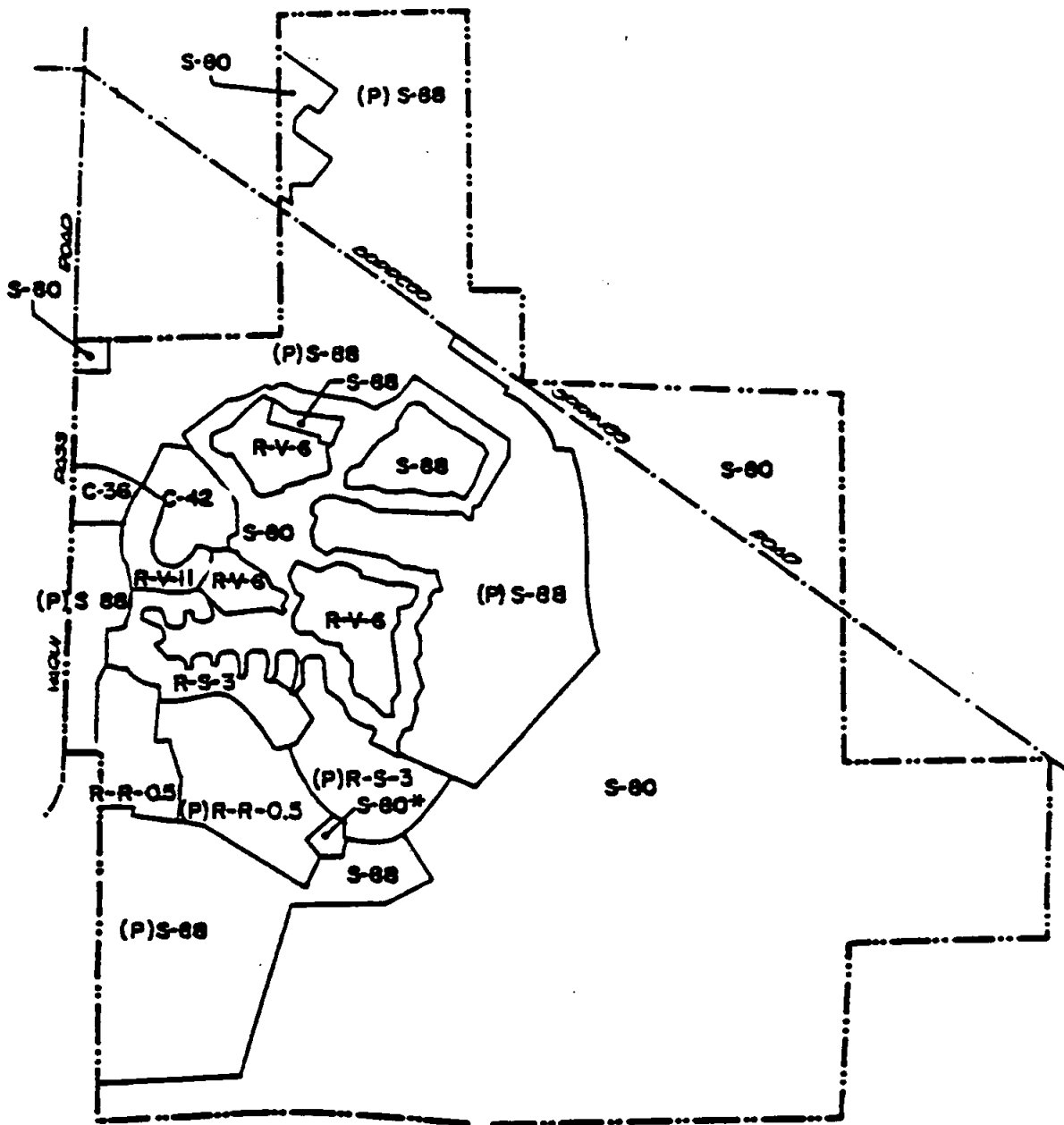


NO SCALE

Figure  
12

## RAMS HILL Amended Land Use

Figure ~~42~~13  
CURRENT ZONING

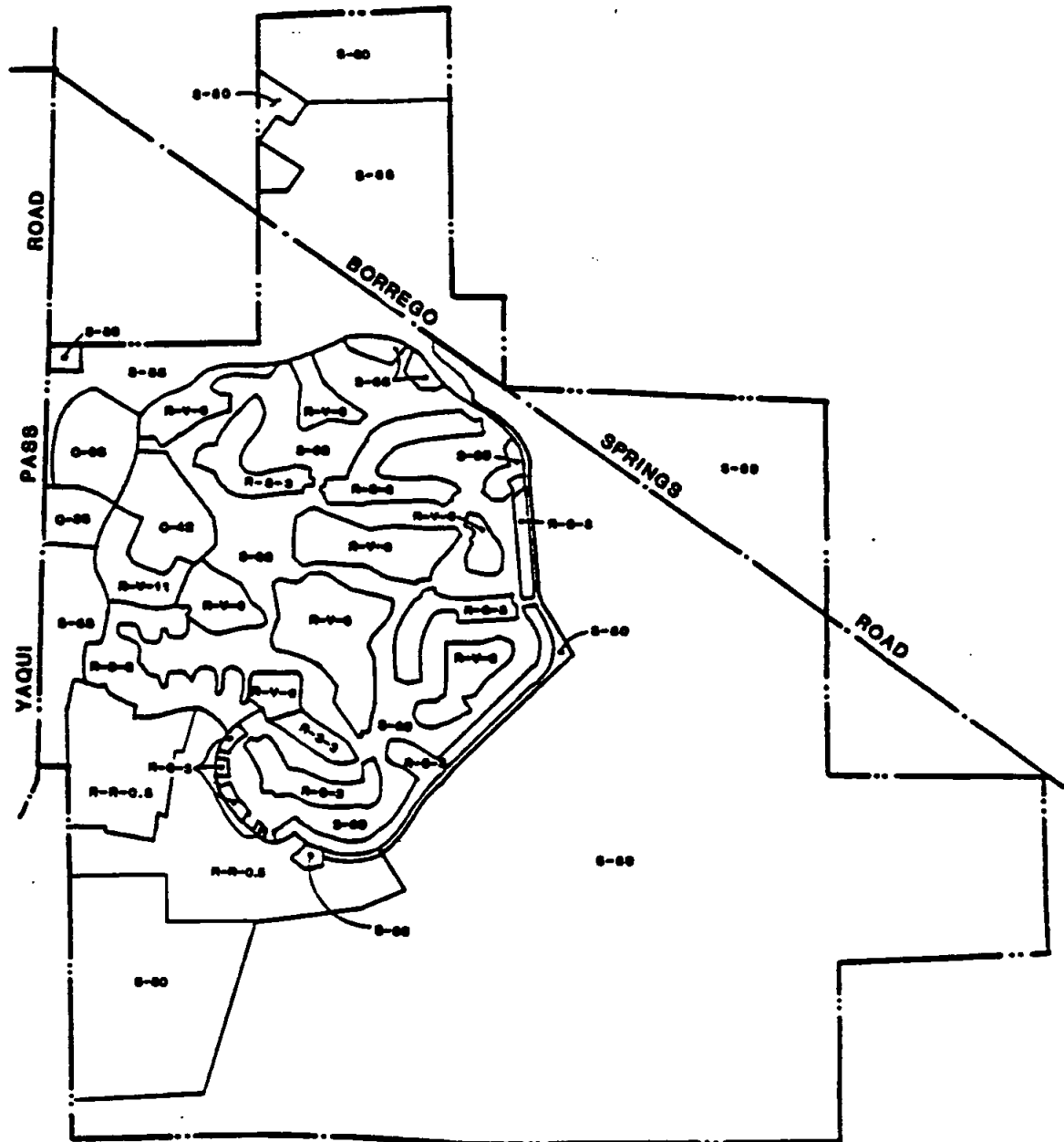


NO SCALE

Figure  
13

## RAMS HILL Current Zoning Designations

Figure ~~13~~ 14  
AMENDED ZONING



NO SCALE

Figure  
14

# RAMS HILL Amended Zoning Designations

## F. Provision of Services

This section discusses the specific manner in which public services and facilities for this Specific Plan are being 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) electricity, (4) telephone, (5) cable television, (6) fire protection, (7) schools, (8) roads, and (9) police protection.~~ (3) fire protection, (4) schools, (5) roads, (6) police protection, (7) electricity, (8) telephone, and (9) cable television.

### 1. Water Service

Water service is being provided by the Borrego Water District.

The Borrego Water District will also provide service for the second Specific Plan phase. The infrastructure for the first Specific Plan ~~will be~~ was 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 being provided by the Borrego Water District.

### 3. Fire Protection

The Rams<sup>®</sup> 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, confirmed that fire service will be available to the project. This service is being phased and financed as follows:

#### (a) Financed

- (1) DiGiorgio Corportion has donated the site for a fire station on the Rams<sup>®</sup> 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 has donated one engine company at a cost of approximately \$90,000.
- (4) Should there be insufficient ad valorem tax revenues generated from the Rams<sup>®</sup> 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.

4. Schools

Rams Hill Country Club is 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 equal to any developer's fees and is doing so as building permits are obtained.~~

5. Roads

The internal roads for the Rams Hill development are partially constructed.

6. Police

Rams Hill Country Club is served by the San Diego County Sheriff's Department and ~~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.

7. Electricity

Electric utilities for Rams Hill is being provided by San Diego Gas & Electric Company (SDG&E).

8. Telephone

Pacific Telephone will provide telephone services to the Rams Hill Resort Complex.

9. Cable Television

Cable television service is being provided by the Tele-Cable TV Company.

APPENDIX 1

SERVICE LETTERS





## San Diego Gas & Electric

June 13, 1986

Mary J. Donovan  
PRC Engineering, Inc.  
401 W. A Street  
Suite 2500  
San Diego, CA 92101

SUBJECT: Specific Plan Amendment, Rams Hill  
Country Club, Borrego California

Ms. Donovan:

This letter responds to your request for information regarding the ability for San Diego Gas & Electric's existing system to serve the proposed expansions of the Rams Hill Country Club development. I discussed this subject with the district engineer. SDG&E's future plans for the area were also discussed. The following information should respond to your inquiry:

- o The existing substation at Borrego is an isolated substation and is at capacity.
- o Proposed development will require either rebuilding the existing substation or installing a new substation. The current recommendation is to install a new substation in the vicinity of Yaqui Pass and Borrego Springs Road.
- o The existing transmission line is adequate to serve the proposed development and the rebuilt substation or proposed new substation.
- o Ongoing development in the Borrego vicinity will warrant future transmission development for capacity and reliability purposes. We foresee a new transmission line coming into the planning horizon, i.e., within the next 10 years. At this time we have no idea where the line would be located but, it would be wise to begin planning for the location in the near future.

Ms. Donovan, please keep in mind that SDG&E has no gas facilities in the Borrego area. We only serve it with electricity. Bottled gas is available from private companies. If you have any questions regarding this letter or wish to discuss the entire matter further, please give me a call at (619) 696-2409.

Sincerely,

Don L. Rose  
Sr. Licensing Analyst

DLR:s1

May 26, 1986

Mr. Don Rose, Land Planning Analyst  
San Diego Gas & Electric  
P.O. Box 1831  
San Diego, CA 92101

Dear Mr. Rose:

The DiGiorgio Development Corporation is proposing a specific plan amendment, rezone, and tentative maps for the completion of Rams Hill Country Club. In January, 1979, PRC Engineering prepared an environmental impact report (EIR) for the first Rams Hill Country Club Specific Plan (SP-80-01). That specific plan was to be developed over a five year planning period and included approximately half of the ultimate build-out allowed by the General Plan designations. In March 1984, a Specific Plan Amendment (SP-A83-05) which outlined minor revisions to the Specific Plan was approved. The following table provides land use information for SP-A83-05.

Amended Specific Plan (SP-A83-05) Land Use Table

Land Use	Acres	Dwelling Units
Residential:		
Estates	134.3	50
R-S-3 (zone)	122.7	199
R-V-6 (zone)	92.9	401
R-V-11 (zone)	19.7	130
Commercial:		
Clinic	12.6	-0-
Hotel, Country Club, golf pavilion and Tennis Center	31.7	-0-
Public facilities/Golf Course	188.1	-0-
Public Roads	3.0	-0-
SPECIFIC PLAN TOTALS	605.0	780 d.u.
Permanent Natural Open Space	1,600.0	
Future Planning Areas	935.5	
RAMS HILL COUNTRY CLUB		
TOTAL OWNERSHIP	3,140.5 ac.	

At the present time, PRC Engineering is preparing a new amendment to the Specific Plan. This amendment will allocate the remaining 790 dwelling

units (d.u.'s) allowed by the General Plan within the 935+ acres which were designated as "future planning areas" in the original specific plan (see above table). Additionally, a second 18-hole country club golf course and a 30-acre commercial are proposed. Much of the water needed to irrigate the new golf course will be water reclaimed at the sewage treatment plant on the Rams Hill property. An EIR is being prepared for the Rams Hill Country Club amended specific plan, rezone, tentative map and major use permits (MUP). A modified MUP for the proposed modifications to the existing golf course and a new MUP for the newly proposed 18-hole country club golf course will be filed. The following land use table is provided for your reference.

Proposed Complete Rams Hill Land Use Table

Land Use	Acres	Dwelling Units
Current Planned/Developed Residential	240	522
Future Residential:		
Estates	258.5	55
R-S-3 (zone)	132.8	398
R-V-6 (zone)	439.2	595
Commercial	30.0	-0-
Golf Course, Open Space, Streetscape	440.0	-0-
Permanent Natural Open Space	<u>1,600.0</u>	_____
<b>TOTAL</b>	<b>3,140.5 (acres)</b>	<b>1,570 d.u.'s</b>

These proposed land uses are indicated on the enclosed map.

Your office was contacted by telephone to identify existing conditions and to identify potential impacts of this project to SDG&E. Can you please verify, in writing, that the following information is correct.

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. SDG&E is unable to ascertain the number of kilowatt hours (kwh) used in Borrego Springs monthly, although patterns and peak demands can be identified.
4. There is no specific generating plant serving Borrego Springs. An intertied system is utilized whereby electricity to Borrego Springs can come from numerous generating stations located in the coastal areas using a multitude of fuels.

Mr. Don Rose  
May 26, 1986  
Page 3

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, when occupancy levels warrant these improvements. Circuit work on the distribution system would also likely be required.

Also, does SDG&E have any planned facilities in this district?

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 June 5, 1986. Please feel free to make any changes and/or corrections to the above information right on this letter. Please do not hesitate to call me if you have any questions. A space is provided below for your signature.

Sincerely,

**PRC ENGINEERING, INC.**

Mary J. Donovan  
Environmental Analyst

Dated: \_\_\_\_\_

\_\_\_\_\_  
Don Rose  
San Diego Gas & Electric

cc: Steve Lizanich

MJD:deb



Planning Research Corporation

PRC Engineering

May 23, 1986

RECEIVED

JUN 1 1986

Mr. Steve Sawyer  
Borrego Springs Fire Protection District  
P.O. Box 898  
Borrego Springs, CA 92004

PRC Engineering

Dear Mr. Sawyer:

The DiGiorgio Development Corporation is proposing a specific plan amendment, rezone, and tentative maps for the completion of Rams Hill Country Club. In January, 1979, PRC Engineering prepared an environmental impact report (EIR) for the first Rams Hill Country Club Specific Plan (SP-80-01). That specific plan was to be developed over a five year planning period and included approximately half of the ultimate build-out allowed by the General Plan designations. In March 1984, a Specific Plan Amendment (SP-A83-05) which outlined minor revisions to the Specific Plan was approved. The following table provides land use information for SP-A83-05.

Amended Specific Plan (SP-A83-05) Land Use Table

Land Use	Acres	Dwelling Units
Residential:		
Estates	134.3	50
R-S-3 (zone)	122.7	199
R-V-6 (zone)	92.9	401
R-V-11 (zone)	19.7	130
Commercial:		
Clinic	12.6	-0-
Hotel, Country Club, golf pavilion and Tennis Center	31.7	-0-
Public facilities/Golf Course	188.1	-0-
Public Roads	3.0	-0-
SPECIFIC PLAN TOTALS	605.0	780 d.u.
Permanent Natural Open Space	1,600.0	
Future Planning Areas	935.5	
RAMS HILL COUNTRY CLUB		
TOTAL OWNERSHIP	3,140.5 ac.	

At the present time, PRC Engineering is preparing a new amendment to the Specific Plan. This amendment will allocate the remaining 790 dwelling

units (d.u.'s) allowed by the General Plan within the 935+ acres which were designated as "future planning areas" in the original specific plan (see above table). Additionally, a second 18-hole country club golf course and a 30-acre commercial area are proposed. Much of the water needed to irrigate the new golf course will be water reclaimed at the sewage treatment plant on the Rams Hill property. An EIR is being prepared for the Rams Hill Country Club amended specific plan, rezone, tentative map and major use permits (MUP). A modified MUP for the proposed modifications to the existing golf course and a new MUP for the newly proposed 18-hole country club golf course will be filed. The following land use table is provided for your reference.

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Land Use	Acres	Dwelling Units
Current Planned/Developed Residential	240	522
Future Residential:		
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R-S-3 (zone)	132.8	398
R-V-6 (zone)	439.2	595
Commercial	30.0	-0-
Golf Course, Open Space, Streetscape	440.0	-0-
Permanent Natural Open Space	<u>1,600.0</u>	_____
<b>TOTAL</b>	<b>3,140.5 (acres)</b>	<b>1,570 d.u.'s</b>

These proposed land uses are indicated on the enclosed map.

Your office was contacted on May 21, 1986 regarding the provision of fire protection and emergency medical services for the expansion and completion of the Rams' Hill Country Club. Could you please verify in writing that the following information is correct:

1. The Rams Hill project lies within the jurisdiction of the Borrego Springs Fire Protection District. The fire station in closest proximity to the site is located at 2324 Stirrup Road; this is approximately 6 miles from the project. Response time to the site is estimated to be ~~6-10~~ <sup>10-15</sup> minutes. Given the exposure hazard at the site these response times may not be adequate.
2. There are <sup>8</sup> ~~10~~ full-time paid fire fighters and two chief officers. At the present time there are six volunteer fire fighters. It is anticipated that the number of volunteer firefighters may increase in the near future. The staff is divided into three engine companies which man two primary 1000-gallon per minute (gpm) pumpers and one reserve 1000-gpm pumper. All personnel are certified Emergency Medical Technicians (EMT-1A). The district maintains two basic life support ambulances, one

Mr. Steve Sawyer  
May 23, 1986  
Page 3

- 4-wheel drive basic life support ambulance and a rescue equipment squad truck.
3. A 2.5 acre parcel within the Rams Hill Country Club boundary was designated for the provision of a future fire station. A class 10 insurance rating will be given to all new structures on the property until a new fire station is built on or adjacent to the property. When the new station is built additional staff and service vehicles will be required.
  4. The proposed project will significantly increase the demand for both fire protection and emergency medical services; this will be mitigated by staffing the future fire station intended for the Rams Hill site, when occupancy levels warrant its construction. An assessment of the financial impacts of the project on the District are not available at the present time.

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 June 5, 1986. Please do not hesitate to call me if you have any questions. You may make corrections and/or changes to the above information right on the letter. A space is provided below for your signature.

Sincerely,

PRC ENGINEERING, INC.



Mary J. Donovan  
Environmental Analyst



Steve Sawyer, Battalion Chief  
Borrego Springs Fire Protection District

Dated: 5-30-86

MJD:deb



Planning Research Corporation

PRC Engineering

1500 La Jolla Village Drive  
Suite 200  
La Jolla, CA 92037  
Tel. (619) 451-1000  
Fax. (619) 451-1001

RECEIVED

JUN 6 1986

May 26, 1986

PRC Engineering

Mr. Michael Ringer  
San Diego County Sheriff's Department  
222 West "C" Street  
San Diego, CA 92101

Dear Mr. Ringer:

The DiGiorgio Development Corporation is proposing a specific plan amendment, rezone, and tentative maps for the completion of Rams Hill Country Club. In January, 1979, PRC Engineering prepared an environmental impact report (EIR) for the first Rams Hill Country Club Specific Plan (SP-80-01). That specific plan was to be developed over a five year planning period and included approximately half of the ultimate build-out allowed by the General Plan designations. In March 1984, a Specific Plan Amendment (SP-A83-05) which outlined minor revisions to the Specific Plan was approved. The following table provides land use information for SP-A83-05.

Amended Specific Plan (SP-A83-05) Land Use Table

Land Use	Acres	Dwelling Units
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R-V-11 (zone)	19.7	130
<b>Commercial:</b>		
Clinic	12.6	-0-
Hotel, Country Club, golf		
pavilion and Tennis Center	31.7	-0-
Public facilities/Golf Course	188.1	-0-
Public Roads	3.0	-0-
<b>SPECIFIC PLAN TOTALS</b>	<u>605.0</u>	<u>780 d.u.</u>
Permanent Natural Open Space	1,600.0	
Future Planning Areas	<u>935.5</u>	
<b>RAMS HILL COUNTRY CLUB</b>		
<b>TOTAL OWNERSHIP</b>	<b>3,140.5 ac.</b>	

At the present time, PRC Engineering is preparing a new amendment to the Specific Plan. This amendment will allocate the remaining 790 dwelling



units (d.u.'s) allowed by the General Plan within the 935+ acres which were designated as "future planning areas" in the original specific plan (see above table). Additionally, a second 18-hole country club golf course and a 30-acre commercial are proposed. Much of the water needed to irrigate the new golf course will be water reclaimed at the sewage treatment plant on the Rams Hill property. An EIR is being prepared for the Rams Hill Country Club amended specific plan, rezone, tentative map and major use permits (MUP). A modified MUP for the proposed modifications to the existing golf course and a new MUP for the newly proposed 18-hole country club golf course will be filed. The following land use table is provided for your reference.

Proposed Complete Rams Hill Land Use Table

Land Use	Acres	Dwelling Units
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Future Residential:		
Estates	258.5	55
R-S-3 (zone)	132.8	398
R-V-6 (zone)	439.2	595
Commercial	30.0	-0-
Golf Course, Open Space, Streetscape	440.0	-0-
Permanent Natural Open Space	<u>1,600.0</u>	_____
<b>TOTAL</b>	<b>3,140.5 (acres)</b>	<b>1,570 d.u.'s</b>

These proposed land uses are indicated on the enclosed map.

Your office was contacted on May 21, 1986 to obtain information regarding the provision of law enforcement for the proposed completion of the Rams Hill Country Club. Could you please verify in writing that the following information is correct:

1. The Rams Hill Country Club falls within Sheriff's Master Beat 71, District 1. There is currently one patrol unit on duty from 7:30 a.m. - 5 p.m. The resident deputy remains on call after 5 p.m.
2. The substation in closest proximity to the project site is located at 610 Palm Canyon Drive, Borrego Springs.

Mr. Michael Ringer  
May 26, 1986  
Page 3

3. The following response time information was calculated for the 6-month period ending March 31, 1986:

<u>Type of Call</u>	<u>Average Response Time</u>	<u>Number of Calls</u>
Priority	24.3 minutes	42
Non-priority	33.4 minutes	225

It should be noted that actual response times vary depending on the resident deputy's location at the time of the call.

4. There are currently no projected and/or budgeted increases in staff or equipment for the Borrego station.
5. The projected increase in population at the Rams Hill Country Club will significantly affect the sheriff's level of service in the area. There is currently one patrol deputy per 12,000-13,000 residents within this jurisdiction. As the population increases over the next several years additional patrol deputies and/or units will likely be required.

Please feel free to note any corrections and/or changes to the above information right on this letter. 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 June 5, 1986. Please do not hesitate to call me if you have any questions. A space is provided for your signature.

Sincerely,

PRC ENGINEERING, INC.

*Mary J. Donovan*

Mary J. Donovan  
Environmental Analyst

*Michael Ringer*

Michael Ringer  
Sherriff's Department

*The above information is still valid.*

Dated: 6-4-86

MJD:deb



# COUNTY OF SAN DIEGO

## DEPARTMENT OF PUBLIC WORKS

Building 2, 5555 Overland Avenue  
San Diego, California 92123-1295  
Telephone: (619) 565-5177

**GRANVILLE M. BOWMAN, Director**

August 19, 1986

Ms. Mary J. Donovan  
PRC Engineering  
401 West A Street  
Suite 2500  
San Diego, CA 92101

Dear Ms. Donovan:

This letter will confirm my earlier discussion with Tom Weber of the DiGiorgio Development Corporation regarding the proposed Rams Hill amended specific plan (SP-A83-05) and the provision of solid waste disposal. I appreciate that the DiGiorgio Corporation recognizes the fact that solid waste disposal is a regional problem and that the proposed project would affect the life expectancy of the Borrego Landfill. Even though the population at Rams Hill is expected to increase on a gradual basis the project as described in the draft Environmental Impact Report for the increased density will contribute to the need for a new disposal site to serve the Borrego community.

As we discussed, the County has ultimate responsibility to ensure disposal of solid waste generated in the unincorporated area. I appreciate the willingness of the DiGiorgio Corporation, as expressed by Mr. Weber, to cooperate with the County's efforts to meet this responsibility.

Very truly yours,

JOHN S. BURKE, Deputy County Engineer  
Construction and Solid Waste Division

JSB:SJR:lk

OFFICES OF:	COUNTY ENGINEER	COUNTY ROAD COMMISSIONER	COUNTY SURVEYOR	LIQUID WASTE
	COUNTY AIRPORTS	TRANSPORTATION OPERATIONS	FLOOD CONTROL	SOLID WASTE

August 14, 1986

1927-111-00

Mr. John S. Burke  
Deputy County Engineer  
County of San Diego  
Department of Public Works  
Construction and Solid Waste Division  
Building 2, 5555 Overland Avenue  
San Diego, CA 92123

Dear Mr. Burke:


I am writing this letter to confirm the results of your discussion with Tom Weber of the DiGiorgio Development Corporation regarding the proposed Rams Hill amended specific plan (SP-A83-05) and the provision of solid waste disposal. The DiGiorgio Corporation recognizes the fact that solid waste disposal is a regional problem and that the proposed project would affect the life expectancy of the Borrego Landfill. As the population at Rams Hill is expected to increase on a gradual basis and because the project is mainly a second-home/retirement resort community which is occupied only seasonally, the project will incrementally contribute to the need for new disposal methods and sites. While identification of disposal methods and sites is primarily the responsibility of the County, the DiGiorgio Corporation will cooperate with the County in order to comply with the County's policies for solid waste disposal.

Please confirm that the above information is correct.

Thank you for your assistance. A space is provided below for your signature.

Sincerely,

PRC ENGINEERING, INC.

  
Mary J. Donovan  
Environmental Analyst

Dated: \_\_\_\_\_

\_\_\_\_\_  
John S. Burke  
Deputy County Engineer



# COUNTY OF SAN DIEGO

## DEPARTMENT OF PUBLIC WORKS

Building 2, 5555 Overland Avenue  
San Diego, California 92123-1295  
Telephone: (619) 565-5177

**GRANVILLE M. BOWMAN, Director**

June 6, 1986

RECEIVED

JUN 12 1986

PRC Engineering

Mary J. Donovan  
Environmental Analyst  
PRC Engineering  
401 West A Street, Suite 2500  
San Diego, CA 92101

Dear Ms. Donovan:

SUBJECT: Rams Hill Country Club Specific Plan

This letter acknowledges your letter of May 27, 1986 to Mr. Eric Swanson regarding the impact of the Rams Hill Country Club project on the Borrego Landfill.

Your information regarding solid waste disposal in the County of San Diego is correct:

1. Collection in unincorporated communities is through agreement with private sector companies permitted by the County of San Diego.
2. The County uses an annual, per capita generation factor of 1.4 tons of solid waste, per person.
3. Rams Hill will affect the life expectancy of the Borrego Landfill in that it will add 4616 tons/year to the current annual 7580 tons received there.

Early in the development of the Rams Hill project, I met with Dennis O'Leary, consultant to the project, to discuss the impact of this development on the Borrego Landfill.

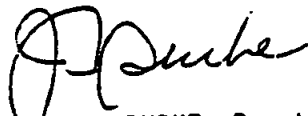
At that time, Mr. O'Leary indicated a willingness on the part of the DiGiorgio Development Corporation to provide a landfill site to the County to assure the continuing availability of disposal in the Borrego area.

OFFICES OF:	COUNTY ENGINEER	COUNTY ROAD COMMISSIONER	COUNTY SURVEYOR	LIQUID WASTE
	COUNTY AIRPORTS	TRANSPORTATION OPERATIONS	FLOOD CONTROL	SOLID WASTE

Ms. Donovan  
June 6, 1986  
Page 2

Please have appropriate representatives of the Corporation contact me to discuss this matter. I can be reached at (619) 565-5166.

Sincerely,

A handwritten signature in cursive script, appearing to read "J. S. Burke".

JOHN S. BURKE, Deputy County Engineer  
Construction and Solid waste Division

JSB:SJR:lk

cc: Julia Quinn  
Eric Swanson

May 27, 1986

Mr. Eric Swanson  
Department of Sanitation and Flood Control  
County of San Diego  
5555 Overland Avenue  
San Diego, CA 92123

Dear Mr. Swanson:

The DiGiorgio Development Corporation is proposing a specific plan amendment, rezone, and tentative maps for the completion of Rams Hill Country Club. In January, 1979, PRC Engineering prepared an environmental impact report (EIR) for the first Rams Hill Country Club Specific Plan (SP-80-01). That specific plan was to be developed over a five year planning period and included approximately half of the ultimate build-out allowed by the General Plan designations. In March 1984, a Specific Plan Amendment (SP-A83-05) which outlined minor revisions to the Specific Plan was approved. The following table provides land use information for SP-A83-05.

Amended Specific Plan (SP-A83-05) Land Use Table

Land Use	Acres	Dwelling Units
<b>Residential:</b>		
Estates	134.3	50
R-S-3 (zone)	122.7	199
R-V-6 (zone)	92.9	401
R-V-11 (zone)	19.7	130
<b>Commercial:</b>		
Clinic	12.6	-0-
Hotel, Country Club, golf pavilion and Tennis Center	31.7	-0-
Public facilities/Golf Course	188.1	-0-
Public Roads	3.0	-0-
<b>SPECIFIC PLAN TOTALS</b>	<u>605.0</u>	<u>780</u> d.u.
Permanent Natural Open Space	1,600.0	
Future Planning Areas	<u>935.5</u>	
<b>RAMS HILL COUNTRY CLUB</b>		
<b>TOTAL OWNERSHIP</b>	<b>3,140.5 ac.</b>	

At the present time, PRC Engineering is preparing a new amendment to the Specific Plan (SP-A83-05). This amendment will allocate the remaining

Mr. Eric Swanson  
May 27, 1986  
Page 2

790 dwelling units (d.u.'s) allowed by the General Plan within the 935+ acres which were designated as "future planning areas" in the original specific plan (see above table). Additionally, a second 18-hole country club golf course and a 30-acre commercial are proposed. Much of the water needed to irrigate the new golf course will be water reclaimed at the sewage treatment plant on the Rams Hill property. An EIR is being prepared for the Rams Hill Country Club amended specific plan, rezone, tentative map and major use permits (MUP). A modified MUP for the proposed modifications to the existing golf course and a new MUP for the newly proposed 18-hole country club golf course will be filed. The following land use table is provided for your reference.

Proposed Complete Rams Hill Land Use Table

Land Use	Acres	Dwelling Units
Current Planned/Developed Residential	240	522
Future Residential:		
Estates	258.5	55
R-S-3 (zone)	132.8	398
R-V-6 (zone)	439.2	595
Commercial	30.0	-0-
Golf Course, Open Space, Streetscape	440.0	-0-
Permanent Natural Open Space	<u>1,600.0</u>	<u>      </u>
TOTAL	3,140.5 (acres)	1,570 d.u.'s

These proposed land uses are indicated on the enclosed map.

Your office was contacted on May 21, 1986 regarding information on solid waste disposal in the project vicinity. Could you please verify in writing that the following information is correct:

1. Solid waste from the Rams Hill project would be collected by private carrier and deposited at the sanitary landfill located at the end of Palm Canyon Drive, approximately six miles north of the project site, and east of Borrego Springs. The landfill has a life expectancy beyond the year 2000.
2. For planning purposes, the following generation figures may be used:

790 d.u.'s x 2.1 persons/d.u. = 1,659 persons  
Multiply 1.228 x 5 lbs./person/day = 6.1 lbs./person/day  
6.1 lbs/person/day x 1,659 persons = 10,120 lbs./day



Mr. Eric Swanson  
May 27, 1986  
Page 3

Therefore, the newly planned Rams Hill units (790 units) will generate approximately five tons of refuse per day. San Diego County residents generate an average (for residential and employment) of 1.4-1.5 tons of trash per person per year.

3. The proposed project would affect the life expectancy of the Borrego landfill. In addition, as the population gradually increases at Rams Hill it will contribute to the need for new disposal methods and sites. Identification of disposal methods and sites is primarily the responsibility of the County of San Diego.

Please feel free to make any changes and/or corrections to the above information right on this letter. Thank you for your assistance with this project. Should you have any questions please do not hesitate to call. A space is provided below for your signature. We are preparing the EIR and would appreciate a written response from you by June 5, 1986.

Sincerely,

PRC ENGINEERING, INC.

*Mary J. Donovan*

Mary J. Donovan  
Environmental Analyst

Dated: \_\_\_\_\_

\_\_\_\_\_  
Eric Swanson  
Department of Sanitation and  
Flood Control

MJD:be

prc

Planning Research Corporation

PRC Engineering  
10000 Wilshire Blvd.  
Suite 2000  
Beverly Hills, CA 90210  
(213) 271-1111

MAY 28 1986

May 27, 1986

Mr. David West  
Superintendent  
Borrego Springs Unified School District  
P.O. Box 235  
Borrego Springs, CA 92004

Dear Mr. West:

The DiGiorgio Development Corporation is proposing a specific plan amendment, rezone, and tentative maps for the completion of Rams Hill Country Club. In January, 1979, PRC Engineering prepared an environmental impact report (EIR) for the first Rams Hill Country Club Specific Plan (SP-80-01). That specific plan was to be developed over a five year planning period and included approximately half of the ultimate build-out allowed by the General Plan designations. In March 1984, a Specific Plan Amendment (SP-A83-05) which outlined minor revisions to the Specific Plan was approved. The following table provides land use information for SP-A83-05.

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RAMS HILL COUNTRY CLUB		
TOTAL OWNERSHIP	3,140.5 ac.	

JUL 8 1986

PRC Engineering

Mr. David West  
May 27, 1986  
Page 2 of 3

At the present time, PRC Engineering is preparing a new amendment to the Specific Plan. This amendment will allocate the remaining 790 dwelling units (d.u.'s) allowed by the General Plan within the 935+ acres which were designated as "future planning areas" in the original specific plan (see above table). Additionally, a second 18-hole country club golf course and a 30-acre commercial are proposed. Much of the water needed to irrigate the new golf course will be water reclaimed at the sewage treatment plant on the Rams Hill property. An EIR is being prepared for the Rams Hill Country Club amended specific plan, rezone, tentative map and major use permits (MUP). A modified MUP for the proposed modifications to the existing golf course and a new MUP for the newly proposed 18-hole country club golf course will be filed. The following land use table is provided for your reference.

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<b>TOTAL</b>	<b>3,140.5 (acres)</b>	<b>1,570 d.u.'s</b>

These proposed land uses are indicated on the enclosed map.

Your office was contacted on May 27, 1986 regarding information on the public schools serving the Borrego Springs Community. Could you please verify in writing that the following information is correct:

1. The following table provides current enrollment figures for the schools in the Borrego Springs Unified School District.

School	Grades Served	1986 Enrollment
o Borrego Springs Elementary 1315 Palm Canyon Drive	Preschool/K-6	195
o Borrego Springs High School 2281 Digueno Road	7-12	150

Mr. David West  
May 27, 1986  
Page 3 of 3

2. Vocational education is provided through the County Department of Education Regional Occupational Lab (ROL) program. One lab is offered each semester.
3. The school district has indicated that projections of increased enrollment that would be generated by the Rams Hill project are not available. Previous estimates of generation factors have been extremely inaccurate and consequently have not proven to be useful for planning purposes. There are currently no students attending schools in the Borrego School District from the Rams Hill Country Club. Since the project is designed for vacation/resort use the school district indicated that Rams Hill will produce enrollment from the service people that will be working at the resort. This increase in enrollment is considered a residual affect of the project on the school system. Generation factors for the ultimate development at Rams Hill however, are not available.
4. The school system does not currently have the capacity to handle an influx of students. Figures on the current capacity of the Elementary School and the High School are not available. The Borrego Springs Unified School District does not assess developers fees for land development projects within their district.
5. The project is located 6-8 miles from the Borrego Springs Elementary and High Schools. Students residing at Rams Hill would have to be bussed to these schools.

Please feel free to make any changes and/or corrections to the above information right on this letter. Thank you for your assistance with this project. Should you have any questions do not hesitate to call me. A space is provided below for your signature. We are in the process of preparing the EIR and would appreciate a written response by June 6, 1986.

Sincerely,

PRC ENGINEERING, INC.

*Mary J. Donovan*

Mary J. Donovan  
Environmental Analyst

*David H. West*

David West, Superintendent  
Borrego Springs Unified School District

Dated: 7/7/86

MJD:be