



County of San Diego

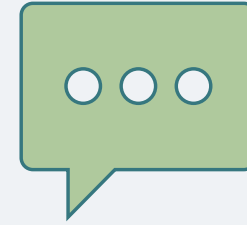
Rams Hill Specific Plan Amendment Supplemental EIR Virtual Scoping Meeting

Notice of Preparation Process
September 16, 2025

How to Participate



Raise your Digital Hand to Speak



Use the Chat if you are
Having Issues With Zoom
During The Meeting

Email DaniellaT.Hofreiter@sdcounty.ca.gov

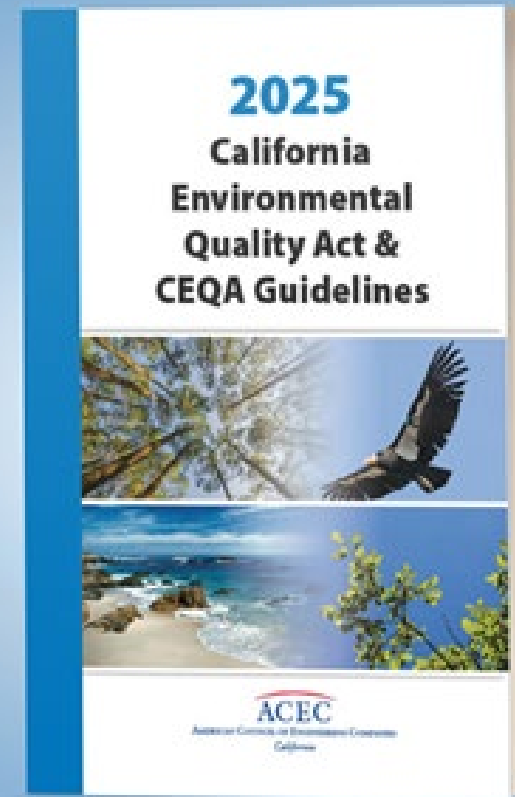


Agenda

- Purpose of the Meeting
- Rams Hill Specific Plan Amendment Project Description and Project Background
- Supplemental EIR Overview
- Your Input on Scope of the Supplemental EIR

Purpose of the Scoping Meeting

- Provide information early in the CEQA process
- Solicit your input on the scope of the environmental analysis, including environmental issues, alternatives, and mitigation measures we should study in the Supplemental EIR (SEIR)



Project Description

- Specific Plan Amendment
 - Change to the layout and location of previously approved uses
- Other Permits
 - Open Space Vacation: Policy I-103
 - Rezone
 - Development Agreement



Project Background

- Original Specific Plan (1980)
- Specific Plan Amendment (1986)
- Request to submit a Development Agreement (2020)
- Major Pre-application meeting (2021)
- Applications submitted (2024)
- Community Planning Group (CPG) Meeting (2024)
- Scoping Letter issued (2024)



What Does CEQA Require for a Notice of Preparation?

- CEQA Guidelines Section 15082 (a):
 - (1) The NOP shall provide responsible and trustee agencies, OPR, Clerk with sufficient information describing the project and the potential environmental effects...to make a meaningful response. It shall include:
 - (A) Description of the project,
 - (B) Location of the project (either by street address and cross street...by attaching a map, preferably a copy of a USGS topographical map...), and
 - (C) Probable environmental effects of the project.
 - (4) The lead agency may begin work on the draft EIR immediately without awaiting responses to the NOP. The draft EIR may need to be revised to conform to responses to the NOP.

Prepare Supplemental EIR

- What is the difference between a Subsequent EIR and Supplemental EIR?
- CEQA Guidelines Section 15162 Questions (*paraphrased*):
 - Substantial changes are proposed that require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
 - Substantial changes occur with respect to the circumstances under which the project is undertaken that require major revision of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
 - New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified.

Impacts of Strategies, Measures, and Policies

Aesthetics	Agriculture	Air Quality	Biological Resources	Cultural Resources
Geology and Soils	Greenhouse Gas Emissions	Energy Use	Hazards and Hazardous Materials	Hydrology and Water Quality
Land Use and Planning	Mineral Resources	Noise	Population and Housing	Public Services
Recreation	Tribal Cultural Resources	Transportation and Traffic	Utilities and Service Systems	Wildfire

Submit Your NOP Comments

- Email Us:

DaniellaT.Hofreiter@sdcounty.ca.gov

- Write Us:

Planning & Development Services, Attn: Daniella Hofreiter– Project Manager
5510 Overland Avenue, Suite 210, San Diego CA 92123

- Comment Tonight:

Type your comments in the chat.



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