Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # _____

Project Title: Rams Hill Specific Plan Amendment

Lead Agency: County of San Diego | Contact Person: Daniella Hofreiter
Mailing Address: 5510 Overland Ave, Suite 210 | Phone: (619) 629-4431
City: San Diego | Zip: 92123 | County: San Diego

Project Location: County: County of San Diego | City/Nearest Community: Borrego Springs
Cross Streets: Yaqui Pass Road, Borrego Springs Road | Zip Code: 92004
Lat. / Long.: 33° 11′ 37″ N/ -116° 19′ 23″ W | Total Acres: 3,140.5
Assessor's Parcel No.: 199-190-08 to 201-240-43 | Section: | Twp.: | Range: | Base:
Within 2 Miles: State Hwy #: None | Waterways: None
Airports: None | Railways: None | Schools: None

Document Type:

CEQA: ☐ NOP ☐ Early Cons ☐ Neg Dec ☐ Mit Neg Dec ☐ Draft EIR ☒ Supplement/Subsequent EIR (Prior SCH No.) 86082702 ☐ Other
NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI
Other: ☐ Joint Document ☐ Final Document ☐ Other

Local Action Type:

☐ General Plan Update ☐ General Plan Amendment ☐ General Plan Element ☐ Community Plan
☒ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☐ Site Plan
☒ Rezone ☐ Prezone ☐ Use Permit ☐ Land Division (Subdivision, etc.)
☐ Annexation ☐ Redevelopment ☐ Coastal Permit ☒ Other Vacation

Development Type:

☒ Residential: Units 1570 Acres 862
☒ Office: Sq.ft. Acres Employees
☒ Commercial: Sq.ft. Acres 29 Employees N/A
☐ Industrial: Sq.ft. Acres Employees
☐ Educational
☒ Recreational Acres 368
☐ Water Facilities: Type MGD
☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type MW
☒ Waste Treatment: Type Reclamation MGD N/A
☐ Hazardous Waste: Type
☒ Other: Clinic Acres 12

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☒ Agricultural Land ☒ Air Quality ☒ Archeological/Historical ☒ Biological Resources ☐ Coastal Zone ☒ Drainage/Absorption ☐ Economic/Jobs
☐ Fiscal ☒ Flood Plain/Flooding ☒ Forest Land/Fire Hazard ☒ Geologic/Seismic ☒ Minerals ☒ Noise ☒ Population/Housing Balance ☒ Public Services/Facilities
☒ Recreation/Parks ☒ Schools/Universities ☐ Septic Systems ☒ Sewer Capacity ☒ Soil Erosion/Compaction/Grading ☒ Solid Waste ☒ Toxic/Hazardous ☒ Traffic/Circulation
☒ Vegetation ☒ Water Quality ☒ Water Supply/Groundwater ☒ Wetland/Riparian ☒ Wildlife ☐ Growth Inducing ☒ Land Use ☒ Cumulative Effects
☐ Other

Present Land Use/Zoning/General Plan Designation:

Specific Plan

Project Description: *(please use a separate page if necessary)*

The project proposes a Specific Plan Amendment, Rezone, Major Use Permit Modifications, Open Space Easement Vacation, and Development Agreement to reconfigure the remaining development of the site including the remaining dwelling units, hotel complex, commercial areas, recreation areas, and fire station, as well as change the layout of one or both of the golf courses. The amendment addresses the remaining 1,070 homes, which would primarily be single-family units on varying lot sizes. In addition, the overall project would contain non-residential uses, which could include a combination of commercial, hotel, golf clubhouse, and golf-related uses, 346.37 acres of golf course uses, and both community and natural open space. Primary access to the project site will continue to be provided by Rams Hill Road, which is connected to Yaqui Pass Road. New secondary access roads are proposed for

the northeast portion of the project site with connections to Borrego Springs Road. The project site is proposed to be re-zoned into a single zone, S-88 (Specific Plan Area). Each development area will also have provisional zoning to allow for single-family detached dwelling units, non-residential uses, golf course facilities, open space, recreational areas, and infrastructure uses. The provisional zoning will be implemented upon approval of a final map or implementing permit. The proposed zone would be consistent with Specific Plan area's General Plan Land Use Designation, and approval of the project would not require future rezones.

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

X	Air Resources Board		Office of Emergency Services
	Boating & Waterways, Department of		Office of Historic Preservation
	California Highway Patrol		Office of Public School Construction
X	CalFire	X	Parks & Recreation
X	Caltrans District # 11		Pesticide Regulation, Department of
	Caltrans Division of Aeronautics		Public Utilities Commission
	Caltrans Planning (Headquarters)	X	Regional WQCB # 7
	Central Valley Flood Protection Board		Resources Agency
	Coachella Valley Mountains Conservancy		S.F. Bay Conservation & Development Commission
	Coastal Commission		San Gabriel & Lower L.A. Rivers and Mtns Conservancy
	Colorado River Board		San Joaquin River Conservancy
X	Conservation, Department of		Santa Monica Mountains Conservancy
	Corrections, Department of		State Lands Commission
	Delta Protection Commission		SWRCB: Clean Water Grants
	Education, Department of		SWRCB: Water Quality
	Energy Commission		SWRCB: Water Rights
X	Fish & Game Region # 5		Tahoe Regional Planning Agency
	Food & Agriculture, Department of	X	Toxic Substances Control, Department of
	General Services, Department of		Water Resources, Department of
	Health Services, Department of		
X	Housing & Community Development		Other
	Integrated Waste Management Board		Other
X	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date 8/5/2025 Ending Date 9/6/2025

Lead Agency (Complete if applicable):

Consulting Firm: Helix Environmental Planning, Inc.
Address: 7577 El Cajon Boulevard
City/State/Zip: La Mesa, 92942
Contact: Julie McCall
Phone: 619.462.1515

Applicant: T2 Borrego
Address: 1881 Rams Hill Road
City/State/Zip: Borrego Springs, CA 92004
Phone: (303) 753-9107

Signature of Lead Agency Representative: **Date: September 5, 2025**

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.