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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Rams Hill Specific Plan Amendment

Lead Agency: County of San Diego

Contact Name: Daniella Hofreiter

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Project Location: Borrego Springs (*City*) San Diego (*County*)

Project Description (Proposed actions, location, and/or consequences).

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.
Project Website: https://www.sandiegocounty.gov/content/sdc/pds/ceqa/SPA-24-001.html

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The County may utilize some or all of the measures in the 1980 EIR and 1986 Supplemental EIR as reduction measures for the project, or other measures. The 1986 Supplemental EIR identified significant impacts from implementation for Aesthetics; Biological Resources; Cultural Resources; Geology/Soils; Hydrology/Water Quality; Noise; Public Services; Transportation; and Utilities/Service Systems.
The following is a list of the subject areas to be analyzed in the Supplemental EIR:
Aesthetics/Visual Resources, Agriculture/Forestry, Air Quality, Biological Resources,Climate Change/GHG, Cultural Resources and Tribal Cultural Resources/Historical Resources, Energy, Fire Safety/Protection, Geology/Soils,Hazards and Hazardous Materials, Hydrology/Water Quality, Land Use, Noise, Paleontological Resources, Noise, Population and Housing, Public Services and Utilities, Transportation/Traffic

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The County has received correspondence from community members and resource agencies regarding the proposal to vacate the existing open space easement. In addition, members of the community have expressed concerns regarding the availability of groundwater resources.

Provide a list of the responsible or trustee agencies for the project.

County of San Diego
Regional Water Quality Control Board
Borrego Springs Fire Protection District
Borrego Water District
Borrego Springs Unified School District
Public Utilities Commission (SDGE)
California Fish and Wildlife
US Fish and Wildlife