Today's plan

- Introduction
- Who are we?
- What are the current entitlements?
- What are the proposed changes, and why?
- An extraordinary benefit...
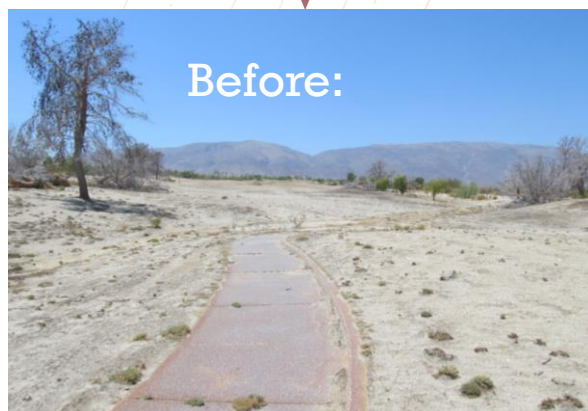- Next steps

Rams Hill: A Part of the Borrego Community

Who is the sponsor?

Before:

After:

T2 Borrego LLC

- T2 Borrego LLC acquired Rams Hill in 2013 after the golf course had been abandoned

- We have since turned the course around, and it is now ranked as one of California's best public courses

- We have raised wages, created year-round jobs, and offer ESL and college scholarships to our teammates

- We installed a 1MW solar array in 2015

- We are Partners with the Anza Borrego Foundation

- We are an active member of the Borrego community

RAMS HILL

What is the project?

Rams Hill Community

- A 1,570 home planned community with commercial uses including a hotel and golf courses

- 264 homes exist today, surrounding the golf course;

- All existing homes and commercial areas have BWD water and sewer service

- Specific Plan first approved in 1980

- We own vacant lots, the course, and surrounding land

- Rams Hill is the only project that is shovel ready, not in the flood plain, and is connected to public sewer system

![Rams Hill logo]

Current 1980s Plan → Proposed Plan

Current 1980s Plan

- Residential uses (1,570 homes, approx. 1,300 unbuilt)

- Commercial uses

- Golf course uses

- Dedicated open space, on-site

Proposed Plan

- No change in number; only a change in placement

- As above

- As above

- Increased by 10% and relocated partially off-site

Extraordinary Public Benefits

Attainable / Workforce Housing

- Homebuyer Education and Financial Literacy

- Fee Simple Home Ownership

- Homes for Rent Program

RAMS HILL

What are the next steps?

Summary

- We will submit County forms to the BWD

- We will cover costs for consultant review

- We will fund necessary improvements to the systems

- We will provide required water rights to the BWD

- BWD has requested an MOU for a future agreement between BWD and Rams Hill

- We are happy to answer any questions

Thank you for your hard work and cooperation to date!