EnviroMINE Inc.
Environmental and Mine Permitting Services

October 10, 2013

Mr. Jim Bennett
County of San Diego
Planning & Development Services
5510 Overland Ave,
3rd Floor
San Diego, CA 92123

RE: Rosemary's Mountain Quarry - Visual Simulation
PDS2013-3301-87-021-04 (MUP Modification W2) and
PDS2013-3311-87-001-02 (RP Modification W2)

Mr. Bennett:
On September 3, 2013, Planning & Development Services issued a Project Scoping letter to Granite Construction, Inc (Granite) for the referenced Major Use Permit and Reclamation Plan modification. This letter is being submitted in response to Planning & Development Services Comment 9-1 of the Project Issue Checklist; Attachment A.

Visual, line of sight, cross sections from five locations designated by the County have been developed and are attached as requested in the comment. As indicated in the cross sections, the modifications proposed in the application are only visible from Key Observation Point (KOP) 2, which is a private residence. This residence is located approximately 5,200 feet southwest of the expanded upper pad which is the major modification requested. The proposed modification is not visible from any of the other KOPs designated; whether private or public locations.

Three representative photographic simulations have also been provided. Photo 1 is the simulated view from KOP 2, the second from Highway 76 south of the site and the third is from Rice Canyon road east of the project site. As can be seen, the proposed expansion of the upper pad is only visible from KOP 2, a private residence. All other views from the east or west are blocked by existing topography. Views from Highway 76 are either blocked by existing terrain or by the 30 foot high berm located on the southern edge of the project. This berm effectively shields the majority of the views of the site from Highway 76. It should also be noted that the southern side of the major modification proposed is located 200 feet higher in elevation and 1200 feet north of the highway.

We believe this information demonstrates there will be no visual impact to the public by the proposed modifications.

Sincerely,
EnviroMINE, Inc

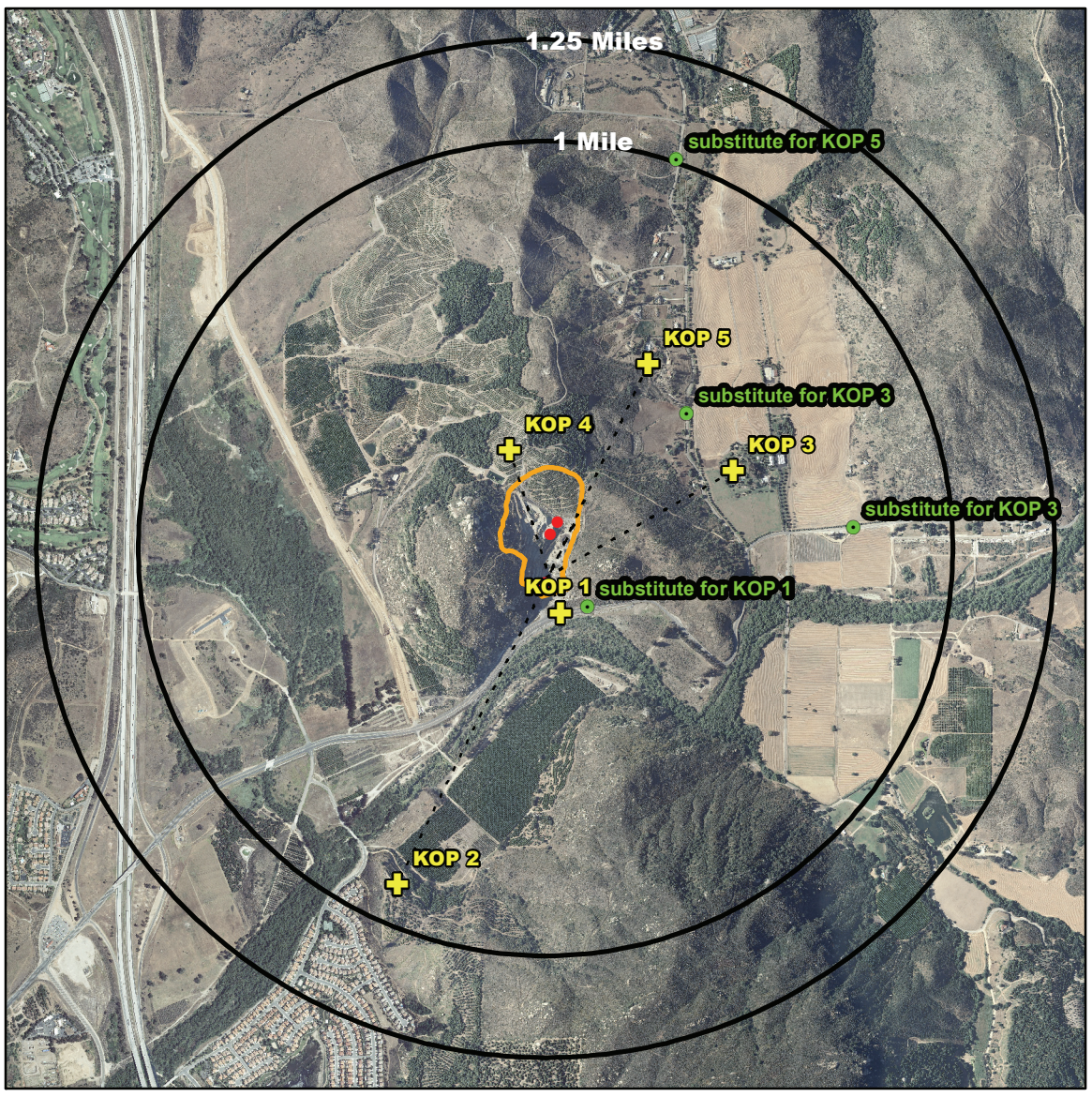
Dennis F. Fransway
Principal Environmental Scientist

Attachments:

3511 Camino Del Rio South, Suite 403 ● San Diego, CA 92108
619-284-8515 ● Fax: 619-284-0115 ● www.EnviroMINEinc.com

SDC PDS RCVD 11-12-13
MUP87-021W2

Rosemary's Mountain Quarry
Key Observation Points
for Future Batch Plant Silo
and Equipment Enclosures



Legend

- Actual KOP Photo Location (access issues)
- Project Features
- Key Observation Point
- Line of Sight (map)

Line of Sight (profiles)

- Surface Visible
- Surface Not Visible
- Project Limits

Reclamation Plan Boundary

- RP Boundary Original
- RP Boundary Extension

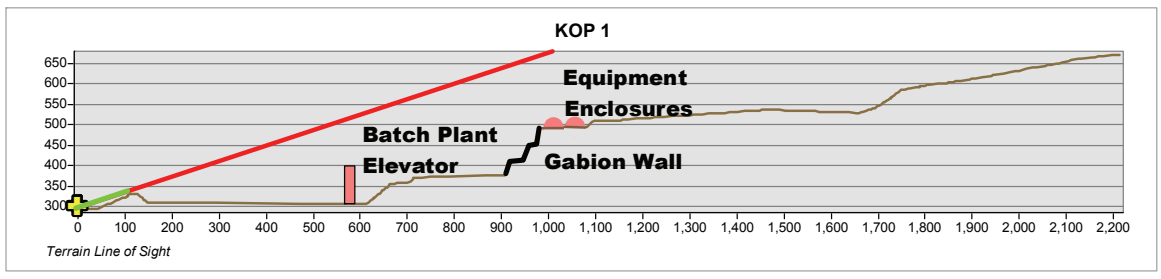
MUP Boundary

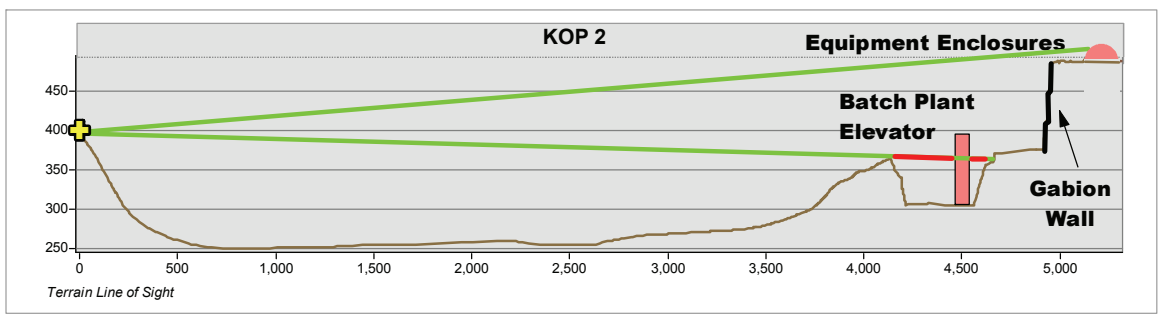
- MUP Boundary Original
- MUP Boundary Extension

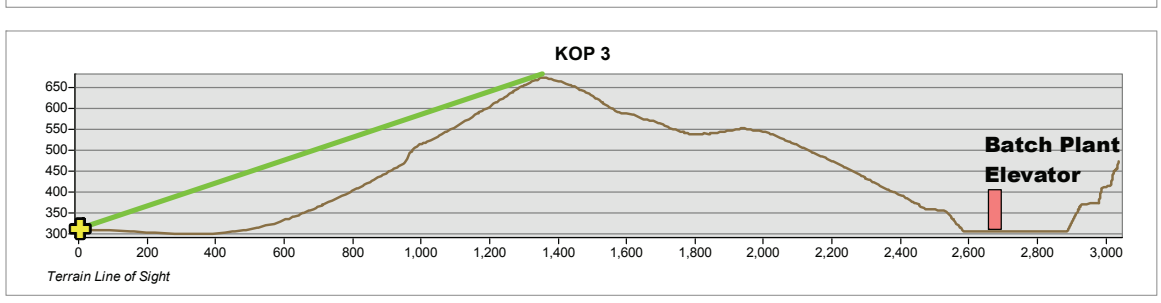
0 1,000 2,000 4,000 Feet

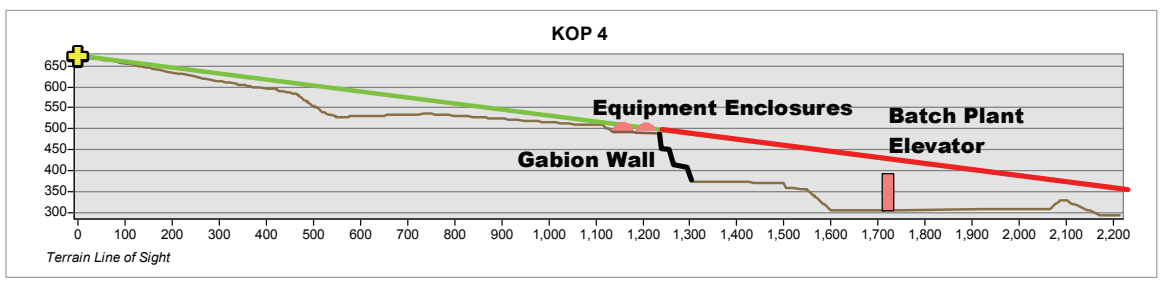
0 0.25 0.5 1 Miles

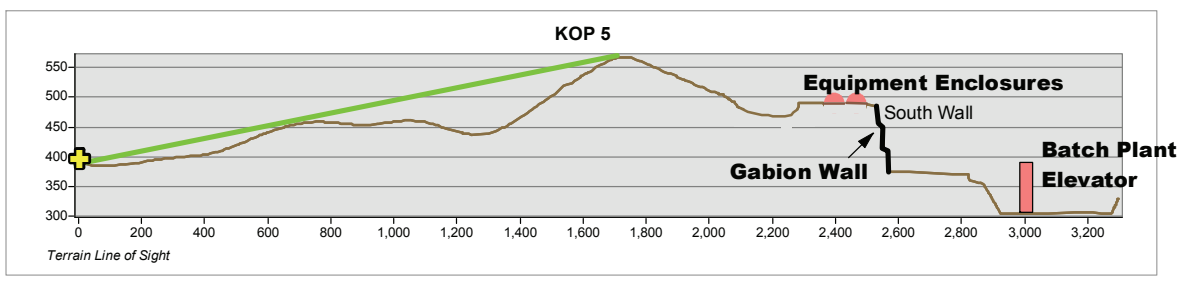
NORTH

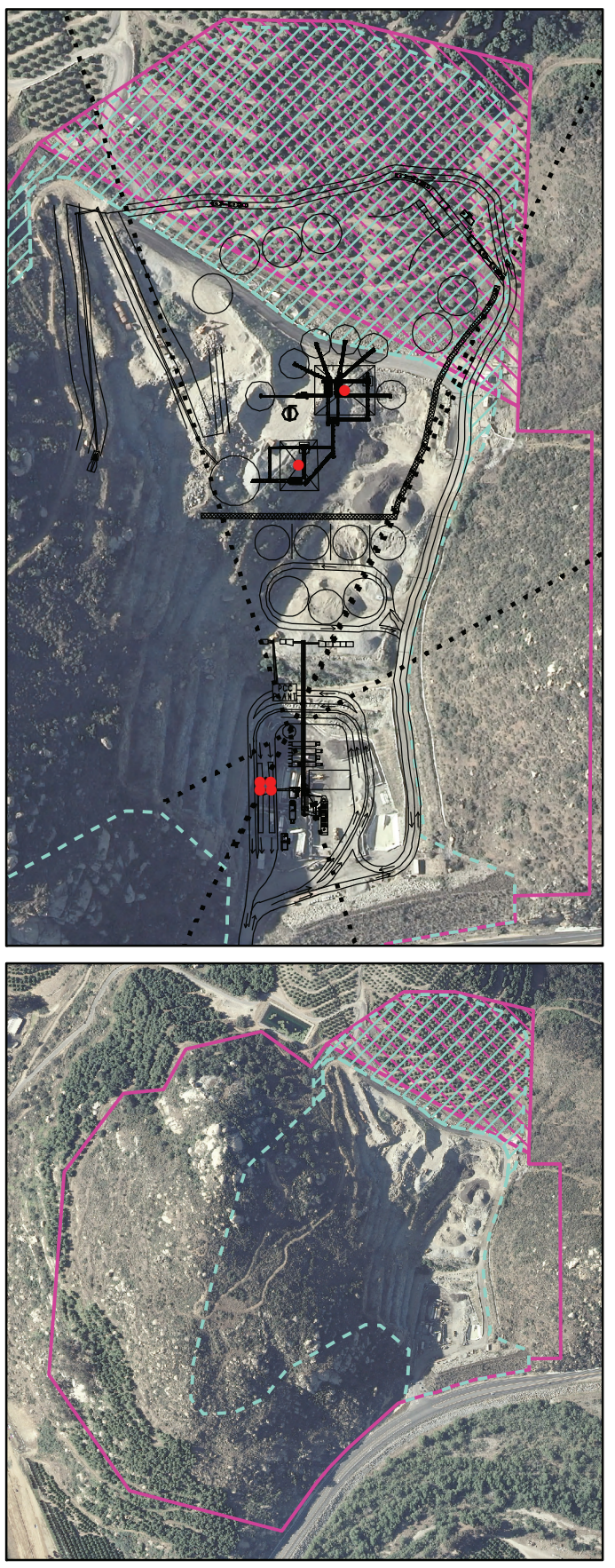












EnviroMINE Inc.

Data Sources:
-SanGIS Aerial Imagery, May 2012 (30 cm)
-KOP locations as requested by County staff
-Plant Layout and Grading Countours provided by Cherry Engineering

Date: 11/6/2013

KOP 1

KOP 2

KOP 3

KOP 4 N/A

KOP 5

KOP 6

EnviroMINE, Inc.
Environmental & Mine Permitting Services

May 20, 2014

Mr. Jim Bennett
County of San Diego
Planning & Development Services
5510 Overland Ave,
3rd Floor
San Diego, CA 92123

RE: Rosemary's Mountain Quarry
PDS2013-3301-87-021-04 (MUP Modification W2) and
PDS2013-3311-87-001-02 (RP Modification W2)
Potential Visual Effects

Mr. Bennett:

Rosemary's Mountain Quarry will utilize a temporary mechanically stabilized earth (MSE) system to construct retaining walls for the face of the 490 Pad. Two 40 foot high walls will be constructed between the 410 Pad and the 490 Pad. MSE walls are reinforced soil or rock used for retaining walls, bridge abutments, dams, seawalls, and dikes. Reinforcing elements used vary but include a wire mesh basket held in place by a geo synthetic fabric. This system is a cost-effective solution that increases storage volume while minimizing the impact on usable land. Walls of this type are more economical and aesthetic than conventional concrete structures, they are able to support vegetative growth and are easier to dismantle than a concrete or block structure.

The form of system that RMQ is proposing is essentially multiple large, mesh baskets of steel or geo synthetic wire filled with 2 inch rock from the quarry. These baskets will serve as the roughened face of the wall. Compacted fill will be placed in the area behind the baskets. Each layer of baskets will be tied to the earthen fill and offset from the preceding layer to create a small ledge at the layer interface and an angled slope as wall height increases. Between each of the two walls, a 5 foot wide bench will be placed. Each wall will be approximately 500 feet long in two perpendicular arms. Potentially, 320 lineal feet of the wall may be visible from the entrance to the site. Examples of a MSE wall in construction and a general schematic for a wall are presented in Attachment 1.

After the walls are constructed, fine materials and plant seed will naturally settle in crevices and on the ledges allowing vegetation to establish on the slope. Natural establishment of vegetation at the quarry is already being observed in areas that were first disturbed 5 years ago. Photos of how a wall may appear when finished are presented on the Attachment 2 and 3. Rock from the quarry will be used to fill the baskets creating a similar color shading of the surface similar to the general area.

3511 Camino Del Rio South, Suite 403 - San Diego, CA 92108
(619) 284-8515/(800) 755-3995 - Fax: (619) 284-0115

During the second rain season after construction, the face of the walls and intervening bench will be hydroseeded with native grass cited in the Reclamation Plan. Hydroseeding in the second rain season will allow fines to accumulate on the ledges and within crevices.

The ability for the public to view the amendment area from Highway 76 is restricted by topography, the curvature of the highway and the speed at which traffic flows on this route. At the entrance to the site, Highway 76 consists of two westbound lanes. For east bound traffic, a left turn lane into the site exists and one traffic lane. Road curvature is to the south at this location and the road begins to merge into a two lane highway to the east. The posted speed limit is 55 miles per hour.

An original condition of the permit was to construct and landscape a thirty foot high earthen berm along Highway 76 east of the entrance. This berm blocks the line of sight into the project area for westbound highway traffic. It also restricts the time eastbound traffic has to look into the site. As eastbound traffic passes the entrance to the site there will be approximately 200 feet of distance during which the MSE wall can be seen before the earthen berm blocks the eastbound view. Prior to this point, the hillside rises very steeply to the north limiting the northern view.

As indicated, the posted speed limit on the highway is 55 miles per hour. This speed converts to moving at 80.6 feet per second. At this speed it would take 2.47 seconds to traverse the 200 feet. This is the time that an individual traveling in a vehicle would have to view the amendment area which is located 1,120 feet north of the highway. This of course assumes a vehicle is obeying the speed limit.

Based on the very short period of time an individual has to view the amendment area because of the natural topography, road conditions and the earthen berm, visual impacts resulting from this amendment are insignificant. This conclusion is supported by the fact that the 55 mile per hour highway curves away from the project within the 200 feet of viewing and begins to merge into two lanes which draws the attention of a vehicle operator to the road. In addition, vegetation will establish on the face of the wall so it visually blends with the background area. These walls are temporary and will be removed as the second phase of mining is completed.

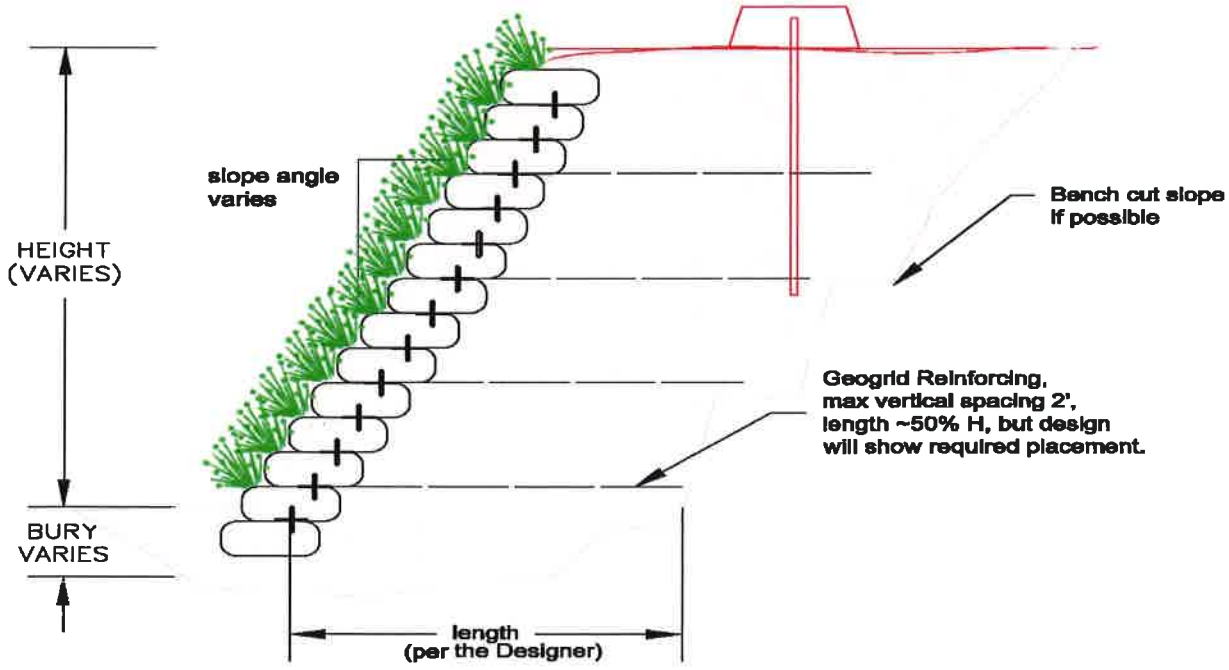
Sincerely,
EnviroMINE, Inc.

Dennis F. Fransway
Principal Environmental Scientist

Attachment 1. Examples of MSE Construction and Schematic

Photo1. MSE Wall in Construction

Photo 2. MSE Wall Schematic Example



Attachment 2. Examples of Completed MSE Walls

Photo 3. Completed MSE Wall in an Urban Environment

Photo 4. Completed MSE Wall in a rural environment.

Attachment 2. Vegetated MSE Wall Example – Before & After

Photo 5. MSE wall - three months after construction.

Photo 6. MSE wall three years after construction.

Source: USDA Forest Service

Rosemary's Mountain
Existing Conditions

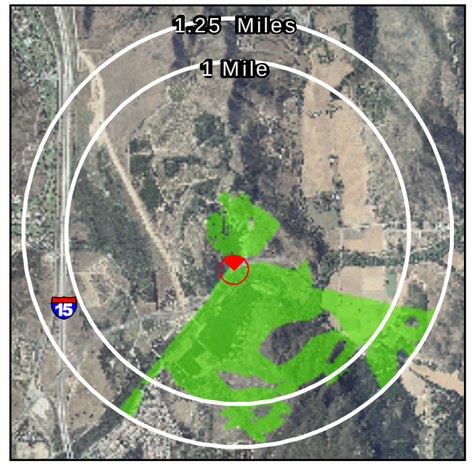
Looking toward Project in the vicinity of the entrance

Proposed Site Layout

Project Element

Distance to Batch Silos: 580 feet
Distance to Gabion Wall: 1,109 feet

Project Elements Visibility



Simulation Observer Location

Project Element Visibility

Note: These simulations represent approximate renderings of project elements based on currently available information from engineering plans.

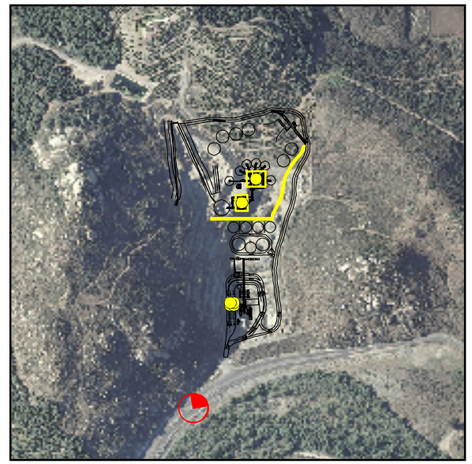
Date: 6/4/2014

Rosemary's Mountain Proposed
Site Prep Through Phase 2 Visual Simulation

Looking toward Project traveling East on SR-76

Date: 6/4/2014

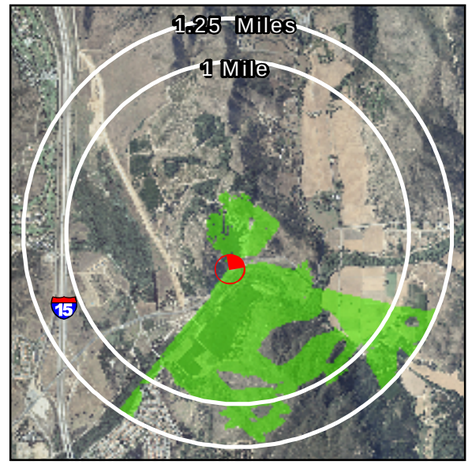
Proposed Site Layout



Project Element

Distance to Batch Silos: 720 feet
Distance to Gabion Wall: 1,230 feet

Project Elements Visibility



Simulation Observer Location

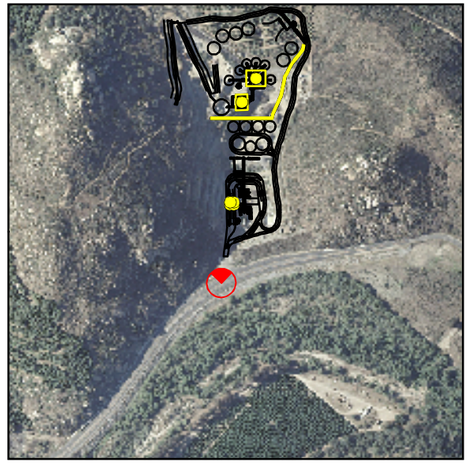
Project Element Visibility

Note: These simulations represent approximate renderings of project elements based on currently available information from engineering plans.

Rosemary's Mountain Proposed Phase 2 Mining Visual Simulation

Looking toward Project in the vicinity of the entrance

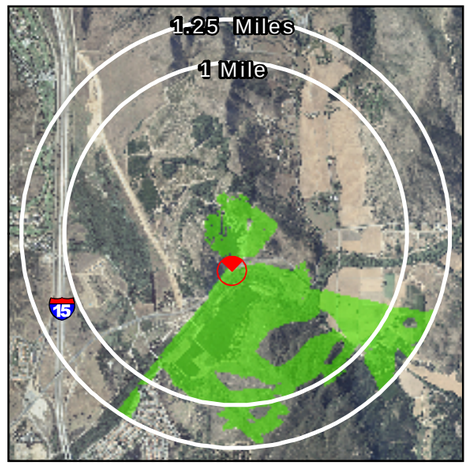
Proposed Site Layout



Project Element

Distance to Batch Silos: 580 feet
Distance to Gabion Wall: 1,109 feet

Project Elements Visibility



Simulation Observer Location

Project Element Visibility

Note: These simulations represent approximate renderings of project elements based on currently available information from engineering plans.

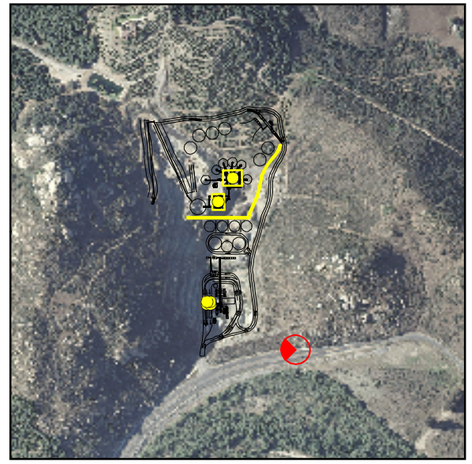
Date: 6/4/2014

Rosemary's Mountain Proposed
Site Prep Phase 2 Visual Simulation

Looking toward Project traveling West on SR-76

Date: 6/4/2014

Proposed Site Layout

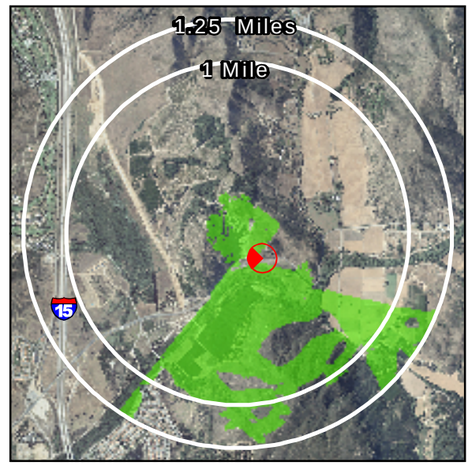


Project Element

Distance to Batch Silos: 615 feet
Distance to Gabion Wall: 885 feet

Plant Location behind visual screening berm

Project Elements Visibility



Simulation Observer Location

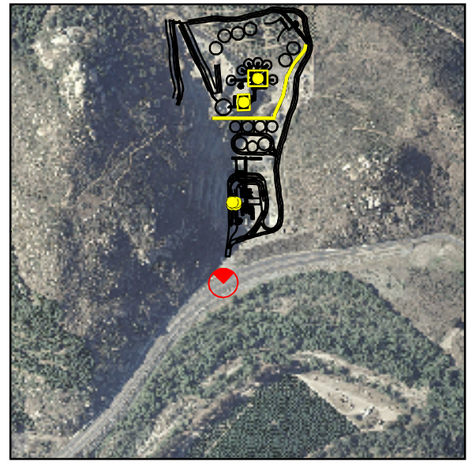
Project Element Visibility

Note: These simulations represent approximate renderings of project elements based on currently available information from engineering plans.

Rosemary's Mountain - Currently Approved
Phase 3 Reclamation Visual Simulation

Looking toward Project in the vicinity of the entrance

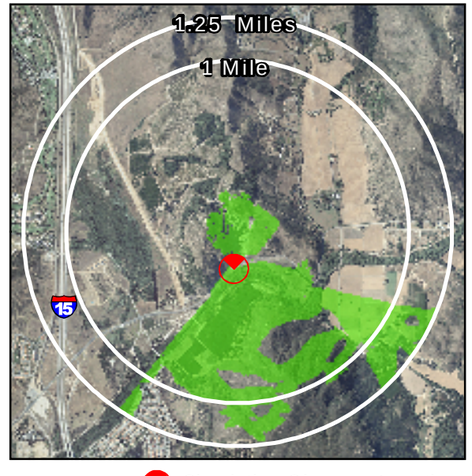
Proposed Site Layout



Project Element

Distance to Batch Silos: 580 feet
Distance to Gabion Wall: 1,109 feet

Project Elements Visibility



Simulation Observer Location

Project Element Visibility

Note: These simulations represent approximate renderings of project elements based on currently available information from engineering plans.

Date: 6/4/2014