



County of San Diego

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August 13, 2015

Environmental Review Update Checklist Form For projects with Previously Approved Environmental Documents

FOR PURPOSES OF CONSIDERATION OF

EL MONTE SAND MINING AND NATURE PRESERVE PDS2015-MUP-98-014W2, PDS2015-RP-15-001, PDS2015-ER-98-14-016B

The California Environmental Quality Act (CEQA) Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted Negative Declaration (ND) or a previously certified environmental impact report (EIR) covering the project for which a subsequent discretionary action is required. This Environmental Review Update Checklist Form has been prepared in accordance with CEQA Guidelines Section 15164(e) to explain the rationale for determining whether any additional environmental documentation is needed for the subject discretionary action.

1. Background on the previously certified EIR:

A Final EIR for El Capitan Golf Course was certified by the Board of Directors of the Helix Water District on June 16, 1999 and the County of San Diego Planning Commission approved a Major Use Permit (MUP 98-014) for the golf course on February 18, 2000. The El Capitan Golf Course project included proposed development of two public 18-hole golf courses, one 9-hole golf clinic facility, driving range, club house, and maintenance facility on approximately 460 acres of a 481-acre site leased from the Helix Water District. The remaining 21-acre portion of the site was to be used for plant propagation and was not subject to the MUP. The proposal also included the construction of access roads, a roadway bridge across the San Diego River, and approximately four golf cart bridges. A total of approximately 1.3 million cubic yards of balanced grading was anticipated to be required along with 1,172 acre-feet of groundwater annually for irrigation and other purposes. The Club House facility was to be 18,000 square feet and include a pro shop, restaurant, and lounge on the upper level, and golf cart storage and maintenance are on the lower level. An adjacent parking lot was to accommodate 409 vehicles. The maintenance facility was to be located on a two-acre site in the south-central portion of the site and include a 10,000 to 15,000 square foot work shop/garage, storage yard for irrigation supplies, mulch, sand, fuel, fertilizers, pesticides, and other landscaping supplies,

and a 33-space parking lot for employees. The 9-hole golf clinic was to occupy 27 acres in the western portion of the site and include a 3,000 square foot office, snack bar, and pro shop building, and 49 parking spaces.

The certified EIR found significant effects to Land Use, Visual Quality, Traffic, Biological Resources, Archaeological Resources, and Groundwater Resources. These effects were determined to be mitigated or avoided to a level below significance. In addition, the Final EIR also included discussion of an Extractive/Mineral Resources Use Alternative. This alternative was anticipated to result in significant impacts to Biological Resources, Traffic with respect to heavy truck traffic, Visual Quality, Groundwater Resources, Air Quality, and Noise, and was determined not to be environmentally superior to the proposed project. It was also determined not to meet project objectives and was rejected by the Board of Directors of the Helix Water District.

Following approval of the golf course project, permits were obtained from responsible agencies including the U.S. Army Corps of Engineers (Permit No. 972013600-RJL) and California Department of Fish and Game (now Wildlife) (1603 Agreement No. 5-298-99). Grading activities were conducted onsite between 2003 and 2005 pursuant to grading plan L14105. The project was abandoned in 2005 and the grading permit has been considered expired since October 2010.

In addition, a previous EIR was certified and MUP approved in 1974 and modified in 1979 and a sand mining and flood control channel improvement project was implemented in the San Diego River bed in the same general area as the currently proposed project. The MUP (P73-241) allowed excavation of sand to create a defined river channel within the Diego River bed from the easternmost end of APN 390-040-51 (eastern extent of currently proposed MUP boundary) west to Ashwood Street (over three miles in distance). The current channel is 10 to 20 feet lower than elevations of the surrounding property and varies in width from 240 feet to nearly 400 feet.

2. Lead agency name and address:

County of San Diego, Planning & Development Services
5510 Overland Avenue, Suite 110
San Diego, CA 92123

- a. Contact Jim Bennett, Project Manager
- b. Phone number: (858) 694-3820
- c. E-mail: Jim.Bennett@sdcounty.ca.gov

3. Project applicant's name and address:

Bill Adams, El Monte Nature Preserve, LLC, 1335 San Lucas Court, Solana Beach, CA
92075

4. Summary of the activities authorized by present permit/entitlement application(s):

The present application for the El Monte Sand Mining and Nature Preserve would convert the previously approved use of the site from a golf course to a sand mining operation with reclamation to a nature preserve.

5. Does the project for which a subsequent discretionary action is now proposed differ in any way from the previously approved project?

YES

NO

If yes, describe **ALL** differences.

The project description for the El Monte Sand Mining and Nature Preserve project is very different from the El Capitan Golf Course and includes the following:

The proposed project would extract up to 18 million tons (12-million cubic yards) of mineral resource over a 15-year period with an additional four years required to complete the reclamation activities. As mining is completed in phases, the site will be progressively reclaimed and restored to an end use of open space with an open water pond and recreational trail easements. The combined mineral extraction and reclamation project will affect approximately 188.6 acres. This includes a 167-acre mining footprint, 18 acres of previously excavated golf course pond areas that would be backfilled, and the remaining acreage for haul roads and trails. The total Major Use Permit boundary is nearly 530 acres on land currently owned by Helix Water District. The proposed sand mining operation would include an aggregate processing facility, all support structures and buildings in the form of scales, scale house module and storage containers. Setbacks of 100 feet in width will be established along El Monte and Willow Roads prior to commencing operations. A maximum production limit of 1,000,000-cubic yards of Portland Cement Concrete (PCC) grade aggregate is proposed in any calendar year; however, annual production from the site is anticipated to average 667,000-cubic yards.

The project will be developed in four mining phases of approximately 26, 56, 48, and 36 acres (each number is rounded to the nearest acre), respectively, and will generally proceed in an east to west direction. The first phase will involve mining to create a sub-grade pad approximately 10 feet below the existing ground surface for location of a portable processing plant, development of the initial extraction area and the installation of a channel erosion control structure (drop structure) on the eastern edge of the project site. This drop structure will be located approximately 300 feet west of the property line shared with residences located next to El Monte Road and will serve as an erosion control device to prevent head cutting of the San Diego River channel to the east. Extractive operations would include the use of wheeled, front-end-loaders to mine the materials to approximately five feet above the water table at which time a dragline will be used to mine the remaining materials to full depth of approximately 90 feet below current grade. The wheeled loaders will move the mined materials directly to the processing plant which will be located near the active cut. The processing plant will be re-located occasionally as the project proceeds west. Wash fines (silt and clay) will be used to fill three surface depressions created during initial grading activities for golf course ponds. These pond areas are located to the east of the extraction area and will be backfilled with slightly more than 500,000 cubic yards of

wash fines which will be transported by truck and/or pumped using a slurry pipe beginning with phase 1. Extraction activities on each phase are anticipated to last three to five years.

Reclamation will be completed for each specific phase after completion of mining in that area. Reclamation will include establishment of all final slopes, placement of fill to create a series of benches adjacent to the extraction pond, revegetation, weed control, and monitoring. A series of three, 36-foot wide benches progressing outward from the water edge would be established to support wetland and upland vegetative habitats that are present in the area. Benches will also allow the habitats to expand or contract as natural fluctuation in the water elevation occurs over time. Each bench will be approximately 36 feet wide, total, with 30 feet of a gently sloped to flat surface separated by a 3-foot high slope at a 2H: 1V ratio. These benches will be constructed on a continuing basis from wash fines produced during the processing of the mined materials, and will follow the mining operation as it proceeds west. After final grading, a top dressing will be applied and each bench planted with a specific native seed mix identified in the Reclamation Plan. Final grading will begin after mining is complete within a given area and extractive operations proceed to the west. Planting of graded areas will be conducted as final landforms are established and become available for revegetation. This procedure will result in the majority of the disturbed lands being reclaimed by the time extractive operations are complete. Following the cessation of extractive operations, all equipment and temporary structures will be removed from the project site. Remaining access road segments and operational related disturbance will be scarified and graded to the final reclamation contours and then revegetated.

Sand excavation and processing operations and sales of aggregate would be conducted on weekdays between 7 A.M. and 5 P.M. Sales of aggregate would also be conducted on Saturdays between 7 A.M. and 1 P.M.

Water usage depends on production volume; however, the project's estimated water usage assumes the maximum annual production of 1.5-million tons. Water required for dust control, watering of outgoing loads, and for the processing equipment is estimated at 132 acre-feet annually for this production rate. The project would obtain its water from onsite wells and ponds once sand extraction activities extend below the water table. The project will have portable toilets and no sewer and/or septic systems are required. No extension of sewer or water utilities will be required by the project.

6. SUBJECT AREAS DETERMINED TO HAVE NEW OR SUBSTANTIALLY MORE SEVERE SIGNIFICANT ENVIRONMENTAL EFFECTS COMPARED TO THOSE IDENTIFIED IN THE PREVIOUS ND OR EIR. The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

- | | | |
|--|--|--|
| <input type="checkbox"/> NONE | | |
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Agriculture and Forest Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology & Soils |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards & Haz Materials | <input checked="" type="checkbox"/> Hydrology & Water Quality |
| <input checked="" type="checkbox"/> Land Use & Planning | <input checked="" type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise |
| <input type="checkbox"/> Population & Housing | <input type="checkbox"/> Public Services | <input checked="" type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities & Service Systems | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION:

On the basis of this analysis, Planning & Development Services has determined that:

- No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted ND or previously certified EIR is adequate: A) without modification. B) upon completion of an ADDENDUM.
- No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, because the project is a residential project in conformance with, and pursuant to, a Specific Plan with a EIR completed after January 1, 1980, the project is exempt pursuant to CEQA Guidelines Section 15182.
- Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However all new significant environmental effects or a substantial increase in severity of previously identified significant effects are clearly avoidable through the incorporation of mitigation measures agreed to by the project applicant. Therefore, a SUBSEQUENT ND is required.
- Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT ENVIRONMENTAL IMPACT REPORT (SEIR) is required.

August 13, 2015

Signature

Date

James Bennett
Printed Name

Project Manager
Title

INTRODUCTION

CEQA Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted ND or a previously certified EIR for the project.

CEQA Guidelines, Section 15162(a) and 15163 state that when an ND has been adopted or an EIR certified for a project, no Subsequent or Supplemental EIR or Subsequent Negative Declaration shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole public record, one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
3. 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 as complete or the Negative Declaration was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR or Negative Declaration; or
 - b. Significant effects previously examined will be substantially more severe than shown in the previously adopted Negative Declaration or previously certified EIR; or
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous Negative Declaration or EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

CEQA Guidelines, Section 15164(a) states that an Addendum to a previously certified EIR may be prepared if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a Subsequent or Supplemental EIR have occurred.

CEQA Guidelines, Section 15164(b) states that an Addendum to a previously adopted Negative Declaration may be prepared if only minor technical changes or additions are necessary.

If the factors listed in CEQA Guidelines Sections 15162, 15163, or 15164 have not occurred or are not met, no changes to the previously certified EIR or previously adopted ND are necessary.

The following responses detail any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that may cause one or more effects to environmental resources. The responses support the "Determination," above, as to the type of environmental documentation required, if any.

ENVIRONMENTAL REVIEW UPDATE CHECKLIST

I. AESTHETICS – Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to aesthetic resources including: scenic vistas; scenic resources including, but not limited to, trees, rock outcroppings, or historic buildings within a state scenic highway; existing visual character or quality of the site and its surroundings; or day or nighttime views in the area?

YES

NO

The previously certified EIR determined a significant impact would result to rural agricultural views as the proposed golf course would change the character of the visual environment through elimination of agricultural production and planting of lawn areas and other landscaping. Mitigation included preservation of existing significant trees; undergrounding utilities; landscaping with native tree species; and, restrictions on building and parking lot locations.

Substantial changes are proposed by the current project which may result in new significant impacts or increased severity in previously identified significant impacts, and in new mitigation measures and alternatives. The project site is located between Willow and El Monte Roads which are both included in the County Scenic Highway System. The proposed project (especially the sand mining component) has the potential to adversely affect visual resources and the visual character and quality of the site. A visual impact analysis will be required to evaluate potentially significant impacts to visual resources that might result from features specific to the proposal using the current County significance guidelines and report format. This issue will be fully discussed in the SEIR.

II. AGRICULTURE AND FORESTRY RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to agriculture or forestry resources including: conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use, conflicts with existing zoning for agricultural use or Williamson Act contract, or conversion of forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public

Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

YES

NO

Much of the site is classified as "Riverwash" soils or "Rm" with a soil compatibility of "VIII" and a Soils Storie Index of less than 10, which is described as "not suited to farming." Two other soil types onsite are "Tujunga sand" and "Visalia sandy loam." Typical uses for Tujunga sand soils are for avocados, flowers, and truck crops, or for rangeland and golf courses. Visalia sandy loam soils may be used for a variety of agricultural uses. The previously certified EIR determined a less than significant impact would result to prime soils and Important Farmlands and that development of the golf course would allow for conversion of the site back to agriculture if future conditions warranted.

Substantial changes are proposed by the current project which may result in new significant impacts or increased severity in previously identified significant impacts, and in new mitigation measures and alternatives. An agricultural resources analysis will be required to evaluate potentially significant impacts to agricultural resources that might result from features specific to the current proposal using the current County significance guidelines and report format. A Local Agricultural Resource Assessment (LARA) evaluation will be included in the assessment of potential impacts to agricultural resources. This issue will be fully discussed in the SEIR.

III. AIR QUALITY -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to air quality including: conflicts with or obstruction of implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP); violation of any air quality standard or substantial contribution to an existing or projected air quality violation; a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard; exposure of sensitive receptors to substantial pollutant concentrations; or creation of objectionable odors affecting a substantial number of people?

YES

NO

The previously certified EIR did not include analysis of potential impacts related to air quality as the Initial Study released with the Notice of Preparation determined that there would be no air quality impacts. Operational impacts of the golf course were expected to reduce overall particulate emissions through the elimination of agricultural uses. The increase in vehicular traffic emissions were calculated and determined to be less than significant, and that construction impacts would be less than significant through regulation by the County Grading Ordinance.

Substantial changes are proposed by the current project which may result in new significant impacts or increased severity in previously identified significant impacts, and in new mitigation measures and alternatives. An air quality study will be required to evaluate potentially significant impacts to air quality that might result from features specific to the proposal using the current County significance guidelines and report format. This issue will be fully discussed in the SEIR.

IV. BIOLOGICAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to biological resources including: adverse effects on any sensitive natural community (including riparian habitat) or species identified as a candidate, sensitive, or special status species in a local or regional plan, policy, or regulation, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; adverse effects to federally protected wetlands as defined by Section 404 of the Clean Water Act; interference with the movement of any native resident or migratory fish or wildlife species or with wildlife corridors, or impeding the use of native wildlife nursery sites; and/or conflicts with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional or state habitat conservation plan, policies or ordinances?

YES

NO

The previously certified EIR determined many significant impacts would result to biological resources from the proposed golf course including sensitive habitats and species, jurisdictional wetlands and waters, and wildlife movement and corridors. Although the project was designed to retain Coast Live Oak trees, potential impacts were considered significant due to grading adjacent to the drip line of these trees. Grading activities were conducted onsite between 2003 and 2005 but were terminated in 2005 and the golf course project was abandoned; however, permits from the U.S. Army Corps of Engineers and the California Department of Fish and Game were obtained for the project.

Substantial changes are proposed by the current project which may result in new significant impacts or increased severity in previously identified significant impacts, and in new mitigation measures and alternatives. A biological resources analysis will be required to evaluate potentially significant impacts to biological resources that might result from features specific to the proposal using the current County significance guidelines and report format. The biological resources analysis will also address any impacts that occurred from the grading conducted between 2003 and 2005. This issue will be fully discussed in the SEIR.

V. CULTURAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to cultural resources including: causing a change in the significance of a historical or archaeological resource as defined in State CEQA Guidelines Section 15064.5; destroying a unique paleontological resource or site or unique geologic feature; and/or disturbing any human remains, including those interred outside of formal cemeteries?

YES

NO

The previously certified EIR determined a significant impact would result to archaeological resources from the previously approved golf course project, and archaeological resource site CA-SDI-13,562 was partially capped in 2003 to avoid potential indirect impacts from the golf course project.

Substantial changes are proposed by the current project which may result in new significant impacts or increased severity in previously identified significant impacts, and in new mitigation measures and alternatives. An archaeological resources analysis will be required to evaluate previously identified resources and any areas in the current project boundary that have not been previously surveyed, and analyze potentially significant impacts that might result from features specific to the proposal using the current County significance guidelines and report format. This issue will be fully discussed in the SEIR.

VI. GEOLOGY AND SOILS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from geology and soils including: exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, seismic-related ground failure, including liquefaction, strong seismic ground shaking, or landslides; result in substantial soil erosion or the loss of topsoil; produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse; being located on expansive soil creating substantial risks to life or property; and/or having soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

YES

NO

The previously certified EIR did not include analysis of potential impacts related to geological issues as the Initial Study released with the Notice of Preparation determined that there would be no geology-related impacts.

Substantial changes are proposed by the current project which may result in new significant impacts or increased severity in previously identified significant impacts, and in new mitigation measures and alternatives. A geotechnical investigation will be required to evaluate potentially significant impacts related to temporary and permanent slopes that would be created from the excavation and reclamation of the project site. The investigation will use current County significance guidelines. This issue will be fully discussed in the SEIR.

VII. GREENHOUSE GAS EMISSIONS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects related to environmental effects associated with greenhouse gas emissions or compliance with applicable plans, policies or regulations adopted for the purpose of reducing greenhouse gas emissions?

YES

NO

Since the previous EIR was certified in 1999, the State CEQA Guidelines were amended (March 2010) to require that the potential environmental effects of greenhouse gas emissions be addressed in CEQA documents. Therefore, the issue of Greenhouse Gas Emissions was not analyzed in the previous EIR.

Substantial changes are proposed by the current project which may result in new significant impacts or increased severity in previously identified significant impacts, and in new mitigation measures and alternatives. Substantial changes have occurred with respect to the circumstances under which the project is undertaken as described in the previous paragraph, which will require major revisions of the previous EIR. The proposed sand mining operation will conduct a greenhouse gas emissions analysis to evaluate potentially significant impacts related to this issue that might result from features specific to the proposal using current County guidance. This issue will be fully discussed in the SEIR.

VIII. HAZARDS AND HAZARDOUS MATERIALS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from hazards and hazardous materials including: creation of a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes; creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; production of hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; location on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 creating a hazard to the public or the environment; location within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport; within the vicinity of a private airstrip resulting in a safety hazard for people residing or working in the project area; impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; and/or exposure of people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

YES

NO

The previously certified EIR evaluated hazardous materials with respect to the use of fertilizers, pesticides and fuel and their potential impact on groundwater quality. Potential impacts related to these issues were determined to be less than significant and addressed by development of a groundwater quality monitoring and reporting program and an integrated pest management program.

Substantial changes are proposed by the current project which may result in new significant impacts or increased severity in previously identified significant impacts, and in new mitigation measures and alternatives. A Phase I Environmental Site Assessment will be required to evaluate the risk from historic agricultural use of the site. The EIR will also address the project's proposed use, storage and transport of hazardous materials and the need to develop a Hazardous Materials Business Plan for the sand mining operation. The EIR will also address potential

impacts related to vectors and fire protection and the project will draft a Vector Management Plan and Fire Protection Plan letter report. In addition, the EIR will also describe any potential increased risk of local residents contracting Valley Fever as a result of the project. All of these issues will be fully discussed in the SEIR.

IX. HYDROLOGY AND WATER QUALITY -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to hydrology and water quality including: violation of any waste discharge requirements; an increase in any listed pollutant to an impaired water body listed under section 303(d) of the Clean Water Act ; cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses; substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level; substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion, siltation or flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems; provide substantial additional sources of polluted runoff; place housing or other structures which would impede or redirect flood flows within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps; expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; and/or inundation by seiche, tsunami, or mudflow?

YES

NO

The previously certified EIR determined that potential impacts might result from the proposed golf course related to 1) possible changes in river flow from proposed crossings, grading activities, and impoundments, 2) alteration of erosion and sedimentation equilibrium, 3) reduction in groundwater supplies as a result of golf course irrigation, and 4) groundwater quality with respect to use of fertilizers, pesticides and fuels. These potential impacts were determined to be mitigated to a level less than significant. Mitigation measures included groundwater monitoring, limiting groundwater pumping if necessary, designing the irrigation system for non-potable use, and deepening or replacing four nearby groundwater wells.

Substantial changes are proposed by the current project which may result in new significant impacts or increased severity in previously identified significant impacts, and in new mitigation measures and alternatives. A groundwater investigation and hydrology/drainage studies will be required to evaluate potentially significant impacts related to groundwater use and river flow that might result from features specific to the proposal using the current County significance guidelines and report format. In addition, the project will submit a Stormwater Pollution Prevention Plan or a Notice of Intent to address implementation of necessary best management practices to address water quality concerns from the operation of the sand mining operation. All of these issues will be fully discussed in the SEIR.

X. LAND USE AND PLANNING -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to

land use and planning including: physically dividing an established community; and/or conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?

YES

NO

The previously certified EIR determined that potential impacts might result from the proposed golf course related to operational activities, especially near the maintenance compound, which might be incompatible with nearby residences. This impact was determined to be mitigated to a level less than significant through lighting restrictions, mufflers on equipment, and relocation of the maintenance facility.

Substantial changes are proposed by the current project which may result in new significant impacts or increased severity in previously identified significant impacts, and in new mitigation measures and alternatives. The proposed sand mining operation is a use that is anticipated by the S82 zoning classification of the project site. The S82 zoning classification is for extractive use and is intended for mining, quarrying, borrow pits, and oil extraction; however, approval of a Major Use Permit is required for extractive use types. Although the project proposal appears to be consistent with General Plan and Lakeside Community Plan goals and policies and the zoning classification, the EIR will contain a full discussion of potential impacts and consistency with General Plan goals and policies, zoning classification requirements, and consistency with policies and regulations of any applicable land use plans of other agencies. In addition, compatibility of the proposed use with nearby land uses will be addressed in the analysis of related issues such, as aesthetics, air quality, noise and traffic in those respective chapters of the EIR.

XI. MINERAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to mineral resources including: the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; and/or loss of locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

YES

NO

The previously certified EIR did not include specific analysis of potential impacts related to mineral resources as the Initial Study released with the Notice of Preparation determined that there would be a less than significant impact to these resources. The rationale was that the low intensity development of the proposed golf course would not preclude future mineral extraction.

Substantial changes are proposed by the current project which may result in new significant impacts or increased severity in previously identified significant impacts, and in new mitigation measures and alternatives. The proposed sand mining operation will conduct sand mining on approximately 167 acres of the 530-acre area owned by Helix Water District and reclaim and manage the area as a nature preserve with recreational trail access. It is not currently clear whether the proposed ultimate use of the area as a nature preserve will preclude future mining of mineral resources on areas outside of the proposed sand mining operation but still inside the

proposed Major Use Permit area, which may result in a potential loss of availability of a locally-important mineral resource recovery site. This issue will be fully analyzed in the EIR.

XII. NOISE -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from noise including: exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels; a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project; a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project; for projects located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, or for projects within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

YES

NO

The previously certified EIR did not include analysis of potential impacts related to noise as the Initial Study released with the Notice of Preparation determined that there would be no impacts related to exposure of people to severe noise levels, and less than significant impacts related to an increase in existing noise levels. The Initial Study documented 2,300 Average Daily Trips (ADT) on El Monte Road producing a noise level of 57.9 dBA. The golf course project would have increased ADT by approximately 1,500 with a corresponding increase in noise levels of 2.3 dBA which was below significance guidelines.

Substantial changes are proposed by the current project which may result in new significant impacts or increased severity in previously identified significant impacts, and in new mitigation measures and alternatives. A noise analysis will be required to evaluate potentially significant impacts related to compliance with the noise ordinance and General Plan Noise Element. The noise analysis will use current County significance guidelines and report format. The EIR will contain a full discussion of all potential noise-related impacts from anticipated noise sources.

XIII. POPULATION AND HOUSING -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects to population and housing including displacing substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?

YES

NO

The previously certified EIR did not include analysis of potential impacts related to population and housing issues as the Initial Study released with the Notice of Preparation determined that there would be no, or less than significant, population and housing-related impacts. Residential development was not part of the project and employment opportunities related to the golf course development were considered to be limited.

Similarly, the proposed sand mining operation does not propose residential development and is likely to result in even fewer new employment opportunities than the golf course project. Less than ten full-time positions are estimated to be needed to operate the mobile equipment and plant.

Although substantial changes are proposed in the project, no new significant impacts or increased severity in previously identified significant impacts, or new mitigation measures or alternatives are anticipated to occur or be necessary related to population and housing. A brief discussion of this issue will be required in Chapter 3.2 of the SEIR.

XIV. PUBLIC SERVICES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services: fire protection, police protection, schools, parks, or other public facilities?

YES

NO

The previously certified EIR did not include analysis of potential impacts related to public services as the Initial Study released with the Notice of Preparation determined that there would be less than significant impacts related to public services including fire and police protection services.

Similarly, the proposed sand mining operation does not propose development that would be expected to result in the need for increased fire or police protection facilities. Although substantial changes are proposed in the project, no new significant impacts or increased severity in previously identified significant impacts, or new mitigation measures or alternatives are anticipated to occur or be necessary related to population and housing. A brief discussion of this issue will be required in Chapter 3.2 of the SEIR.

XV. RECREATION -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or that include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

YES

NO

The previously certified EIR evaluated potential impacts related to recreational facilities, including effects related to equestrian uses in the valley. Although the Golf Course project would not contribute to the direct need for new or additional recreational facilities, and was anticipated to add a recreational opportunity to San Diego County residents, the evaluation in the EIR recognized that development of the property for a golf course might affect upland areas adjacent to the San

Diego River used for equestrian trail riding. This potential impact was determined to be less than significant as the golf course project design included development of an equestrian trail through the project site.

Substantial changes are proposed by the current project which may result in new significant impacts or increased severity in previously identified significant impacts, and in new mitigation measures and alternatives. The SEIR will evaluate potential environmental impacts related to recreation.

XVI. TRANSPORTATION/TRAFFIC -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to transportation/traffic including: an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system; exceedance, either individually or cumulatively, of a level of service standard established by the county congestion management agency for designated roads or highways; a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks; substantial increase in hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); inadequate emergency access; inadequate parking capacity; and/or a conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

YES

NO

The previously certified EIR estimated that the golf course project would add 1,500 ADT to surrounding roads; however, less than significant impacts were determined to occur to Julian Avenue, Lake Jennings Park Road, the SR-67/Mapleview Street intersection, and the Lake Jennings Park Road/El Monte Road intersection. A significant but mitigable impact was identified related to sight distance for the driveway entrance from El Monte Road.

Substantial changes are proposed by the current project which may result in new significant impacts or increased severity in previously identified significant impacts, and in new mitigation measures and alternatives. A traffic impact analysis will be required to evaluate potentially significant impacts to the roadway network that might result from features specific to the proposal using the current County significance guidelines and report format. Present traffic conditions and roadway function will be taken into account in the new traffic impact analysis which will be fully discussed in the EIR.

XVII. UTILITIES AND SERVICE SYSTEMS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to utilities and service systems including: exceedance of wastewater treatment requirements of the applicable Regional Water Quality Control Board; require or result in the construction of new water or wastewater treatment facilities, new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; require new or expanded entitlements to water supplies or new water resources to serve the project; result in a

determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments; be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; and/or noncompliance with federal, state, and local statutes and regulations related to solid waste?

YES

NO

The previously certified EIR did not include analysis of potential impacts related to utilities and service systems as the Initial Study released with the Notice of Preparation determined that there would be no or less than significant impacts related to this issue. Only minimal demands on utilities and service systems were anticipated. Septic systems were to be used for wastewater disposal, groundwater was to be used for irrigation, and potable water was to be supplied by the Padre Dam Municipal Water District.

Similarly, the proposed sand mining operation is not expected to result in significant demands on utilities and service systems. Domestic refuse will be collected in trash bins and removed by a refuse disposal company. Process water, water for dust suppression, and irrigation water will be obtained from onsite wells and ponds once sand extraction activities extend below the water table. The operation will utilize a portable restroom which will be serviced regularly by a vendor. Potable water will also be provided by a private vendor. Electrical power will be provided by SDG&E through an overhead transmission line which will enter the project site from El Monte Road and connect to temporary power poles at the processing plant location.

Although substantial changes are proposed in the project, no new significant impacts or increased severity in previously identified significant impacts, or new mitigation measures or alternatives are anticipated to occur, or be necessary, related to utilities and service systems. A brief discussion of this issue will be required in Chapter 3.2 of the SEIR.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE: Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in any mandatory finding of significance listed below?

Does the project degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

YES

NO

The previously certified EIR addressed potentially significant impacts in regards to Mandatory Findings of Significance through analysis of the following issues: Land Use, Surface and Groundwater, Transportation, Biological Resources, Cultural Resources, Agricultural Resources, Mineral Resources, Aesthetics, and Recreation. The EIR determined significant impacts would result from the golf course project in regards to Land Use, Aesthetics, Transportation (Site Distance), Biological Resources, Cultural Resources, Hydrology, Groundwater supply, and Groundwater quality.

Substantial changes are proposed in the project which may result in new significant impacts or increased severity in previously identified significant impacts, and in new mitigation measures and alternatives. The SEIR will need to fully discuss potential impacts to the issue areas listed in the previous paragraph as well as Air Quality, Greenhouse Gas Emissions, Geotechnical stability, Hazards, Noise, and Stormwater quality.

Attachments

- El Capitan Golf Course Final Environmental Impact Report
- Project Description for the El Monte Sand Mining and Nature Preserve Project (August, 2015)

XVIII. REFERENCES USED IN THE COMPLETION OF THE ENVIRONMENTAL REVIEW UPDATE CHECKLIST FORM

California Environmental Quality Act, CEQA Guidelines

County Code of Regulatory Ordinances, Title 3, Division 5, Chapter 3

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Agricultural Resources, Air Quality, Biological Resources, Cultural Resources, Dark Skies and Glare, Geologic Hazards, Hazardous Materials, Hydrology/Water Quality, Noise, Transportation and Traffic, Vectors, Visual Resources, and Wildland Fire Protection.

County of San Diego Conservation/Open Space Element of the General Plan ()

County of San Diego Zoning Ordinance (Extractive Use Regulation, Sections 2820-2825)

County of San Diego. Resource Protection Ordinance, Article II (16-17). October 10, 1991

County of San Diego. 1997. Multiple Species Conservation Program, County of San Diego Biological Mitigation Ordinance

County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (WPO) (Ordinance Nos. 9424 and 9426, County Codes §§ 67801 et seq.)

Farmland Mapping and Monitoring Program, California Department of Conservation, Division of Land Resource Protection

Order No. 2001-01, NPDES No. CAS 0108758, California Regional Water Quality Control Board, San Diego Region

Ordinance 8334, An Ordinance to amend the San Diego County Code of Regulatory Ordinances relating to Flood Damage Prevention, Adopted by the Board of Supervisors on 12/7/93

San Diego County Light Pollution Code (San Diego County Code Section 59.101)

The Resource Conservation and Recovery Act (RCRA), 1976

Uniform Fire Code, Article 9 and Appendix II-A, Section 16

Water Quality Control Plan for the San Diego Basin (9), California Regional Water Quality Control Board, San Diego Region