



Planning and
Development Services

Dear Mr. Bennett,

Here are my list of concerns'

#1 El Monte and Willow Roads have been recognized by the Lakeside General Plan as "scenic corridors" How can you allow a sand mining project with their plans of a "fence and 8' high berm" around the site as allowed for a "scenic corridor?"

Please respond

#2 The last EIR done 15 or so years ago, on the Golf Course EIR it states "that water and wells will be affected and possibly contaminated if lower than 15' in drought conditions". We now have been in a drought for over 5 years and the project plans state they plan to dig down to 90+ feet. How is this NOT going to impact area wells, and the aquifer? Water was reason the last project (recharge) was voted against. How will this project be less of an impact?

When McGrath mined his property on Willow Rd. his mining drained Huck Finn Pond, which was used by local boy scouts and others. It was a loss to the community.

How is this project going NOT going to affect the local residents and our community?

Please respond

#3 There are 24 Native American sites located within 1 mile from this project. 6 sites are recorded as being directly adjacent the project area and site

#Ca-SDI-13,652 is located within the project area, and where trails have been planned.

Please explain how this can be mitigated.

Please respond

#4 **Noise**

Noise from this project will impact not only nearby homeowners, but everyone in the valley due to the way noise travels through the valley. Many of the birds, raptures and other animals will be disturbed by noise. Animals that HOPEFULLY will move to the northeast area where the property will not be mined.

I request a new noise impact study of the VALLEY be done.

#5 **Traffic**

With the 200-400 truck trips planned with this project traveling on El Monte Rd, Lake Jennings, and also highways 67 and I-8 I am concerned with the young drivers going to and from El Capitan High School. Statistics say almost all new drivers will be involved in an accident within their first year of driving. An

accident with a truck (or a truck also pulling a load, which sand trucks most are) can and will be fatal in a collision, especially with a young driver.

What about traffic in case of a fire? All the El Monte residents have only ONE way out of the valley.

Double loaded trucks on El Monte Rd could make the difference between life and death.

Also, El Monte Rd is used by mountain bikers, lake/boat traffic, people hauling horses. How is double loaded trucks going to impact impatient drivers who already pass slower vehicles.

I request a NEW traffic study be done with these problems addressed

#6 **Wildlife Corridors** El Monte Valley has been recognized as an East / West and North / South wildlife corridors. How will the animals be able to move through this project and continue their north/south and east/ west paths?

I am also concerned about loss of habitat for all animals who live in the riverbed

I am requesting a NEW STUDY be done in the El Monte Valley to see exactly what animals are PRESENTLY in the valley. Things change with weather and habitats and over time.

#7 One of the documents in the original EIR for the Golf Course
"Final Environmental Impact Report"
El Capitan Golf Course
Helix Water Department

Approximately page 160 on part 2 was prepared by Rick Carpenter, Project Manager of ENVIROMINE!
The same company that is now asking to put through this project!

How is this NOT a conflict of interest? I am requesting a NEW EIR be done from the beginning.

#9 **The Lakeside Community Plan**, was adopted by the County Board of Supervisors on August 3, 2011 Under Land Use. The below sections are taken from our Lakeside Community Plan. Please address the following;

RESIDENTIAL GOAL

PROVIDE FOR GRADUAL RESIDENTIAL GROWTH, WHILE RETAINING THE RURAL ATMOSPHERE OF LAKESIDE.

Is this project appropriate to our "Rural Atmosphere"? I think not!

Policies and Recommendations page 8

5. Provide for street tree planting and landscaping, as well as the preservation of indigenous plant life.

7. **Buffer residential areas from incompatible activities that create heavy traffic, noise, lighting, odors, dust, and unsightly views. (Pp)**

9. **Require strict and literal interpretation of the requirements for a Major Use Permit when analyzing such permit applications. (Pp)**

10. Allow certain **non-disruptive** commercial uses in residential areas after analysis on a site-specific basis. (Pp)

I do not believe this project is non-disruptive! Please address.

Policies and Recommendations page 11

4. **Encourage commercial activities that would not interfere either functionally or visually with adjacent land uses or the rural atmosphere of the community. (P)**

15. **Require commercial and industrial land uses to minimize adverse impacts, such as noise, light, traffic congestion, odors, dust, etc.**

AGRICULTURAL GOAL page 12

PROVIDE FOR THE PRESERVATION OF AGRICULTURAL LAND USES, WHILE MAINTAINING THEIR COMPATIBILITY WITH OTHER NON-RURAL USES.

FINDINGS

Lakeside has a unique agricultural heritage, which the community wishes to perpetuate. In the urban core, large scale agricultural uses have given way to residential development. In spite of this, extensive portions of the Plan Area display significant primary and secondary agricultural uses. These areas include Eucalyptus Hills, Moreno Valley, the **El Monte Road area**, and Blossom Valley. Secondary agricultural uses are also common in areas within the Village Boundary Line Maintaining and enhancing these agricultural uses is essential to the basic character of the Lakeside community.

Please address the permanent loss of agricultural land

POLICIES AND RECOMMENDATIONS page 17

4. **Promote agriculture as one of the highest and best uses for open space and floodplains. (GEN)**

5. Encourage the use of agriculture to provide visually pleasing open space and variety within the rural environment. (GEN)

6. Enhance economic advantages to agriculture to help it compete with other alternative land uses. (GEN)

7. Analyze existing animal regulators for rural properties and apply less restrictive animal regulators to areas where the application of such regulators can be found compatible with neighboring uses. (P)

8. Permit animal raising projects sponsored by recognized youth organizations in designated areas of Lakeside. (I)

This project will permanently remove rich alluvial soils used for agricultural lands!

Please address.

Also, due to the removal of this rich alluvial soil, how do you think the “reclamation” plants will survive?

Please address.

INDUSTRIAL GOAL

PROVIDE FOR THE KIND OF INDUSTRIAL DEVELOPMENT THAT DOES NOT DETRACT FROM THE EXISTING RURAL CHARACTER OF THE COMMUNITY.

10. Ensure that a concentration of limited impact industrial and commercial uses is provided for during the formulation and implementation of the San Diego River Plan. (P)

12. Industrial development that detracts from the rural character of Lakeside **SHALL NOT BE APPROVED.**

Please address #12 above

6. CONSERVATION

ENVIRONMENTAL GOAL

PROVIDE A DESIRABLE, HEALTHY, AND COMFORTABLE ENVIRONMENT FOR LIVING, WHILE PRESERVING LAKESIDE'S RURAL ATMOSPHERE AND UNIQUE RESOURCES.

POLICIES AND RECOMMENDATIONS

1. Encourage types and patterns of development that **minimize water pollution, air pollution**, fire hazard, **soil erosion**, silting, **slide damage, flooding**, and severe hillside cutting and scarring. (P)

2. **Preserve the best natural features of the area in their natural state** and avoid the creation of a totally urbanized landscape. (Pp)

3. **Protect groundwater supplies from pollution and depletion** through enforcement of the County Groundwater Ordinance

4. **Ensure that land uses within or adjacent to recreational, natural preserve, agricultural, or industrial areas are compatible with those areas.** (P,R)
5. Identify and apply the **Scenic Area (S) Special Area Designator** to sites where significant natural landmarks are located. (P)
8. Require the isolation of roadside properties from major roads and prime arterials with buffer zones of vegetation or earth barriers to protect adjacent areas from pollutants such as noise, exhaust, and light. (Pp)

FLOODPLAIN GOAL

ENHANCE THE FLOODPLAINS AS AN ENVIRONMENTAL, RECREATIONAL AND ECONOMIC ASSET TO LAKESIDE.

FINDINGS

The **appropriate utilization of floodplains is of primary interest to the citizens of Lakeside.** The section of the **Upper San Diego River** from Santee to **El Monte Park** is utilized for a variety of activities including: **crop raising, dairy farming, commerce, and industry.** The prevailing use involves the extraction of sand for construction. Studies have proven that the sand resources of this portion of the San Diego River are substantial, however, **problems can arise if extraction** is not conducted in an orderly and controlled manner. Issues involving extractive uses include:

- **Protection of the groundwater supply;**
- **Disturbance of the natural flood drainage system;**
- **Aesthetic nuisance caused by the presence of a noxious industry in the community; and**
- **Rehabilitation of depleted mines.**

1. Improve natural drainage channels when it is necessary to protect life and property. (DPW)
2. Encourage the utilization of the **floodplains outside for recreation, open space, agriculture.** (Pp)
5. **Design the use of floodways where public access is available so that all modes of recreational transportation will have an opportunity to enjoy this space.** (DPW)

Sand Mining and Extraction

POLICIES AND RECOMMENDATIONS

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1. **Permit only** controlled extraction operations that have a minimal adverse impact on the environment. (Pp)
2. Extract sand and gravel in a way that minimizes any harm or disturbance to adjacent residents and properties. (Pp)
3. Minimize dust, noise, traffic, unsightly views, accumulations of water, steep slopes, and safety and health hazards resulting from sand and gravel extraction. (Pp)
4. Recognize that extraction of sand and gravel is a long-term process. Allow extraction only on a controlled, coordinated basis, and provide for the rehabilitation of worked out areas. (Pp)
5. Consider a system of recreational lakes outside of the floodway that could be created by extractive operations. (GEN)
6. Protect areas designated in the plan for sand, gravel, and rock excavation from scattered and incompatible urban intrusion by applying Extractive Use Regulations to such areas. (P)

7. Plan the eventual rezone and reuse of the land containing this resource for agriculture, husbandry, recreation, open space, and as "made land" above the floodplain suitable for industry, commerce, or housing through reclamation plans. (P)

Recreation Goals

A system of riding and hiking trails is included as part of the Community Trails Master Plan. The earlier history of Lakeside as a rural community has left a legacy of horseback riding and hiking. The intent is to provide a system that is physically and functionally integrated with other major transport facilities, and integrated with the Bicycle, Pedestrian, and Trail Facilities section of the County General Plan Mobility Element. The San Diego, San Vicente, and Los Coches **floodplains have been designated as prime locations for trail alignments because of the open space nature of the floodplain uses.**

9. Strive to provide acreage for local **recreational areas at the level of 15 acres per 1,000** in population; a goal of the San Diego County General Plan Conservation and Open Space Element. At least one third of the park system's area should be devoted to neighborhood and other close-at-hand recreational facilities, and the remainder used for facilities serving all of Lakeside, such as community parks, community recreation centers, trails, nature preserves, lakes, and camping areas. (DPR)

12. **Minimize costs of a trails system by utilizing floodplains, drainage channels, public lands, and major utility right-of-ways, wherever legally possible.** (DPW)

13. **Ensure proper location, adequate size, and lower costs by acquiring park sites in advance of need.** (DPR)

14. **Utilize any funding sources available to finance recreational facilities and services for all socio-economic groups, but avoid any dependence on property taxes.** (DPR)

15. **Promote a system of trails for horseback riding, bicycling, and hiking, for both transportation and recreation.** (DPW)

16. **Where appropriate, require trail easement dedication.**

58. El Cajon Mountain - El Capitan Reservoir - This large area contains very steep slopes (the portion in Lakeside about 60 to 70 percent is greater than 50% slope) and isolated rocky peaks and ridges, including some of the largest granitic domes in San Diego County. Vegetation is excellent wildlife habitat with Oak woodlands, Coastal Sage scrub and Mixed and Chamise chaparral. The area contains such rare and endangered plants as the type locality for the threatened Lakeside wild lilac (*Ceanothus syaneus*), the threatened Morena current (*Ribes canthariforme*), the Felt leaf rock mint (*Monardella hypoleuca ssp. lanata*) and Adders tongue fern (*Ophioglossum californicum*), the very rare and endemic Dense reed grass (*Calamagrostis densa*) and the rare Ramona cinquefoil (*Horkelia truncata*). The area contains historical and existing golden eagle nest sites.

The rocky peaks, especially El Cajon Mountain, serve as a scenic backdrop for El Cajon as well as the Lakeside region.

***As you can see, this project is NOT consistent with Lakeside's Community Plan!
Please address this inconsistency AND the reasons.***

#10 **Air Quality** This project says that there will be LESS pollutants in the air because the sand trucks will travel less on the San Diego roads. What about OUR air quality here in Lakeside? Do we not count? People in close proximity of this project will be exposed to sand, dust, molds, and Valley Fever. What about our children who are in Lakeside and outside with sport activities? The track team, the football team, the softball teams, hockey teams, horseback riders, and elderly who walk in the El Monte Valley? What about the handicapped adults and children that take riding lessons at several different ranches on Willow Rd? Many of these people have a multitude of health problems. How will the dust and mold spores affect them?

Please address as these issues can be life threatening.

#11 **Trails**

Today, the equestrians of Lakeside enjoy 25 miles of trails and have enjoyed these trails for over 50 years. The mining company keeps saying we are using "unauthorized trails" in the river bottom. How can that be when Helix has installed horse gates all along Willow and Ashwood Rd. In fact, a brand new gate was just installed a few months ago on Willow Rd. If we were indeed using "unauthorized trails" why did you, the County put in a Horse Crossing on Ashwood Rd?

I am concerned that if the future trails plan is not **endowed in easements in perpetuity** to the County, they will be empty promises. Especially when the proponent's plans say that after the project is complete, in the year 2034-5, that the trails will be moved!

I am 57 years old now, IF this project ends in 2014-5 (which I have serious doubts) I will be 76 years old. Will I ever be able to see this project finished? Probably NOT! I moved to Lakeside to be able to ride the trails in Lakeside's river bottom. NOT to ride by a construction site with not an animal or tree site! Lastly, where are the trails that were given to us by the last mining company in El Monte Valley? They were promised.

Please address

#12 **Promises, Promises, Promises!**

In the 1980's **Enniss** promised the community after 25 years of mining, they would give the community a staging area, a lake, equestrian camping at the base of San Vicente Dam as part of their reclamation plan.

The records show they have mined to deep, and to close to the road. The money they set aside for reclamation (according to the Federal Government) is gone.

They are now doing rock crushing...do you have any idea how much impact that is now causing the neighbors?

If not, just drive out to Vigilante Road any day of the week and you will see. If not, I would be glad to send you pictures!

McGrath in 2003 promised after 4 years of mining at the intersection of Willow and Moreno Rd. Mr. McGrath told me personally he would give us a trail to link Moreno Ave and the River bottom, it is the Vine Street Trail on the Lakeside Trails and Pathway Map. Did he? NO.

They have sold the property to Superior (and a bunch of other names on the deed). The County has contacted them about their promise of that trail. Supervisor Jacob is interested in this because of her vision on the East County Equestrian Center and the important link to the trail system. Superior is unwilling to give us anything "at this time" because they plan on mining. Although, who knows where since that piece of property is "mined out".

Hanson #1 The property on Channel Rd. No reclamation, the Lakeside River Conservancy is now using GRANT money to restore...that means WE are paying for it, not Hanson!

Hanson #2 The property on El Monte Rd. No restoration from Hanson, Endangered Habitat's and the Lakeside River Conservancy are now using GRANT money to restore the property, yes...WE are once again paying for that also.

This is also not the first time Hanson and Endangered Habitats have gone in together to "restore" what was left by mining.

See: 2012 Russian River Floodplain restoration City of Windsor, Sonoma County

Woodward Sand They are the last company to mine in the El Monte Valley. Restoration....Trails.. that we were promised. NOPE, if we had gotten those trails in easements as promised I would not be writing this letter to you now!

As you can see from past actions, no sand mining company has fulfilled their promise of "reclamation" How do you, the County assure that this mining company will follow the rules when no other company has done so? What makes this company any different than all the others in Lakeside?

How will this project be regulated?

How will these promises be fulfilled if this project doesn't end until at least the year 2034-5?

Please address

#13 Quality of Life

As mentioned in the Lakeside Community Plan, the residents of Lakeside enjoy our quiet rural lifestyle. We enjoy waking up and seeing red tail hawks, golden eagles, owls, wild peacocks, and turkey in our yards. We love the sounds of coyotes howling at night. We love the lack of lights from street lights and the peace and quiet. They are just a few of the many reasons that we live in Lakeside. With the approval

of this project that will all be gone for many residents. The miners say they will only mine for 15 years with reclamation plan of 4 years. How does the County plan on mitigating "our way of life" How is that possible? How would YOU like to wake up to dust in your eyes, the noise of digging and constant trucks traffic?

Please address

Sincerely,

Karen Ensall

A handwritten signature in blue ink that reads "Karen Ensall". The signature is written in a cursive style with a large, looping "K" and "E".

11624 Moreno Ave
Lakeside, Ca. 92040