The County of San Diego

Planning Commission Hearing Report

Date:	March 6, 2026	**Case/File No.:**	Slaughterhouse Canyon MUP Modification and Reclamation Plan Amendment PDS2020-MUP-78-083W6, PDS2020-RP-78-001W2 PDS2020-ER-78-14-182C
Place:	County Operations Center (COC) Hearing Room 5520 Overland Avenue San Diego, CA 92123	**Project:**	Mining and Reclamation
Time:	9:00 a.m.	**Location:**	12560 Highway 67, Lakeside, CA 92040
Agenda Item:	#3	**General Plan:**	Rural Lands (RL-40) and High Impact Industrial (I-3)
Appeal Status:	Appealable to the Board of Supervisors	**Zoning:**	Limited Agriculture (A70) and High Impact Industrial (M58)
Applicant/Owner:	Martin Marietta San Diego Aggregates, LLC	**Community:**	Lakeside Community Plan Area
Environmental:	EIR Addendum	**APN:**	APNs: 326-051-04, 05, 06, 07 and 08; 375-171-06

A. OVERVIEW

The purpose of this report is to provide the Planning Commission with the information necessary to consider the proposed Slaughterhouse Canyon Major Use Permit (MUP) Modification, Reclamation Plan Amendment, and EIR Addendum prepared in accordance with the California Environmental Quality Act (CEQA).

Martin Marietta San Diego Aggregates, LLC (Applicant) owns and operates the Slaughterhouse Canyon Mine, an approximately 288-acre aggregate mining and processing site, located approximately four miles north of the Lakeside community in unincorporated San Diego County. Surface mining and reclamation activities are conducted pursuant to Major Use Permit No. P78-083 and Reclamation Plan No. RP 78-001, as amended. The existing MUP and Reclamation Plan anticipated that mining would be completed by 2020, extracting 23.4 million cubic yards and leaving approximately 124 acres undisturbed over a 25-year period.

Given market conditions, the Applicant is not expected to exhaust remaining permitted reserves at the site until at least 2035, subject to market demand. Accordingly, the Applicant is seeking a time extension for the MUP and Reclamation Plan to align the term of the entitlements with the life of remaining permitted aggregate reserves. Each phase of the site must be reclaimed in accordance with the California Surface Mining and Reclamation Act of 1975 (SMARA). The Applicant seeks the following changes to the approved MUP and Reclamation Plan:

- Major Use Permit Modification: Update to the expiration date of the MUP to March 17, 2035.

- Reclamation Plan Amendment: Update to the proposed date for the termination of the surface mining operation to March 17, 2035, and update corporate ownership information. The Extraction Phasing Table is updated to reduce material extraction from 23.4 to 17.8 million cubic yards with Phase 1 complete.

Extending the term of the entitlements will provide the ability to extract the remaining permitted reserves that have not yet been mined due to market conditions and mitigate the site's environmental impacts by implementing the approved Reclamation Plan. Other than the extension of time, the Applicant seeks no change to any element of the approved operations. The project site is located at the western terminus of Slaughterhouse Canyon Road at 12560 Highway 67 in the Lakeside Community Plan Area.

The General Plan Regional Category for the site is Industrial, and the General Plan Land Use Designations are Rural Lands (RL-40) and High Impact Industrial (I-3). The High Impact Industrial land use designation is applied to areas where industrial uses have access to transportation corridors. The Rural Lands land use designation is intended to reflect the backcountry areas of the County. The zoning regulations for this site are Limited Agriculture (A70) and High Impact Industrial (M58). Extractive use can be permitted within the A70 and M58 zones with approval of a MUP.

The sections contained in this report describe the following: development proposal, analysis and discussion, community planning group and public input, CEQA compliance, and the Planning & Development Services (PDS) recommendation. PDS analyzed the Project for consistency with the General Plan, Zoning Ordinance, and other applicable regulations, policies and ordinances, and found the Project to be consistent with the inclusion of conditions in the Project Form of Decision. The Planning Commission is asked to consider the Project and either approve the Project as submitted, approve the Project with modifications, or deny the Project. Based on the analysis of the Project, the required findings can be made, and staff recommends approval of the Project.

B. REQUESTED ACTIONS

This is a request for the Planning Commission to evaluate the Project for an extension time to the Major Use Permit and related Reclamation Plan Amendment for the Martin Marietta Slaughterhouse Canyon Mine, determine if the required findings can be made and, if so, take the following actions:

1. Grant Major Use Permit Modification PDS2020-MUP-78-083W6, make the findings, and include the requirements and conditions as set forth in the Form of Decision (Attachment B).

2. Grant Reclamation Plan Amendment PDS2020-RP-78-001W2, and include the requirements and conditions set forth in the Form of Decision (Attachment C).

3. Adopt the Environmental Findings which includes the adoption of an addendum to the existing Environmental Impact Report (SCH No. 93061053), on file with Planning & Development Services as Environmental Review Number PDS2020-ER-78-14-182C (Attachment E).

C. PROJECT BACKGROUND

Mining at the project site has occurred since at least the 1940s, prior to the first zoning ordinance in the County requiring a permit for mining. A use permit was first approved for the site in 1969 (P69-71), allowing for the continuance of the established borrow pit for sand and gravel, a rock crushing plant, an asphalt paving plant, and a soil cement plant. Subsequent County approvals have included:

- October 6, 1978: Approval of Special Use Permit P78-83 for continued operation of a borrow pit for sand and gravel, a rock crushing plant and an asphalt plant.

- August 10, 1979: Approval of a Reclamation Plan (RP78-01) for the area of mining-related disturbance associated with Special Use Permit P78-83.

- April 5, 1995: Board of Supervisors considered an appeal of a Planning Commission action, certified the Project EIR, and approved a Major Use Permit Modification P78-83W2 for continued operation of a borrow pit for sand and gravel, a rock crushing plant and an asphalt plant, and a Reclamation Plan Modification (RP 78-001W1) for the area of mining-related disturbance associated with P78-83W2.

- August 1, 2002: Approval of Major Use Permit Modification P78-83W3 for an animal waste processing facility.

- April 6, 2003: Approval of Major Use Permit Minor Deviation P78-83W3M1 to expand the animal waste processing facility, landscaping and parking lot.

- October 20, 2006: Approval of Major Use Permit Modification P78-83W4 for storage of explosives on the property.

- July 20, 2012: Approval of Major Use Permit Modification P78-83W5 for continued storage of explosives on the property.

- October 7, 2013: Approval of Major Use Permit Minor Deviation P78-83W5M1, and Reclamation Plan RP78-001W1M1 for a modified plot plan to account for an additional 2.8-acres of mining.

The permit was timely filed prior to its expiration on February 28, 2020, by Hansen Aggregates. The permit remains active under Martin Marietta's ownership.

D. REGIONAL SETTING AND PROJECT LOCATION

The project site is located in the Lakeside community, west of State Route 67 at the western terminus of Slaughterhouse Canyon Road (Figures 1 and 2). The current permit boundary includes approximately 288 acres, with mining and reclamation allowed on approximately 167 acres and the remainder of the land left undisturbed. The project site is situated between the Moreno Valley to the south, where most of Lakeside's development occurs, and hilly, undeveloped areas to the north and northwest. It lies in an area of topographic transition as the landform rises from the relatively level valley carved by the San Diego River to the higher elevation foothills. The canyon formation characterizing the project site is part of the Moreno Valley/San Vicente Creek drainage system. Numerous smaller side canyons incised by drainage are tributary to the project site's primary landform. Elevations on the project site range from approximately 550 feet above mean sea level (amsl) in the eastern portion of the site to approximately 1,175 amsl in the southeast quadrant. The majority of the land adjacent to the project site is vacant and undeveloped, with the exception of the land to the east, which is occupied by truck yards, industrial buildings and a separately-permitted mine site called the TTT Quarry.

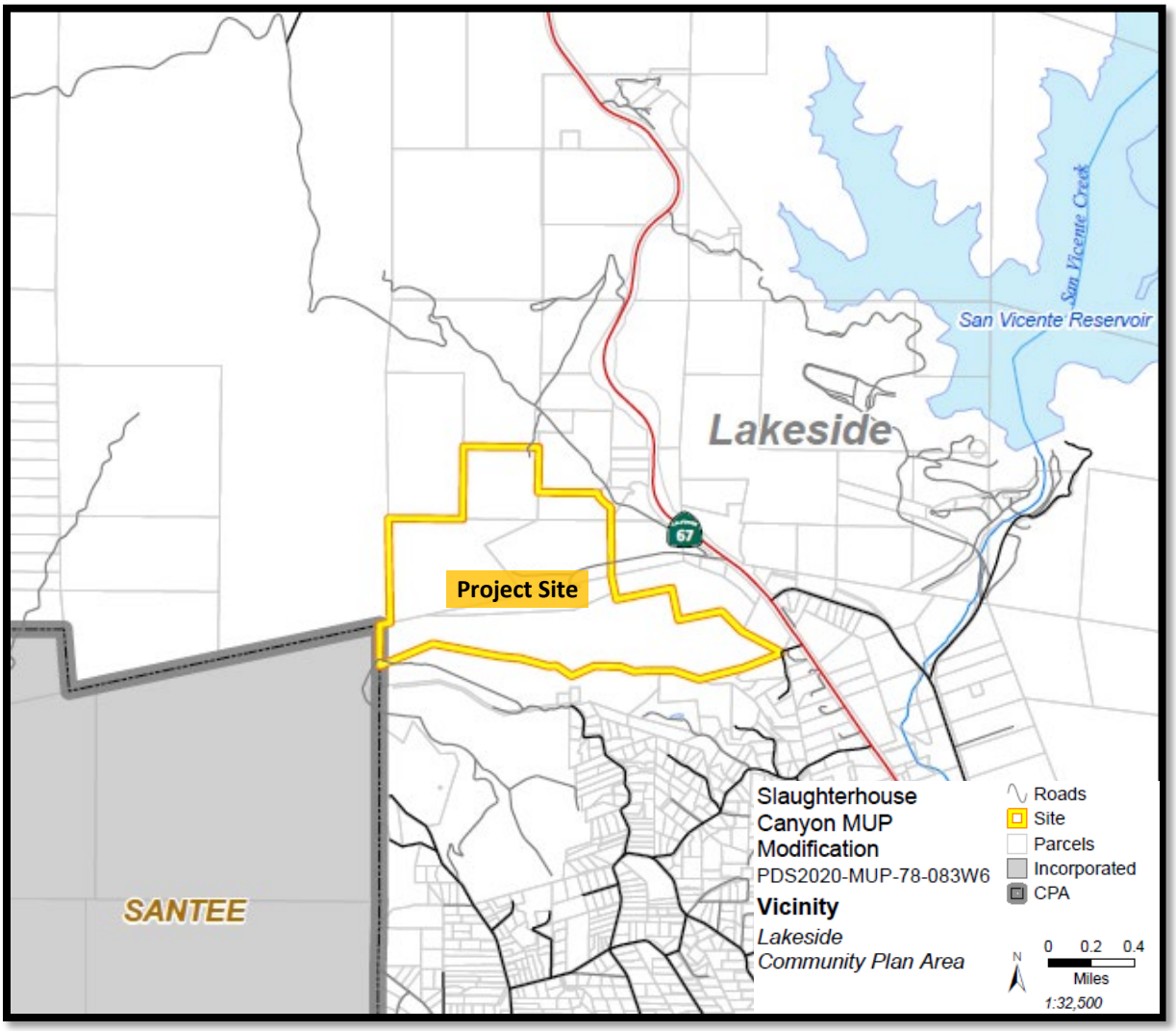


Figure 1: Vicinity map

Surface mining and reclamation activities are conducted pursuant to Major Use Permit No. P78-083 and Reclamation Plan No. RP 78-001, as amended. Under the 1995 Reclamation Plan, extraction started along the north side of the plant area and then proceeded in a counterclockwise direction. Phase 1 has largely been completed, and the operations are currently advancing well into Phase 2 at the northwestern portion of the site. At the completion of Phase 2, Phases 3 and 4 will begin in sequence. Phase 5 is slated to begin during Phase 4. Final reclamation grading is planned to progress during each phase of extraction. Phase 5 will be completed after backfilling, finish grading, and vegetation and erosion control measures are successfully established. Figure 2 is an aerial location map of the site with phasing.

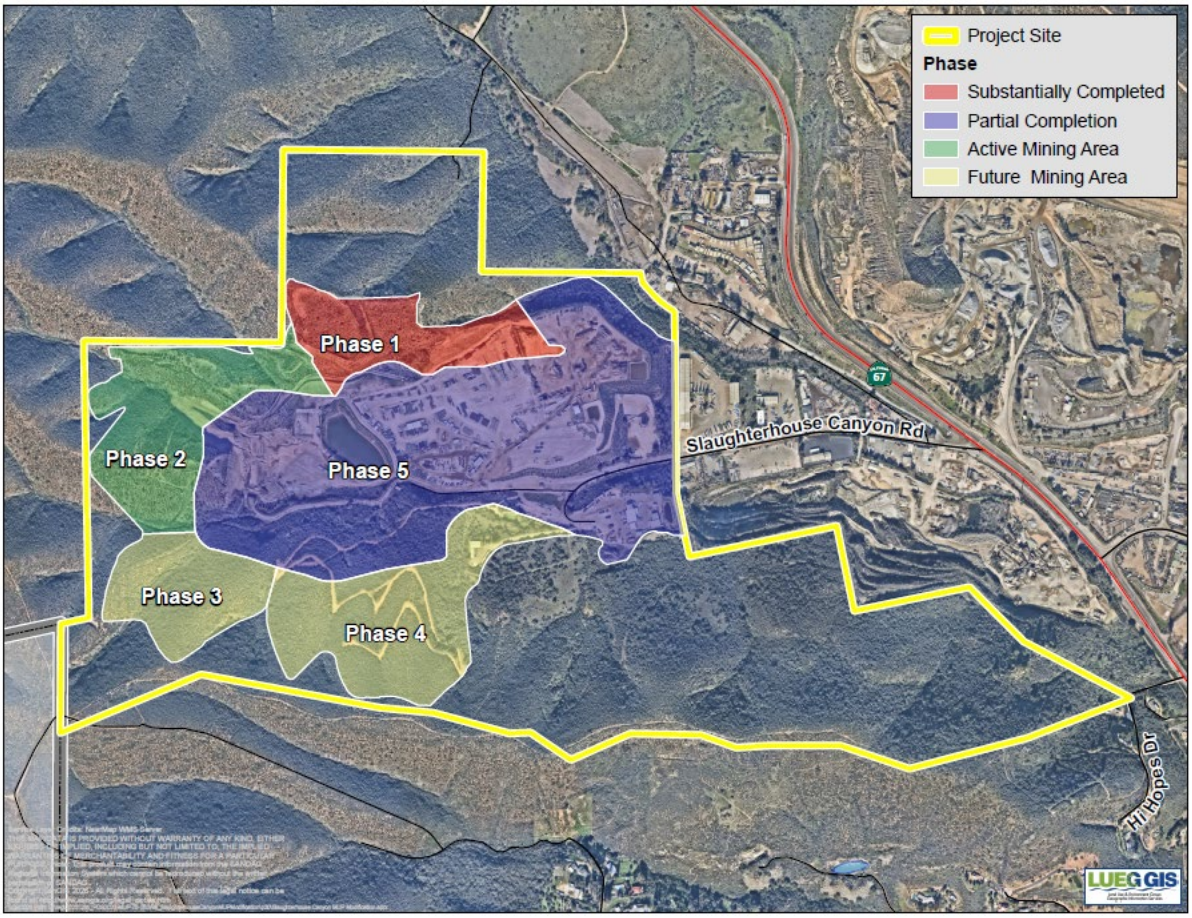


Figure 2: Aerial Location Map with Phasing

The proposed Slaughterhouse Canyon Major Use Permit Modification and Reclamation Plan Amendment allow the applicant to proceed with extraction operations and reclamation in accordance with each respective permit until 2035 when the status of operations and reclamation would be revisited.

The following images are views of the existing site showing current operations and reclamation.



Figure 3: View looking southwest toward Phase 5 stormwater basin and Phase 2 active mining site



Figure 4: View looking south to hillsides, the lower portions of which will be mined in Phases 3 and 4, and then reclaimed



Figure 5: View looking north at temporary storage in the central Phase 5 area, with Phase 1 reclaimed slopes in the background

Please refer to Attachment A – Planning Documentation for maps of surrounding land uses and zoning designations.

Table 1: Surrounding Land Uses and Zoning

Location	General Plan	Zoning	Adjacent Streets	Description
North	37: Open Space (Conservation) 29: High Impact Industrial 18: Rural Lands (RL-20)	Open Space (S80) Limited Agriculture (A70) High Impact Industrial (M58)	none	Vacant / open space
East	29: High Impact Industrial 18: Rural Lands (RL-20)	Limited Agriculture (A70) High Impact Industrial (M58)	Slaughterhouse Canyon Drive SR-67	Industrial development

Location	General Plan	Zoning	Adjacent Streets	Description
South	9: Semi-Rural Residential; (SR-1) 11: Semi-Rural Residential; (SR-2) 18: Rural Lands (RL-20)	Limited Agriculture (A70)	none	Vacant / open space
West	37: Open Space (Conservation)	Open Space (S80)	None	Vacant / open space

E. DEVELOPMENT PROPOSAL

1. Project Description

Approved Project

Martin Marietta San Diego Aggregates, LLC (Applicant) owns and operates the Slaughterhouse Canyon Mine, a 288-acre aggregate mining and processing facility, located approximately four miles north of the Lakeside community in unincorporated San Diego County. The Applicant and its predecessors-in-interest have been mining at the site since at least the 1940's. In addition to mining and reclamation, existing on-site facilities include an office with quality control lab, a maintenance shop for mobile equipment, storage yards, soil stockpiles, construction material recycling, and stormwater retention basins, Previous entitlements to be extended will allow Martin Marietta to use the site for asphalt and concrete processing, explosives storage, and commercial composting operations.

Surface mining and reclamation activities are conducted pursuant to Major Use Permit No. P78-083 and Reclamation Plan No. RP 78-001, as amended. The existing permit and reclamation plan anticipated that mining would be completed by 2020; however, given market conditions, the Applicant is not expected to exhaust the remaining permitted reserves in phases 3 and 4 at the site until at least 2035, subject to market demand. Accordingly, the Applicant has requested to extend the term of the existing use permit and update the estimated schedule for mining and reclamation in accordance with the existing reclamation plan to allow for the completion of already approved activities.

Proposed Project

The applicant seeks the following changes to the approved use permit and reclamation plan:

- Major Use Permit MUP-78-083 Modification: Update to the expiration date of the Major Use Permit to March 17, 2035.

- Reclamation Plan RP-78-001 Amendment: Update to the proposed date for the termination of the surface mining operation to March 17, 2035, and update corporate ownership information.

Extending the term of the entitlements will provide the ability to extract the remaining permitted reserves that have not yet been mined due to market conditions. This will enable the continued supply of an important source of local construction materials. Other than the extension of time, the Applicant seeks no change to any element of the approved operations and will mitigate the site's environmental impacts by implementing the approved Reclamation Plan. The Project would not modify the current production levels, area of mining, materials to be mined, or mining methods. The overall production and processing activities would be consistent with existing conditions.

While surface mining would terminate on March 17, 2035, unless further extended, reclamation activities would continue until the site is fully reclaimed. The existing financial assurances, updated yearly, would remain in effect to ensure complete reclamation of the site. The assurance is made payable to the County and the State Department of Conservation and may take the form of surety bonds, irrevocable letters of credit, trust funds, or other forms of financial assurance adopted by the State Mining and Geology Board, which the County reasonably determines will be readily available to pay for reclamation.

F. ANALYSIS AND DISCUSSION

1. Key Requirements for Requested Actions

a. Is the proposed project consistent with the vision, goals, and policies of the General Plan?

b. Does the project comply with the policies set forth under the Lakeside Community Plan?

c. Is the proposed project consistent with the County's Zoning Ordinance?

d. Is the project consistent with other applicable County regulations?

e. Does the project comply with CEQA?

2. Analysis

Major Use Permit Modification

Zoning Ordinance Section 7376 provides that an applicant may file a written application for a time extension of a use permit, and Section 7378 allows for modification of a Major Use Permit (MUP). The MUP modification will update the expiration date to March 17, 2035. The proposed project would not expand the area already approved for mining and reclamation or otherwise expand or intensify the existing use. The proposed project requests only an extension of time to complete the already approved mining and reclamation at the site.

Reclamation Plan Amendment

Mining operations and reclamation of the site will occur in five sequential phases as established by the Reclamation Plan. The Extraction Phasing table provided below delineates phasing in the current Plan.

Table 2: Extraction Phasing

Phase	*Materials Extraction (Million cubic yards)*	*Extraction Area (Acres)*	*Extraction Time (Years)*
1	1.2	22	2 - 5
2	5.4	22	4 - 9
3	4.0	14	4 - 8
4	4.8	24	1 - 2
5	8.0	75	1 - 2
Total	*23.4*	*157*	*24***
**Phases 4 and 5 would occur concurrently*			
***Extraction time is dependent upon economic conditions in the region and product demand.*			

The Extraction Phasing Table in the proposed amendment is updated as follows:

Phase	*Materials Extraction (Million cubic yards)*	*Extraction Time (Years)*
1	Complete	0
2	5.4	4
3	4.0	3
4	4.8	3
5	3.6	2
Total	*17.8*	*12 (2035)*

The existing reclamation plan anticipated that mining would be completed in 2020, however, given market conditions, the applicant is not expected to exhaust remaining permitted reserves at the site until at least 2035, subject to market demand. Extending the termination of the surface mining operation by 15 years, to March 17, 2025, will coincide with the length of time that the site was idle and operating pursuant to an approved Interim Management Plan (IMP). The Reclamation Plan Amendment states that the IMP was originally approved in 2010, and its third and final five-year term expired on December 31, 2025.

Adherence to California Environmental Quality Act (CEQA)

An EIR for *A Modification to Major Use Permit No. 78-0831* (1995 EIR), SCH #93061053, was certified by the Board of Supervisors on April 5, 1995. The certified EIR found significant effects to the following: aesthetics, biological resources, cultural resources, geology and soils, hydrology, and noise. All of these effects were determined to be mitigated or avoided to a level below significance.

A 2002 addendum to the previously certified EIR for A-1 soils animal waste composting, P78-083W3; ER 89-14-069A, found potentially significant impacts to noise and hazards. These effects were determined to be less than significant with the exception of impacts related to noise and vectors. Mitigation measures for an Acoustical Letter Report and Vector Control Plan were determined to reduce

impacts related to noise and vectors to a level below significance.

A 2006 addendum to the previously certified EIR for an explosive's storage facility, P78-083W4, ER 89-14-069B, found no new or substantially more severe environmental effects compared to those identified in the previously certified EIR.

The California Environmental Quality Act (CEQA) Guidelines establishes criteria for determining the appropriate additional environmental documentation to be completed when there is a previously certified environmental impact report (EIR) covering the project for which a subsequent discretionary action is required. For the time extension, an Addendum has been prepared and is included in Attachment D. The Addendum includes the current project description and states that extending the term of the entitlements will provide the ability to extract the remaining permitted reserves that have not yet been mined due to market conditions and mitigate the site's environmental impacts by implementing the approved reclamation plan.

The Addendum analyzed the following topics: Aesthetics, Agriculture and Forestry resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality; Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service systems, and Wildfire. While most of these topics were addressed in the previous EIR, some have been added to the CEQA guidelines, such as Greenhouse Gas Emissions, Energy, Tribal Cultural Resources and Wildfire. These new topics are included in the environmental Addendum prepared for the project. The Addendum analysis determined that the proposed time extension project would not result in any new significant impacts or substantially more severe impacts as compared to the previously certified EIR. No substantial changes are proposed by the time extension project, and there are no substantial changes in the circumstances under which the project will be undertaken that would require revisions to the previous EIR. Since there is "no new information of substantial importance" as specified by CEQA guidelines, the previously certified EIR is adequate without modification with completion of the Addendum.

3. General Plan Consistency

The site is subject to the High Impact Industrial (I-3) and Rural Lands (RL-40) Land Use Designations. The Project is consistent with the following relevant General Plan goals, policies, and actions as described in Table 3.

The proposed project requests only an extension of time to complete the already approved mining and reclamation at the site. The proposed project would not expand the area already approved for mining and reclamation or otherwise expand or intensify the existing use.

Table 3: General Plan Conformance

General Plan Goals and Policies	Explanation of Project Conformance
Land Use Element	
Policy LU-2.8: Mitigation of Development Impacts. Require measures that minimize significant impacts to surrounding areas from uses or operations that	The area surrounding each of the five extraction phases of the site is comprised of an open space buffer which protects human

cause excessive noise, vibrations, dust, odor, aesthetic impairment and/or are detrimental to human health and safety.	health and safety.
Goal LU-4: Interjurisdictional Coordination. Coordination with the plans and activities of other agencies and tribal governments that relate to issues such as land use, community character, transportation, energy, other infrastructure, public safety, and resource conservation and management in the unincorporated County and the region.	The Reclamation Plan amendment to reflect new corporate ownership has been transmitted to the CA Department of Conservation consistent with this Policy and the Surface Mining and Reclamation Act (SMARA).
Goal LU-5: Climate Change and Land Use. A land use plan and associated development techniques and patterns that reduce emissions of local greenhouse gases in accordance with state initiatives, while promoting public health.	The continued operation of the mine provides a local source of aggregate, reducing the need to import such material and thereby reducing regional emissions.
Goal LU-11: Commercial, Office and Industrial Development. Commercial, office and industrial development that is appropriately sited and designed to enhance the unique character of each unincorporated community and to minimize vehicle trip lengths.	The continued operation of the mine provides a local source of aggregate, reducing the need to import such material and thereby reducing vehicle trip lengths.
Policy LU-11.11: Industrial Compatibility with Adjoining Uses. Require industrial land uses with outdoor activities or storage to provide a buffer from adjacent incompatible land uses.	The subject property is buffered by an existing open space easement consistent with this policy.
Mobility Element	
Goal M-9: Effective Use of Existing Transportation Network. Reduce the need to widen or build roads through effective use of the existing transportation network and maximizing the use of alternative modes of travel throughout the County.	Existing roads and Highway 67 provide adequate access to and from the site.
Conservation and Open Space Element	
Goal COS-10: Protection of Mineral Resources. The long-term production of mineral materials adequate to meet the local County average annual demand, while maintaining permitted reserves equivalent to a 50-year supply, using operational techniques and site reclamation methods consistent with SMARA standards such that adverse effects on surrounding land uses, public health, and the environment are minimized.	The proposed extension allows for additional portions of the site to be mined in accordance with the phasing plan thereby adding to the amount of aggregate material available in the County while the southern portion of the site is maintained as open space consistent with this Goal.
Policy COS-10.5: Reclamation Plans. Require all mining projects to be conducted in accordance with a reclamation plan that meets the minimum reclamation standards required by the California Surface Mining and Reclamation Act and the associated State Mining and Geology Board regulations. Require the reclamation plan to include a phasing plan that provides for the completion of the surface mining on each segment	The site is subject to an approved Reclamation Plan consisting of five phases, with revegetation occurring on those portions of the site that have previously been mined such as in phase 1.

of the mined lands so that the reclamation can be initiated as the earliest possible time on those portions of the mined lands that will not be subject to further disturbance by the surface mining operation.	
Policy COS-10.6: Conservation of Construction Aggregate. Encourage the continued operation of existing mining facilities and streamline the permitting of new mining facilities consistent with the goal to establish permitted aggregate resources that are sufficient to satisfy 50 years of County demand.	The Project is a proposed extension of time with operations under new corporate ownership and is consistent with this Policy.
Noise Element	
Goal N-2: Protection of Noise Sensitive Uses. A noise environment that minimizes exposure of noise sensitive land uses to excessive, unsafe, or otherwise disruptive noise levels.	The adjacent land uses are of a similar heavy industrial nature, including additional mining operations. The Project is a time extension for operations and reclamation within the same footprint as previously approved.
Goal N-5: Non-Transportation-Related Noise Sources. A noise environment that provides minimal noise spillovers from industrial, commercial, agricultural, extractive, and similar facilities to adjacent residential neighborhoods.	The Project is a time extension for operations and reclamation within the same footprint as previously approved by the MUP. Rural development further south of the site would not be subject to adverse noise levels due to steep slopes and the distance between the mining operation and sensitive receptors such as residential uses.

4. Community Plan Consistency

The Proposed Project is consistent with the following relevant Lakeside Community Plan goals, policies, and recommendations as described in Table 4.

Table 4: Community Plan Conformance

Lakeside Community Plan Policy	Explanation of Project Conformance
Community Character	
Goal: Foster development which will preserve a rural atmosphere and enhance a sense of spaciousness. **Policies and Recommendations:** **1.** Protect Lakeside's unique natural environment; and preserve its rural way of life and cultural heritage.	The project proposes a time extension for the extraction and processing of resources as a progression and continuation of the existing on-site operation. The project includes a Reclamation Plan, which, following depletion of on-site resources in areas proposed for mining, would reclaim the site in a manner suitable for future uses as identified in the community plan.

CONSERVATION - SAND AND GRAVEL EXTRACTION	
GOAL: Balance the regional need for construct/on materials with the community need for freedom from any disturbing effects of sand and gravel extraction. **Policies and Recommendations:** **1**. Permit only controlled extraction operations that have a minimal adverse impact on the environment.	The proposed project implements the community plan's goals, policies and recommendations related to sand and gravel extraction through the authorization of a Major Use Permit and Reclamation Plan. The proposed project is a modification to the existing use permit and plan in an area of the community where resource extraction is permitted and currently taking place.
2. Extract sand and gravel in a way that minimizes any harm or disturbance to adjacent residents and properties.	The Project is an extension of time to a Major Use Permit and associated amendment to an approved Reclamation Plan. Extraction activities are conducted in compliance with the Major Use Permit conditions of approval, the State of California Surface Mining and Reclamation Act (SMARA), and other state and local regulations which minimize harm to adjacent properties.
3. Minimize dust, noise, traffic, unsightly views, accumulations of water, steep slopes, and safety and health hazards resulting from sand and gravel extraction.	The Project is an extension of time to a Major Use Permit and associated amendment to an approved Reclamation Plan. As such, measures are in place to address dust, noise, traffic, views, water, slopes, and public safety and health.
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.	The proposed project is a modification of an existing permit. It ensures that extraction continues in a controlled and coordinated basis through the sequential phasing, revegetation and reclamation of mined areas. The Reclamation Plan provides rehabilitation of the project site following cessation of mining activities in a manner which is suitable for underlying zones established by the community plan.
5. 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.	The time extension will allow mining of aggregate on portions of the site zoned A-70 and M58 and require adherence to the San Diego County Zoning Ordinance Extractive Use Regulations (Section 6550).

	See discussion of Extractive Use Regulations below.
6. 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.	The approved Reclamation Plan allows for future industrial land use in the eastern portion of the site and Multiple Rural land uses in the western portion of the site.

5. Zoning Consistency

The Project site is zoned Limited Agriculture (A70) and High Impact Industrial (M58). These zones are further described in the following table:

Table 5: Zoning Ordinance Conformance

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	M58 / A70	Yes, upon approval of MUP
Animal Regulation:	T / L	N/A
Density:	None	N/A
Lot Size:	6,000 square feet / 4 Acres	Yes
Building Type:	W / C	Yes
Height:	P / G	Yes
Lot Coverage:	None	N/A
Setback:	Q / C	Yes
Open Space:	None	N/A
Special Area Regulations:	B, C / B, C	Yes

6. Applicable County Regulations

The following table provides an analysis of applicable County regulations:

Table 6: Zoning Ordinance Development Regulations Compliance Analysis

Development Standard	Proposed / Provided
M58 Zone: Section 2580 through Section 2589, inclusive, shall be known as the M58 High Impact Industrial Use Regulations. A70 Zone: The provisions of Section 2700 through Section 2709 inclusive, shall be known as the A70 Limited Agricultural Use Regulations.	The project site is zoned M-58 (High Impact Industrial) and A-70 (Limited Agricultural). Extractive uses are permitted in both the M-58 and A-70 zones with authorization of a Major Use Permit (MUP). The project proposes modification to an existing MUP and Reclamation Plan Amendment and would be consistent with this requirement of the underlying zones as established in Zoning Ordinance Sections 2585, 2705.

Section 6550 - Extractive Use Regulations	According to Section 6550 of the County's Zoning Ordinance, the purpose of the Extractive Use Regulations is to provide the means for public review and regulation of mineral extraction and associated on-site processing operations. Extractive Use Regulations apply in all zones permitting extraction activities such as sand and gravel. These regulations also permit the on-site processing and production of mineral resources; recycling of used concrete, asphalt or rock; rock crushing; asphalt pavement production; and concrete batching. In conjunction with the Major Use Permit, an application for Reclamation Plan is required, and activities on the site shall comply with the provisions and requirements of the Reclamation Plan for extraction and rehabilitation of the mining site. The proposed project complies with the Extractive Use Regulations set forth in Zoning Ordinance Section 6550 because a Major Use Permit is in effect for the existing operation, and a modification of the existing MUP is being processed for the proposed project. A Reclamation Plan amendment has been filed concurrent with the MUP Modification request.
Section 86.601 – 86-608: Resource Protection Ordinance	The Resource Protection Ordinance (RPO) provides for the protection of environmentally sensitive lands and prevents their degradation and loss by requiring a Resource Protection study for certain discretionary projects. Environmentally sensitive lands consist of wetlands, floodplains, steep slope lands, sensitive habitat lands and lands containing significant prehistoric and historic sites. The ordinance specifically exempts sand, gravel or mineral extraction projects provided that the following mitigation measures are required as a condition of a Major Use Permit approved for such a project: 1. Any wetland buffer area shall be restored to protect environmental values of adjacent wetlands. 2. In a floodplain, any net gain in functional wetlands and riparian habitat shall result in or adjacent to the area of extraction. 3. Native vegetation shall be used on steep slope lands to revegetate and landscape cut areas and fill areas in order to substantially restore the original habitat value, and slopes shall be graded to produce contours and soils which reflects a natural landform which is consistent with

	the surrounding area. 4. Mature riparian woodland may not be destroyed or reduced in size due to sand, gravel and mineral extraction. Use of the extraction area after reclamation is subject to all conditions of the ordinance. The proposed project is not located within a floodplain, and there are no wetland or riparian woodland plant communities on-site. The project proposes a Reclamation Plan which terraces slopes, rounds the tops of slopes to blend with the landform of the surrounding area and revegetates mined slopes with mulched and hydroseed native plant material. Therefore, the project would be exempt from application of the RPO ordinance.
Grading Ordinance 9634 (N.S.)	The Grading Ordinance establishes that surface mining cannot proceed unless i) a Major Use Permit is obtained, ii) a Reclamation Plan is approved as provided by the ordinance, the Zoning Ordinance, and SMARA, and iii) financial assurances for reclamation have been approved by the County.
Watershed Protection, Storm Water Management, and Discharge Control Ordinance (WPO)	This ordinance prohibits most non-stormwater discharges into the municipal separate storm sewer system (MS4), requiring that pollutants in runoff be reduced to the maximum extent practicable (MEP). It regulates land development, construction, and industrial activities to protect water quality, requiring Best Management Practices (BMPs) for compliance.

7. California Environmental Quality Act (CEQA) Compliance

The Project has been reviewed in compliance with CEQA. An Addendum dated February 3, 2026, to the previously approved Environmental Impact Report (EIR) (Log No. 89-14-069), was prepared and is on file with PDS as Environmental Review Number PDS2020-ER-78-14-182C. The Final EIR for *A Modification to Major Use Permit No. 78-083* was certified by the County of San Diego on April 5, 1995. The certified EIR found significant effects to the following: aesthetics, biological resources, cultural resources, geology and soils, hydrology, and noise. All of these effects were determined to be mitigated or avoided to a level below significance (Attachment D). The Project would not result in any new significant environmental impacts or substantially worsen or increase the severity of impacts already identified in the Final EIR.

G. COMMUNITY PLANNING GROUP

On November 5, 2025, the Lakeside Community Planning Group (CPG) reviewed the Project and recommended approval of the Major Use Permit and Reclamation Plan by a vote of 11-0-0-4 (11-Yes, 0-No, 0-Abstain, 4-Vacant/Absent).

H. RECOMMENDATIONS

Staff recommend that the Planning Commission take the following actions:

1. Grant Major Use Permit Modification PDS2020-MUP-78-083W6, make the findings, and include the requirements and conditions as set forth in the Form of Decision (Attachment B).

2. Grant Reclamation Plan Amendment PDS2020-RP-78-001W2, and include the requirements and conditions set forth in the Form of Decision (Attachment C).

3. Adopt the Environmental Findings which includes the adoption of an addendum to the existing Environmental Impact Report (SCH No. 93061053), on file with Planning & Development Services as Environmental Review Number PDS2020-ER-78-14-182C (Attachment E).

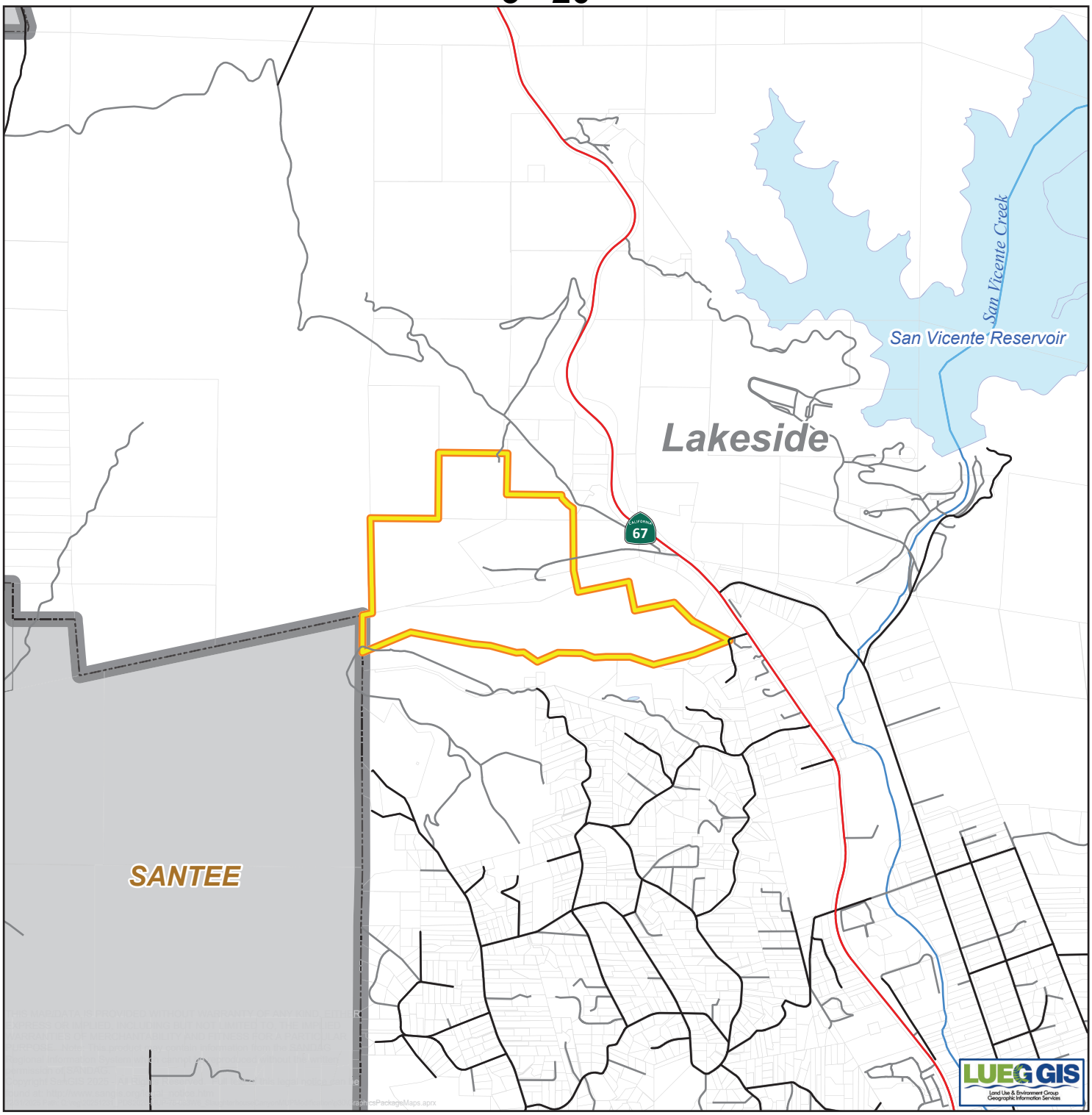
Report Prepared By:	***Report Approved By:***
Chris Jacobs, Project Manager	Vince Nicoletti, Director
619-323-8718	858-694-2962
Christopher.Jacobs@sdcounty.ca.gov	Vince.Nicoletti@sdcounty.ca.gov

AUTHORIZED REPRESENTATIVE: Vince Nicoletti

VINCE NICOLETTI, DIRECTOR

ATTACHMENTS:
Attachment A – Planning Documentation
Attachment B – Form of Decision – MUP Modification
Attachment C – Form of Decision – Reclamation Plan Amendment
Attachment D – Environmental Documentation
Attachment E – Environmental Findings
Attachment F – Public Documentation
Attachment G – Ownership Disclosure

Attachment A –
Planning Documentation



Slaughterhouse Canyon MUP Modification
PDS2020-MUP-78-083W6

Vicinity

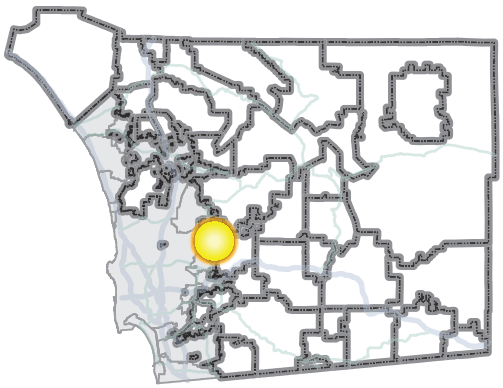
Lakeside Community Plan Area

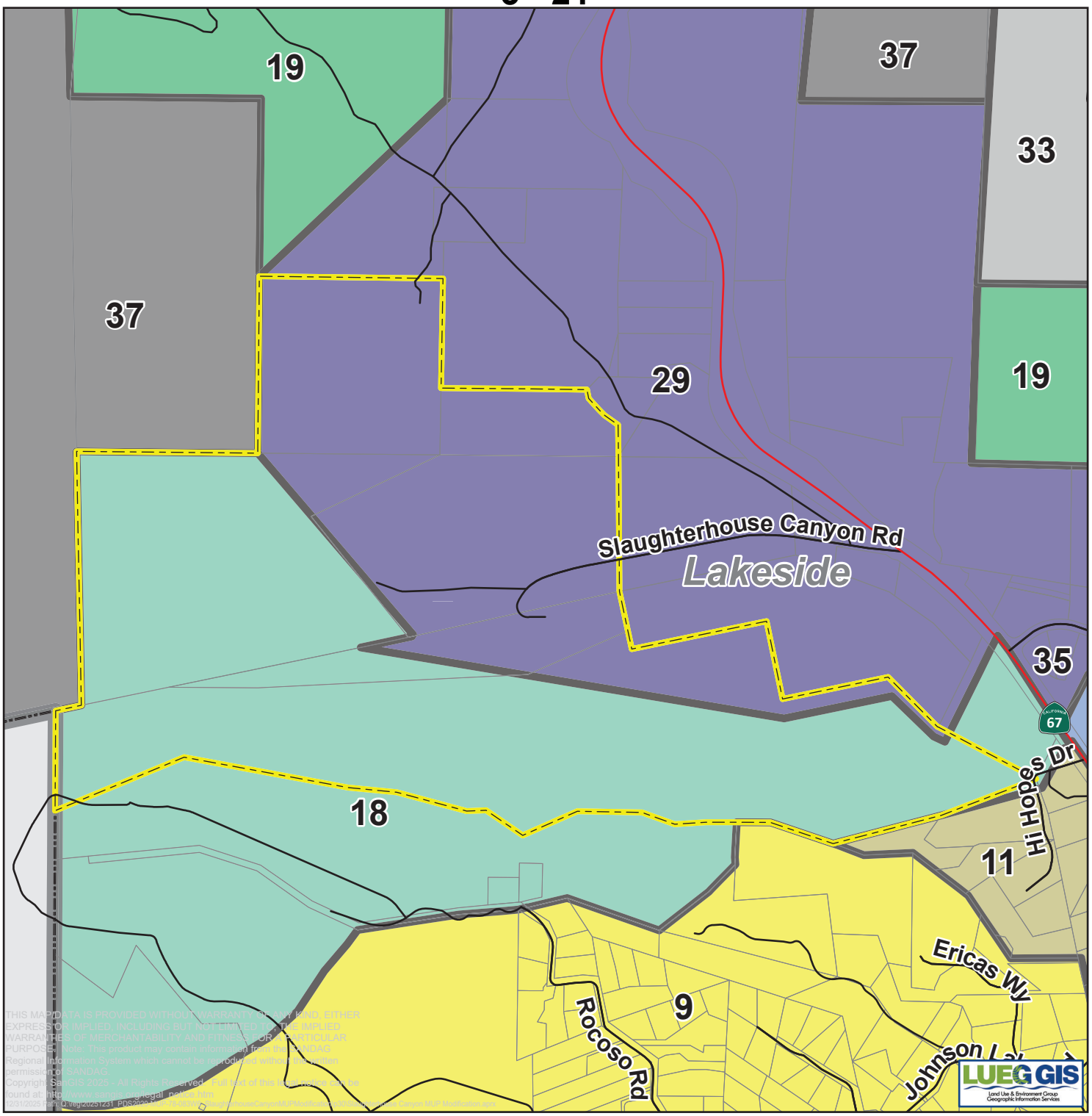
Roads
Site
Parcels
Incorporated
CPA

N

0 0.2 0.4
Miles

1:32,500





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Slaughterhouse Canyon MUP Modification
PDS2020-MUP-78-083W6

General Plan

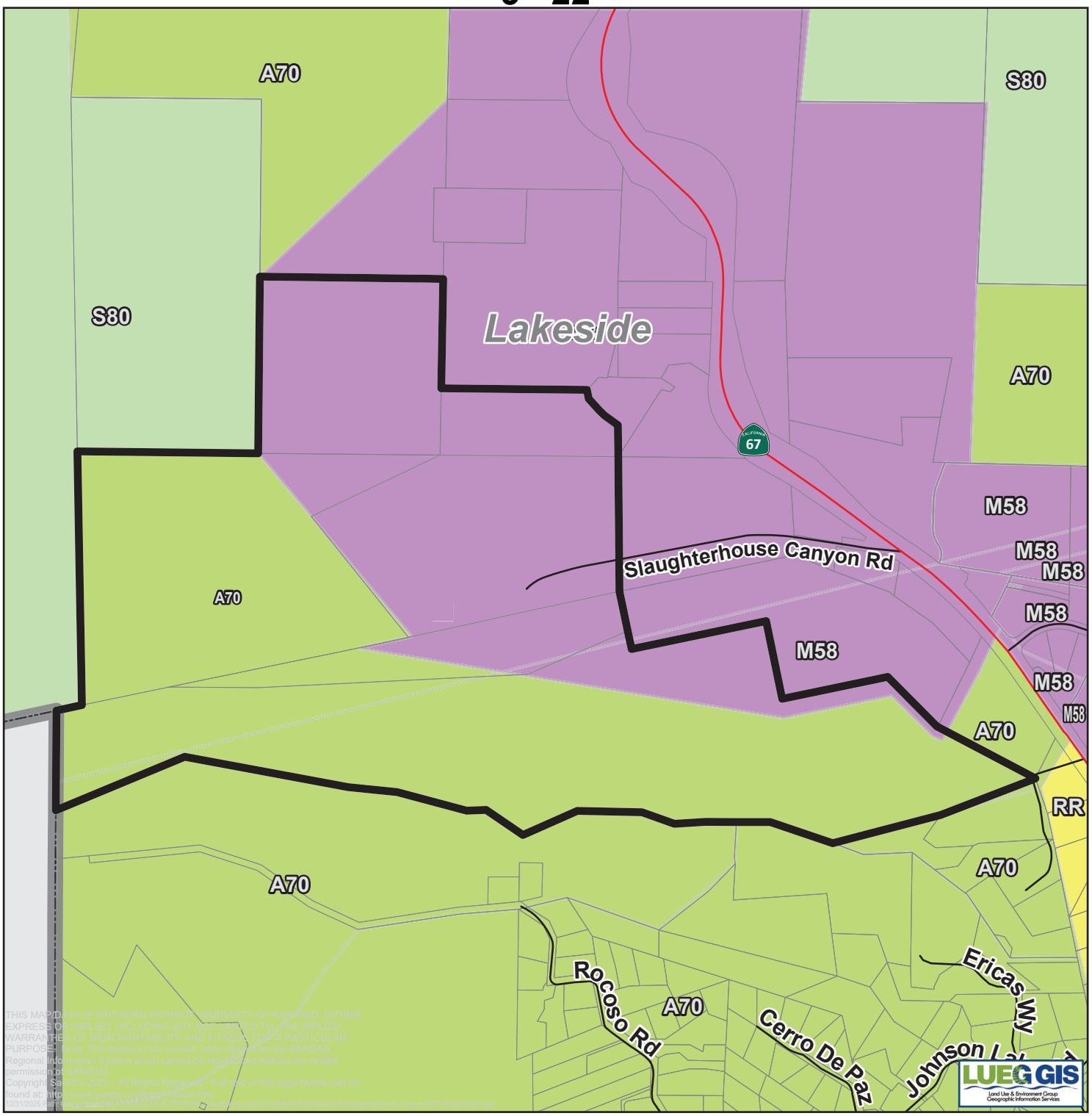
Lakeside
Community Plan Area

- Roads
- Site
- Parcels
- Incorporated
- CPA

General Plan

- (9) Semi-Rural Residential (SR-1)
- (11) Semi-Rural Residential (SR-2)
- (18) Rural Lands (RL-20)
- (19) Rural Lands (RL-40)
- (29) High Impact Industrial
- (33) Public Agency Lands
- (35) Medium Impact Industrial
- (37) Open Space (Conservation)

N 0 425 850
Feet



Slaughterhouse Canyon MUP Modification

PDS2020-MUP-78-083W6

Zoning

Lakeside

Community Plan Area

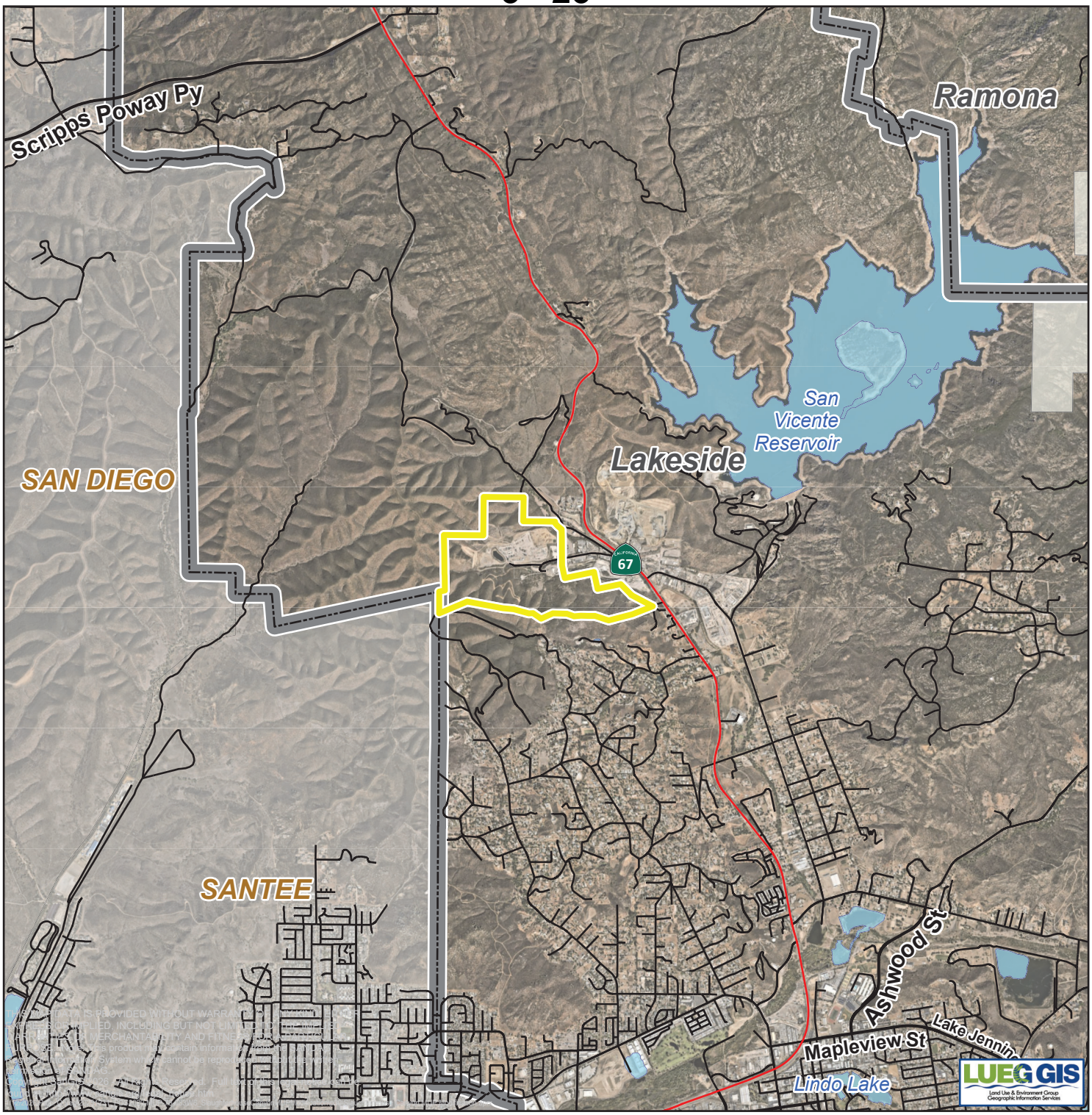
- Roads
- Site
- Parcels
- Incorporated
- CPA

Zoning

- (A) Agriculture
- (M##) Industrial
- (S80) Open Space
- (RR) Rural Residential

N 0 425 850

Feet

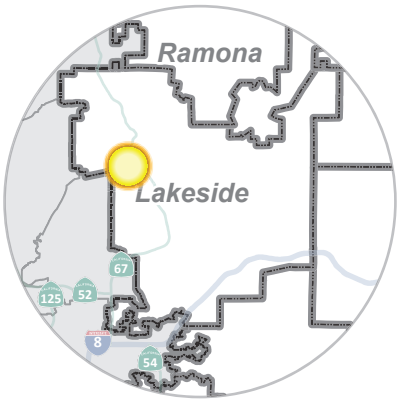


Slaughterhouse Canyon MUP Modification
PDS2020-MUP-78-083W6

Aerial

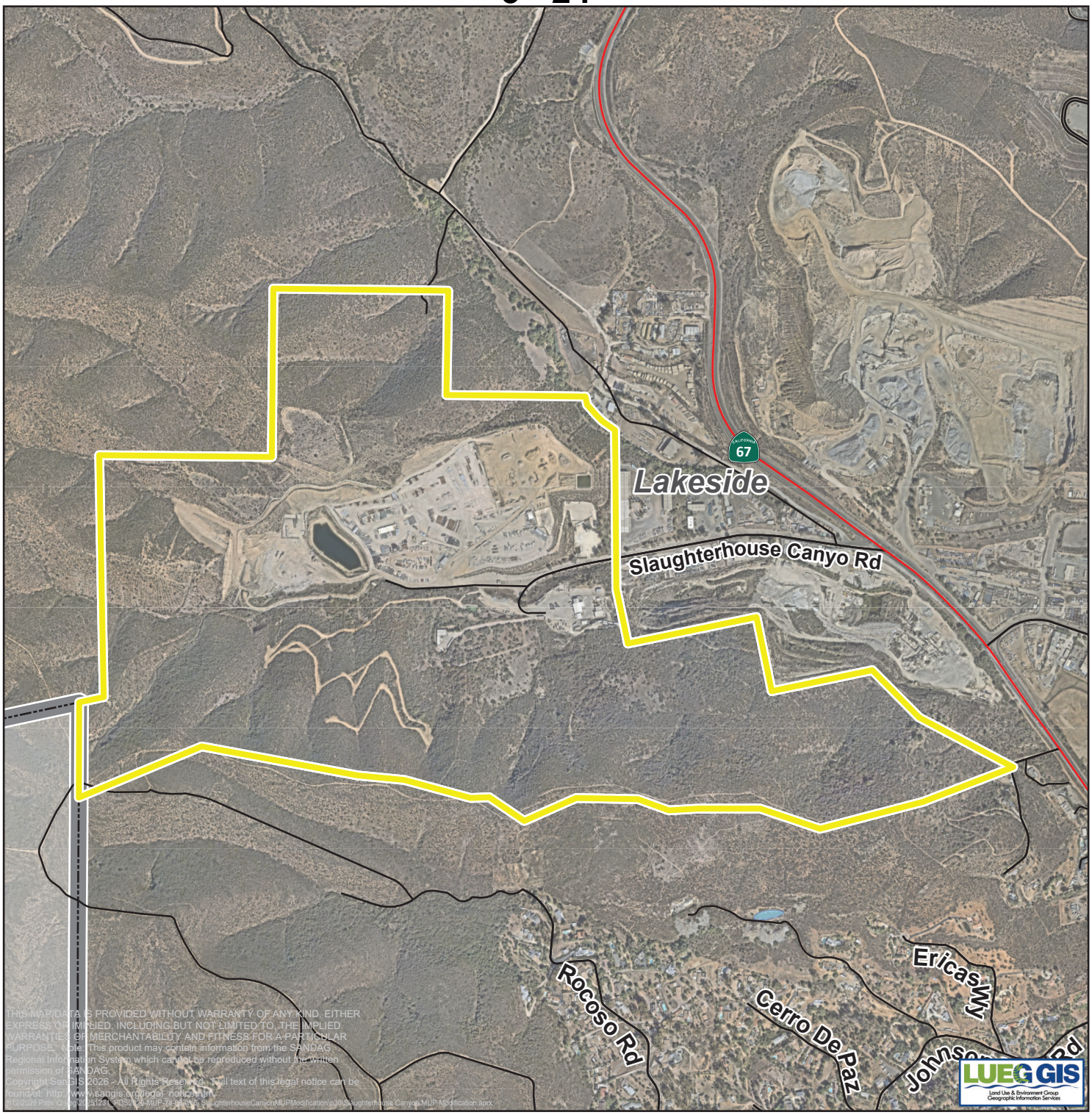
Lakeside Community Plan Area

Roads
Site
Tribal Lands
Incorporated
CPA



N

0 0.5 1
Miles



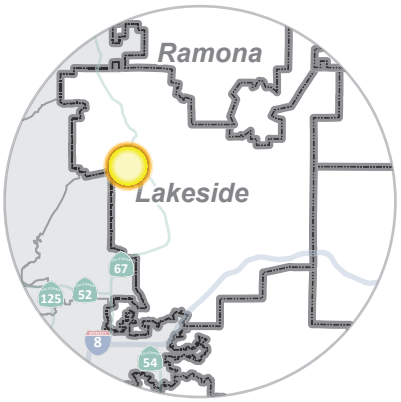
Slaughterhouse Canyon MUP Modification

PDS2020-MUP-78-083W6

Aerial

Lakeside Community Plan Area

Roads
Site
Incorporated
CPA



N

0 500 1,000

Feet

OPERATING NOTES
(SUMMARY)

1. EXTRACT APPROX. 29.2 MILLION CU. YD. WITHIN A 298 ACRE SITE, LEAVING APPROX. 124 ACRES (42%) UNDISTURBED, OVER A 25 YEAR PERIOD.

   APPROX. 8 MILLION CU. YD. WASTE IS TO BE USED AS ON-SITE BACKFILL (PHASE 6, NORTHERLY OF RANCHO LINE).

2. PROCESS ALL MINED MATERIALS ON SITE; CONTINUED USE OF AGGREGATE PROCESSING PLANT AND RELATED ACTIVITIES, I.E., TRUCKING, WEIGHING, SHOP MAINTENANCE, ADMINISTRATIVE OFFICES, ETC.

3. CONTINUE OPERATION OF AN ASPHALT BATCH PLANT AND RELATED ACTIVITIES, I.E., WEIGHING, TRUCKING, ETC., INCL. SHOP MAITENANCE FACILITIES.

4. IMPORT MINOR QUANTITIES OF SAND TO BE BLENDED WITH FINISHED ASPHALT PRODUCTS AS NECESSARY, AS AT PRESENT.

5. IMPORT APPROX. 1 MILLION CU. YD. OF SALVAGED CONSTRUCTION MATERIALS (CONCRETE, ASPHALT, ETC.) AND PROCESS WITH NEW USE PORTABLE RECYCLING PLANT.

6. INSTALL AS A NEW USE A CEMENT/LIME TREATED BASE PLANT IN ORDER TO MINIMIZE WASTE MATERIAL.

7. REPLACE EXISTING ASPHALT BATCH PLANT WITH NEW PLANT WHEN EXISTING BECOMES OBSOLETE AND BUSINESS DEMANDS IT.

8. RECLAIM/REVEGETATE ALL FINISHED GRADES AND TERRACED CUT SLOPES AS THEY ARE COMPLETED.

GENERAL NOTES

1.	APPLICANT:	ASPHALT, INC. P.O. BOX 1356 EL CAJON, CA. 92022 PH. (619) 561-8500
2.	OWNER:	SCHULTZ, LINDSAY & EH.Y, A JOINT VENTUNF P.O. BOX 1356 EL CAJON, CA. 92022 PH. (619) 561-8500
3.	LEGAL DESCRIPTION:	FOR SEC 35, T.14S., R.1W.; FOR SEC 2, T.15S., R.1W.; FOR LOT N OF THE RESUBDIVISION OF FOR OF TRACT 2 OF SAN DIEGO EUCALYPTUS CO.'S LANDS, MAP NO. 1720.
4.	COMMUNITY PLAN:	LAKESIDE
5.	PLAN DESIGNATION:	(E'LY POR): (16) GENERAL INDUSTRIAL (W'LY POR): (18) MULTIPLE RURAL
6.	EXISTING ZONING:	M-58 AND A-70
7.	EARTHWORK QUANTITIES:	EXCAVATION: 29.2 MILLION CU. YD. EXPORT: 16.8 MILLION CU. YD. IMPORT SAND: 1.5 MILLION CU. YD. BACKFILL: 8.0 MILLION CU. YD. RECYCLE: 2.0 MILLION CU. YD. (IMPORT)
8.	LAND USE AREA TABULATION:	TOTAL SITE AREA: 298 ACRES EXTRACTION AREA: 162 ACRES UNDISTURBED: 136 ACRES
9.	HOURS OF OPERATION:	5 A.M. TO 7 P.M. (SEE NOTE 13)
10.	DURATION:	25 YEARS
11.	SOURCE OF WATER:	POTABLE: COMMERCIAL BOTTLED NON-POTABLE: ON-SITE WELL
12.	SANITARY FACILITIES:	COMMERCIAL CHEMICAL TOILETS & EXIST. SEPTIC SYSTEM
13.	CERTAIN PUBLIC WORKS PROJECTS REQUIRE WORKING DURING HOURS OF LEAST TRAFFIC, I.E., EVENING HOURS. OPERATION BEYOND NORMAL HOURS WILL BE BASED ON DEMAND.	



Project # MUP 78-083W5 M1 incl. 9 sheets
was approved on OCTOBER 7, 2013 by
☒ The Director of Planning & Development Services
☐ The Zoning Administrator
☐ The San Diego County Planning Commission
☐ The San Diego County Board of Supervisors
By Derek Beddow, Project Manager
Name Title

APPROVED
OCT 07 2013
PLANNING AND DEVELOPMENT SERVICES

Application No. P78-083W2
APPROVED PLOT PLAN BY THE SAN DIEGO COUNTY BOARD OF SUPERVISORS
ON 4-5-83 (DATE)
ROBERT R. COPPER SECRETARY
By Joan L Vokac DEPUTY

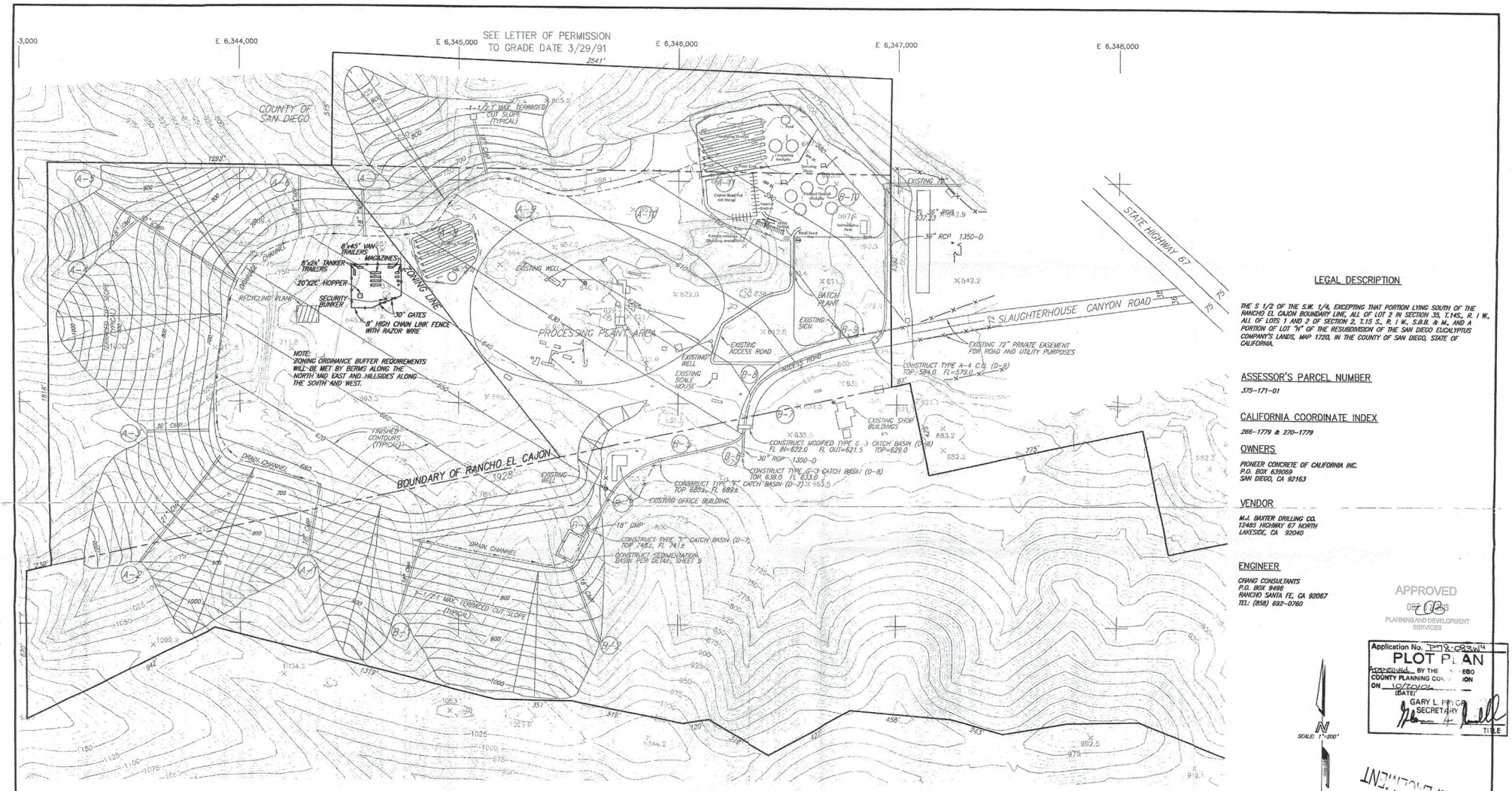
SHEET 1 of 7

SHEET 1	COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE	9 SHEETS
MODIFICATION TO MAJOR USE PERMIT NO. P78-83 ASPHALT INC.		
AERIAL VIEW AND NOTES		
PLOT PLAN APPLICATION NO.		

RECEIVED
San Diego County
SEP 13 2013
DEPT. OF PLANNING & LAND USE

SDC PDS RCVD 08-13-13
MUP78-083W5M1

P78-083W2



LEGAL DESCRIPTION

THE S 1/2 OF THE S.W. 1/4, EXCEPTING THAT PORTION LYING SOUTH OF THE RANCHO EL CAJON BOUNDARY LINE, ALL OF LOT 2 IN SECTION 35, T.14S., R. 1 W., ALL OF LOTS 1 AND 2 OF SECTION 2, T.15 S., R. 1 W., S.B.B. & M., AND A PORTION OF LOT "N" OF THE RESUBDIVISION OF THE SAN DIEGO EUCALYPTUS COMPANY'S LANDS, MAP 1720, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

ASSESSOR'S PARCEL NUMBER

375-171-01

CALIFORNIA COORDINATE INDEX

266-1779 & 270-1779

OWNERS

PIONEER CONCRETE OF CALIFORNIA INC.
P.O. BOX 639069
SAN DIEGO, CA 92163

VENDOR

M.J. BAXTER DRILLING CO.
12485 HIGHWAY 67 NORTH
LAKESIDE, CA 92040

ENGINEER

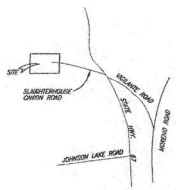
CHANG CONSULTANTS
P.O. BOX 9496
RANCHO SANTA FE, CA 92067
TEL: (858) 692-0760

APPROVED
DEC 03
PLANNING AND DEVELOPMENT SERVICES

Application No. P78-083W4
PLOT PLAN
Approved BY THE COUNTY PLANNING COMMISSION
ON 10/22/04 (DATE)
GARY L. PRYOR SECRETARY
TITLE

N
SCALE: 1"=200'

RECLASSIFICATION



VICINITY MAP
NOT TO SCALE

LEGEND

DRAINAGE FACILITY IDENTIFIER
EXISTING CONTOURS
FINISHED CONTOURS
TERRACED CUT/FILL SLOPES CUT=1-1/2 FILL=2:1
ROCK RIP RAP LINED DRAINAGE CHANNEL
STORM DRAIN PIPE
DRAINAGE INLET STRUCTURE AS INDICATED

COUNTY APPROVED CHANGES			
No.	Description	Approved by	Date

PERMITS
REZONE PERMIT NO.
SPECIAL USE PERMIT NO.
TENTATIVE MAP NO.

BENCH MARK
DESCRIPTION: #T-0281 STD. DISK IN CONCRETE POST
LOCATION: VICINITY OF VIGILANTE ROAD & HWY. 67
RECORD FROM: COUNTY OF SAN DIEGO
ELEVATION: 457.13 DATUM: M.S.L.

PRIVATE CONTRACT

SHEET 2	COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE	9 SHEETS

PLANS FOR THE IMPROVEMENT OF:
MODIFICATION TO MAJOR USE PERMIT NO. P78-83

PLOT PLAN
MAJOR USE PERMIT NO. 78-0083W4

Engineer of work
R.C.E. DATE

SDC DPLU RCVD 6-29-06
SDC PDS RCVD 08-13-13
MUP78-083W5M1 ~~P78-083W4~~



DETAIL: A-1 SOILS SITE

LEGEND:

1. DIRECTION OF DRAINAGE (1% MIN.)
2. EXIST CONTOUR — 610
3. VEHICULAR CIRCULATION
4. EARTHEN BERM (5' HIGH) — Berm
5. EARTHEN BERM (2' HIGH) WITH OAK DECO MULCH. — Berm

NOTES:

1. NO LIGHTING OR FENCING IS PROPOSED FOR THE A-1 SOILS OPERATION.
2. A-1 SOILS IS WITHIN THE NORTHEAST CORNER OF THE SITE COVERD BY MUP P78-83. SEE SHEET 2A FOR THE ENTIRE SITE LIMITS.

COUNTY APPROVED CHANGES

No.	Description	Approved by	Date

BENCH MARK

DESCRIPTION: FT-0281 STD. DISK IN CONCRETE POST
LOCATION: VICINITY OF VIGILANTE ROAD & HWY. 67
RECEIVED FROM: COUNTY OF SAN DIEGO
ELEVATION: 457.13 DATUM: M.S.L.

PERMITS

REZONE PERMIT NO.
SPECIAL USE PERMIT NO.
TENTATIVE MAP NO.

APPROVED
DEC 03 2013
PLANNING AND DEVELOPMENT SERVICES

Application No. P78-083 W3M1
PLOT PLAN
Approved BY THE SAN DIEGO DIRECTOR OF THE DEPARTMENT OF PLANNING & LAND USE
GARY L. PRYOR
Director
By Patricia Jo Gomez TITLE

PRIVATE CONTRACT

SHEET 3 2053 | COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE | 9 758 SHEETS

PLOT PLANS FOR:
MODIFICATION TO MAJOR USE PERMIT NO. P78-83 ASPHALT INC.

PLOT PLAN
MAJOR USE PERMIT NO. 78-0083W2

Engineer of work
R.C.E. DATE

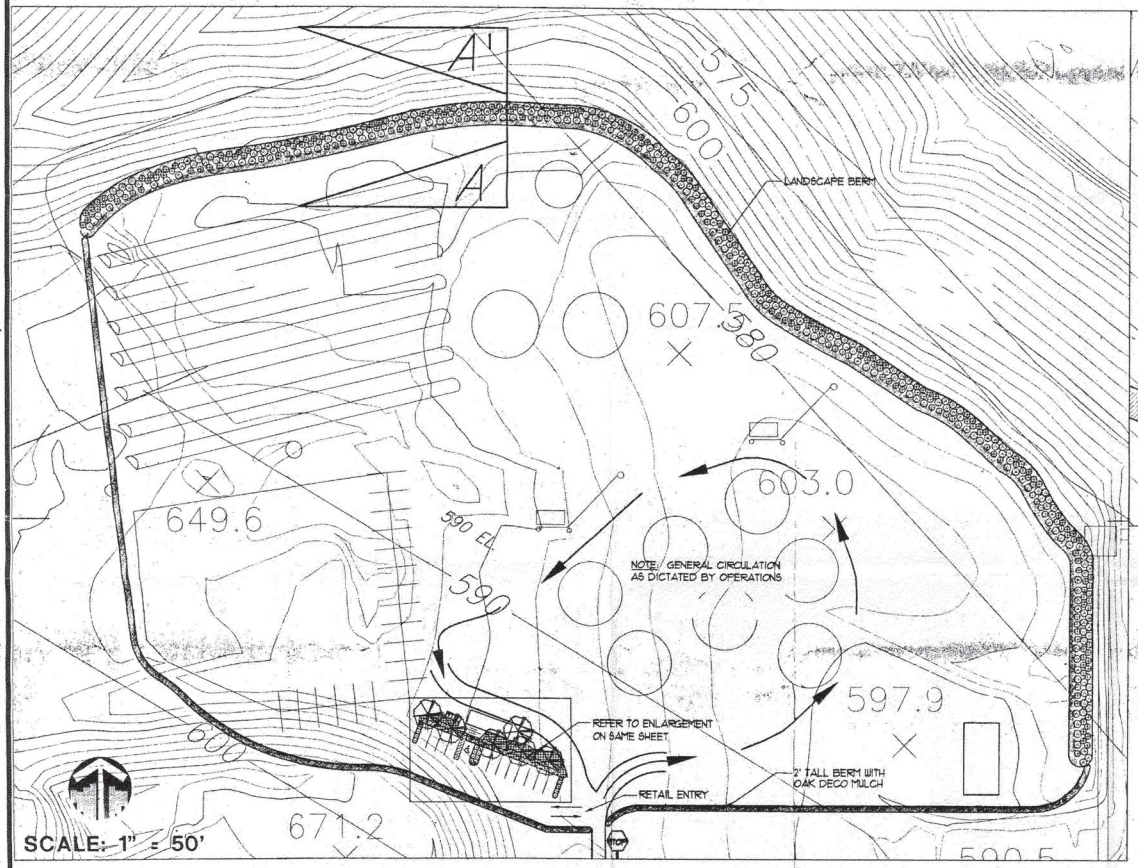
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MUP78-083W5M1

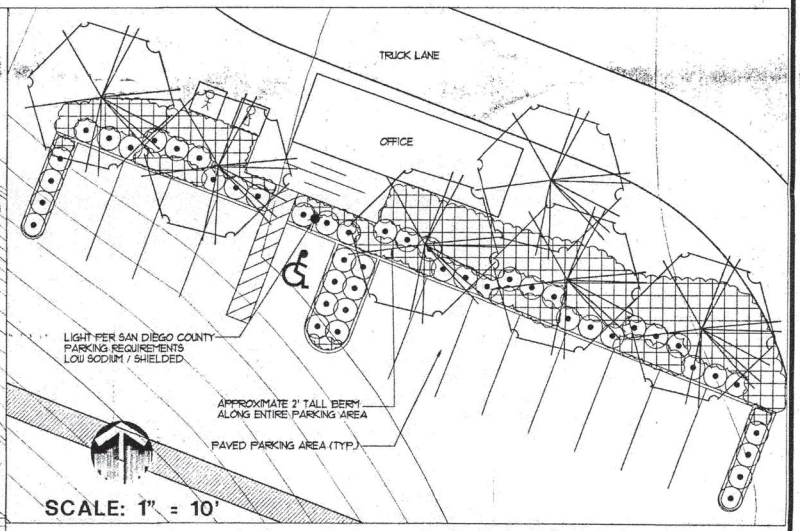
SDC APPROVED 04-03-03
REPLACEMENT
P78-083W3M1

ENGINEER'S NAME: THE KEITH COMPANIES PHONE (760) 438-1210

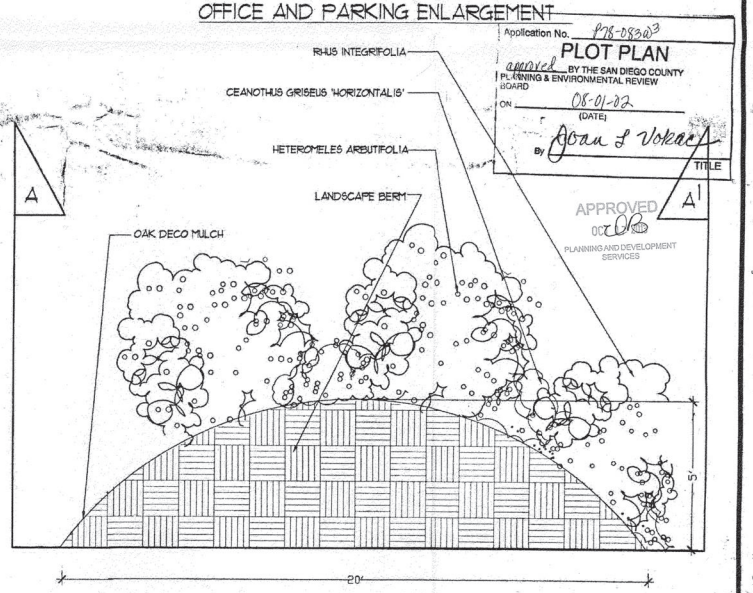
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LAKESIDE SCREENING PLAN
HANSON AGGREGATES





OFFICE AND PARKING ENLARGEMENT



TYPICAL SECTION
1/2"=1'-0"

Application No. MUP78-083W3
PLOT PLAN
approved BY THE SAN DIEGO COUNTY PLANNING & ENVIRONMENTAL REVIEW BOARD
ON 08-01-02 (DATE)
By Joan L Vokac TITLE

APPROVED
DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES

MAY 0 6 2002

IRRIGATION NOTES
An automatic irrigation system shall be installed to provide coverage for all planting areas shown on the plan. Low precipitation equipment shall provide sufficient water for plant growth with a minimum water loss due to water run-off. Irrigation systems shall use high quality, automatic control valves, timers, moisture sensing devices and other necessary irrigation equipment. All components shall be of non-corrosive materials. All drip systems shall be adequately filtered and regulated per the manufacturer's recommended design parameters. Moisture sensing devices will be installed as required to monitor soil moisture levels. PVC lateral lines shall be buried 12" minimum below finished grade. PVC class 315 pressure mainline irrigation shall be installed as per manufacturer's specifications. All landscape and irrigation improvements shall be installed as per the provisions of the City of San Diego Zoning Ordinance and the Lakeside Landscape Design Review Guidelines.

PLANTING NOTES
The selection of plant material is based on cultural, aesthetic, and maintenance considerations. All planting areas shall be prepared with soil conditioner, fertilizers, and appropriate supplements based upon soil samples taken from the site.

CONCEPTUAL PLANT PALETTE

TREE
(15 GALLON)
TRISTANIA CONFERTA - BRISBANE BOX

SHRUBS
(5 GALLONS)
HETEROMELES ARBUTIFOLIA - TOYON
RHUS INTEGRIFOLIA - LEMONADE BERRY
RHAPHIOLEPIS INDICA 'BALLERINA' - INDIAN HAWTHORN

VINES & GROUNDCOVER
(1 GALLON)
CEANOTHUS GRISEUS 'HORIZONTALIS' - CARMEL CREEPER 3'-4' O.C.
GAZANIA RIGENS LEUCOLAENA 'SUNBURST' - TRAILING GAZANIA
OAK DECO MULCH

THE LIGHTFOOT PLANNING GROUP
PLANNING
SITE DESIGN
LANDSCAPE ARCHITECTURE
702 CIVIC CENTER DRIVE
OCEANSIDE, CA 92054
(760) 722-1824

Lakeside Screening Plan
Hanson Aggregates
Lakeside, California

SHEET 4 OF 9
Scale:
Date: 3-21-02
Drawn By: HF
Revisions:
4-29-02
5-2-02

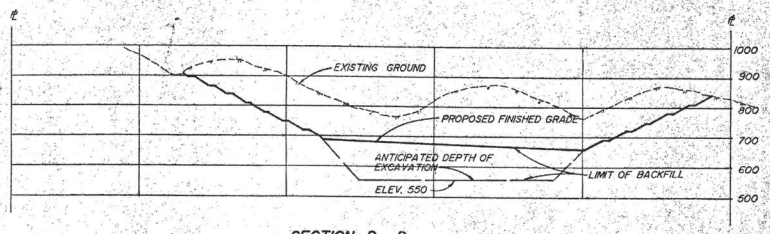
Landscape Concept Plan

Job # 3924.1

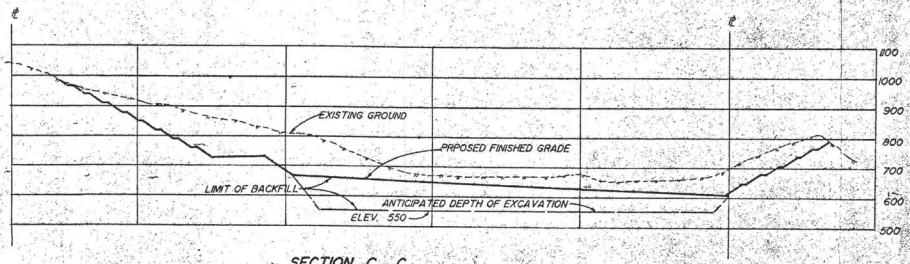
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SDC PDS RCVD 05-30-02
PLOT PLAN
REPLACEMENT
MUP78-083W3

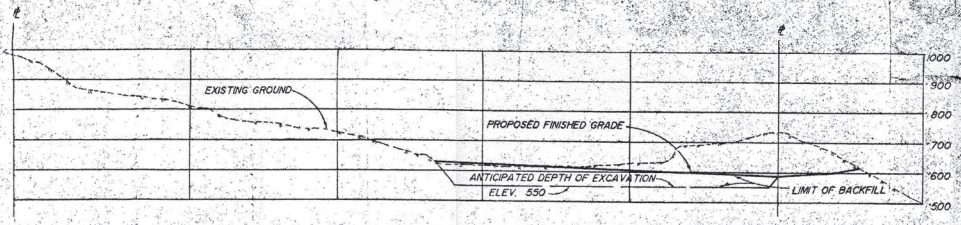
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MUP78-083W5M1



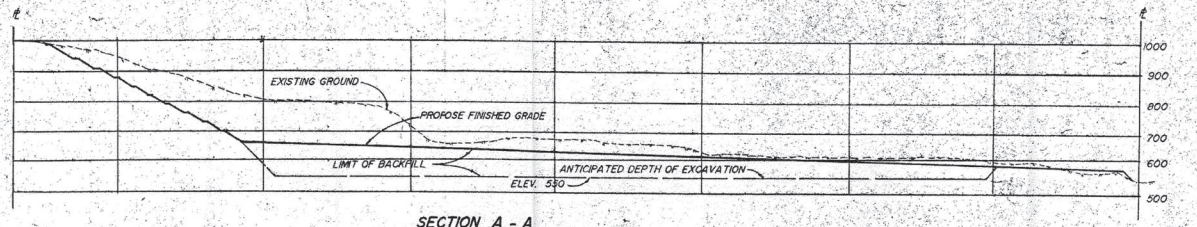
SECTION D - D



SECTION C - C



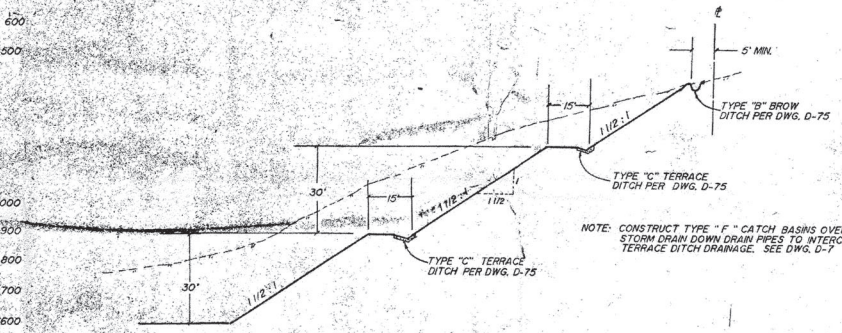
SECTION B - B



SECTION A - A

TYPICAL CROSS SECTIONS

SCALE:
HORIZ. 1" = 200'
VERT. 1" = 200'



NOTE: CONSTRUCT TYPE "F" CATCH BASINS OVER STORM DRAIN DOWN DRAIN PIPES TO INTERCEPT TERRACE DITCH DRAINAGE. SEE DWG. D-7

TYPICAL TERRACED CUT SLOPE

NO SCALE

NOTE: SEE SHEET 6 FOR SLOPE REVEGETATION.

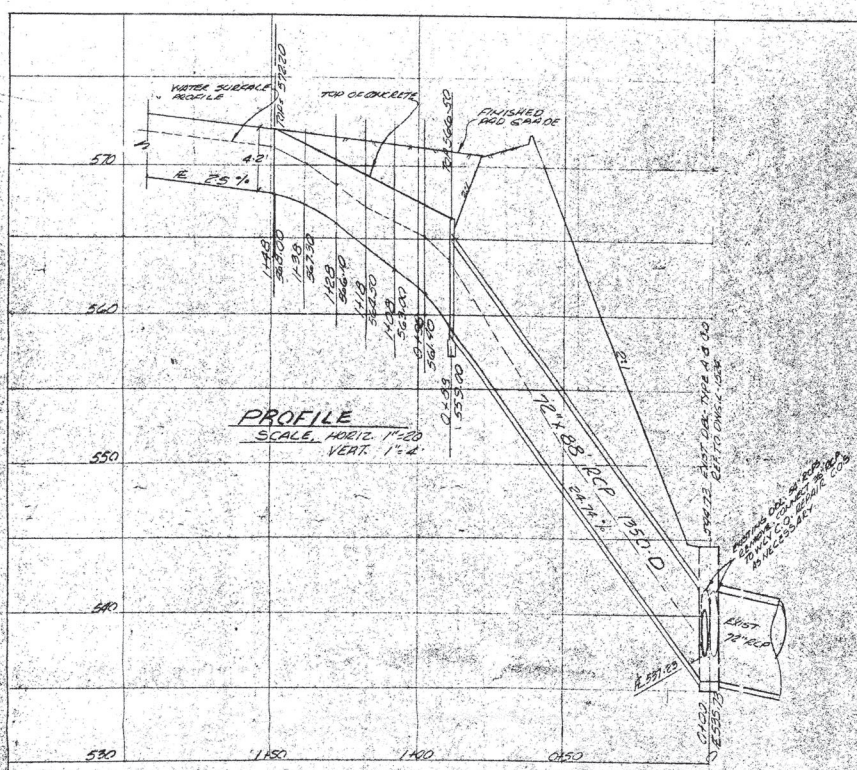
APPROVED
PLANNING AND DEVELOPMENT SERVICES

REGISTERED PROFESSIONAL ENGINEER
ROBERT E. YOUNG
No. 8454
Exp. 12/31/14
CIVIL ENGINEER
STATE OF CALIFORNIA

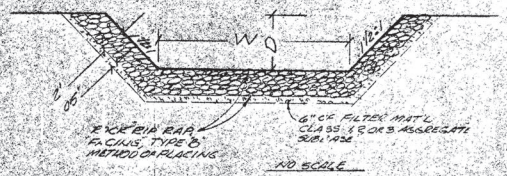
SHEET 5 OF 7 SHEETS	COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE	
MODIFICATION TO MAJOR USE PERMIT NO. P78-83 ASPHALT INC.		
TYPICAL CROSS SECTIONS		
	ENGINEER OF WORK: RCE 8454	DATE 10/4/13

ROBERT YOUNG ENGINEERING 4092

SDC PDS RCVD 08-13-13
MUP78-083W5M1



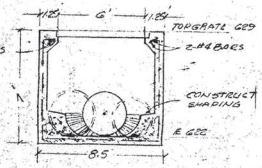
PROFILE
SCALE, HORIZ. 1"=50'
VERT. 1"=4'



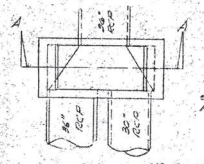
NO SCALE

REACH	APPROX GRADE	W	D
(1) TO (42)	6.7%	3'	2.5'
(42) TO (43)	8.7%	5'	2.5'
(43) TO (42)	9.5%	6'	3'
(42) TO (44)	12.7%	7'	3.1'
(44) TO (47)	2%	10'	3.6'
(47) TO (48)	4.5%	10'	3.2'
(48) TO (49)	4.7%	10'	3.3'
(49) TO (40)	2.5%	10'	3.3'
(40) TO (41)	2.25%	12'	4'
(41) TO (42)	12.5%	8'	2.5'

ROCK RIP RAP LINED CHANNEL DETAILS



SECTION A-A

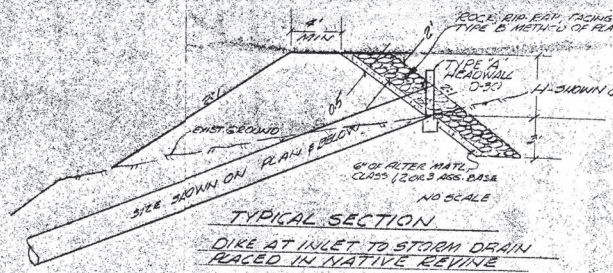


SEE STANDARD DRAWING D-8 FOR ADDITIONAL INFORMATION

NO SCALE

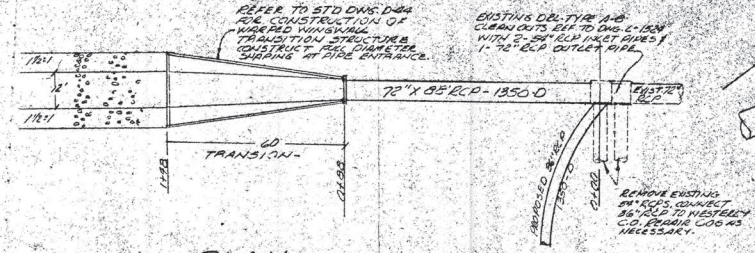
DETAIL
MODIFIED TYPE G CATCH BASIN
(D-6)

GENERAL NOTE
CONSTRUCT FULL DIAMETER SHAPING IN THE BOTTOMS OF ALL INLET & JUNCTION STRUCTURES



NO SCALE

TYPICAL SECTION
DIKE AT INLET TO STORM DRAIN PLACED IN NATIVE REVINE



PLAN
SCALE 1"=20'

DETAIL
WARPED WINGWALL TRANSITION STRUCTURE CONNECTING THE OPEN CHANNEL TO THE EXISTING 72" RCP STORM DRAIN SYSTEM.

FACILITY NO.	PIPE SIZE PER 1350D CMP OR RCP	H
(41)	18" CMP OR RCP	2.5'
(42)	21" "	4'
(43)	36" "	6'
(44)	18" "	3'
(45)	30" "	6'
(46)	36" "	9'
(47)	18" "	3'
(49)	18" "	—
(41)	18" "	3'
(42)	18" "	3'

APPROVED
[illegible] 13
PLANNING AND DEVELOPMENT SERVICES

REGISTERED PROFESSIONAL ENGINEER ROBERT E. VOSS No. 9858 EXP. 12/31/12 CIVIL STATE OF CALIFORNIA

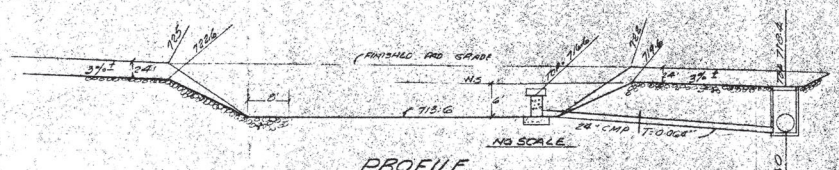
SHEET 6 OF 9	COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE	9 TOTAL SHEETS

MODIFICATION TO MAJOR USE PERMIT NO. P78-83
ASPHALT INC.

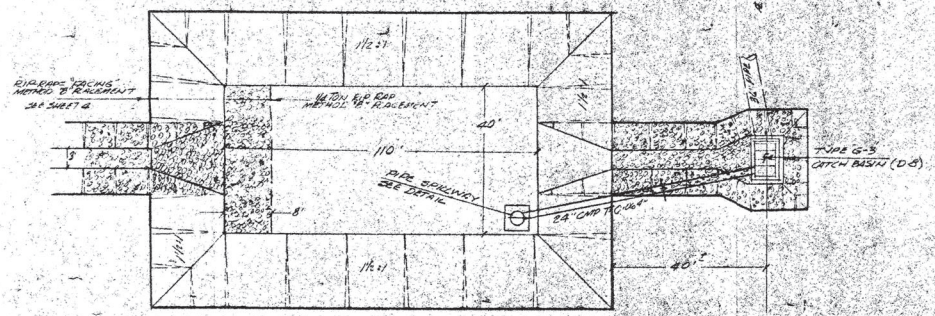
DRAINAGE STRUCTURE DETAILS

ENGINEER OF WORK [signature] 12/13
R.C.E. 9858 DATE

SDC PDS RCVD 08-13-13
MUP78-083W5M1



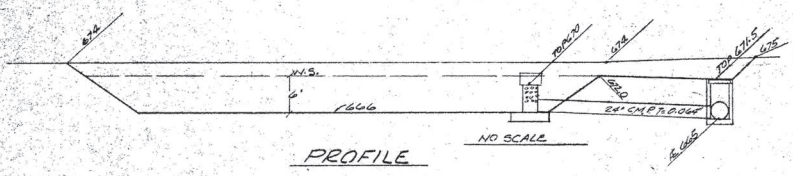
PROFILE



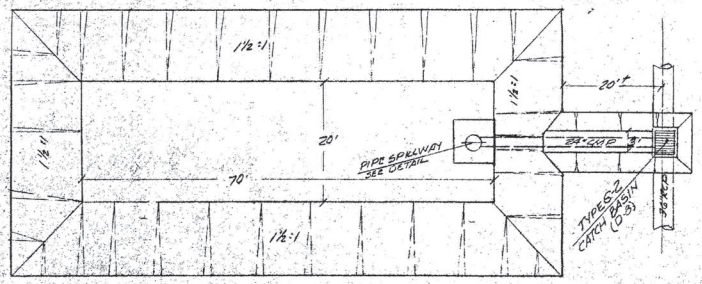
PLAN

NO SCALE

BASIN AT LOCATION (B-4)



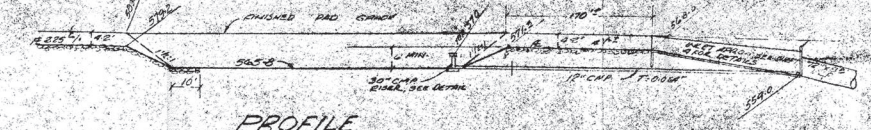
PROFILE



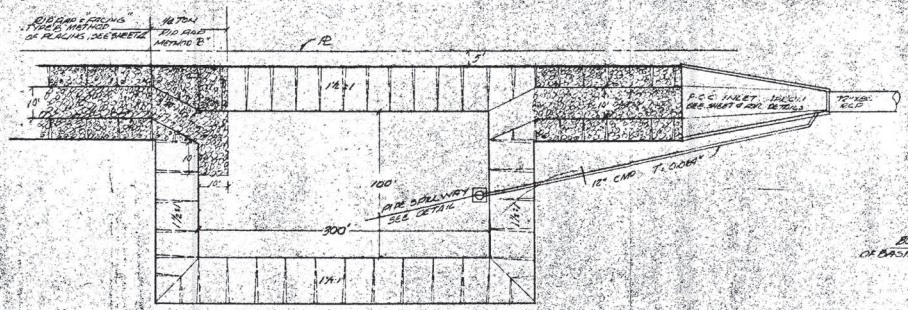
NO SCALE

PLAN

BASIN LOCATION (B-10)



PROFILE



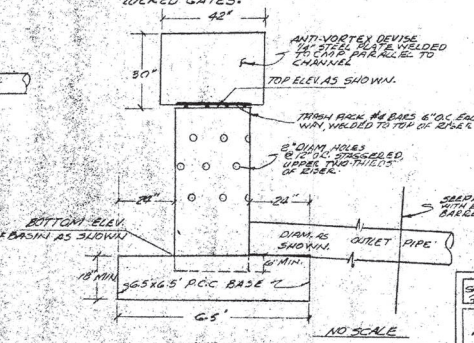
PLAN

NO SCALE

BASIN AT LOCATION (A-11)

NOTES

1. SEDIMENT DETENTION BASIN AT LOCATION (A-11) SHALL BE CONSTRUCTED IN CONJUNCTION WITH PHASE I OF THE PROPOSED PROJECT. BASINS AT LOCATIONS (B-4) AND (B-10) SHALL BE CONSTRUCTED UPON COMPLETION OF THE UP STREAM GRADING.
2. THE OWNER SHALL MAINTAIN THE DETENTION BASINS, AS NECESSARY TO INSURE THE PROTECTION AGAINST SILTATION OF DRAINAGE FACILITIES TO DOWN STREAM OWNERS.
3. EACH DETENTION BASIN SHALL BE ENCLOSED WITHIN A 6' CHAIN LINK FENCE WITH LOCKED GATES.



NO SCALE

DETAIL

PIPE SPILLWAY

APPROVED
05/08/13
PLANNING AND DEVELOPMENT SERVICES

REGISTERED PROFESSIONAL ENGINEER ROBERT E. YOUNG No. C054 Exp. 12/31/14 CIVIL ENGINEER STATE OF CALIFORNIA

SHEET 7 OF 9	COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING & LAND USE	79 SHEETS

MODIFICATION TO MAJOR USE PERMIT NO. P78-83
ASPHALT INC.

DETAILS
SEDIMENT DETENTION BASINS

ENGINEER OF WORK'S SIGNATURE
R.C.E. 10690 EXPIRES 12/31/13
DATE

ENGINEER'S NAME: ROBERT YOUNG ENGINEERING
PHONE NO.: 619 0690

SDC PDS RCVD 08-13-13
MUP78-083W5M1



RECYCLE PLANT (PORTABLE)

1. FEEDER/GRIZZLY COMBO
2. JAW CRUSHER
3. IMPACT CRUSHER
4. TRIPLE DECK SCREEN
5. CONE CRUSHER

12,000 LB. ASPHALT PLANT

6. DRYER
7. CYCLONE
8. BAGHOUSE
9. 12,000 BATCH-SCREEN PLANT
10. 130' TRUCK SCALE W/3 OVERHEAD A.C. STORAGE SILOS, TOTAL: 2 SCALES, 6 SILOS

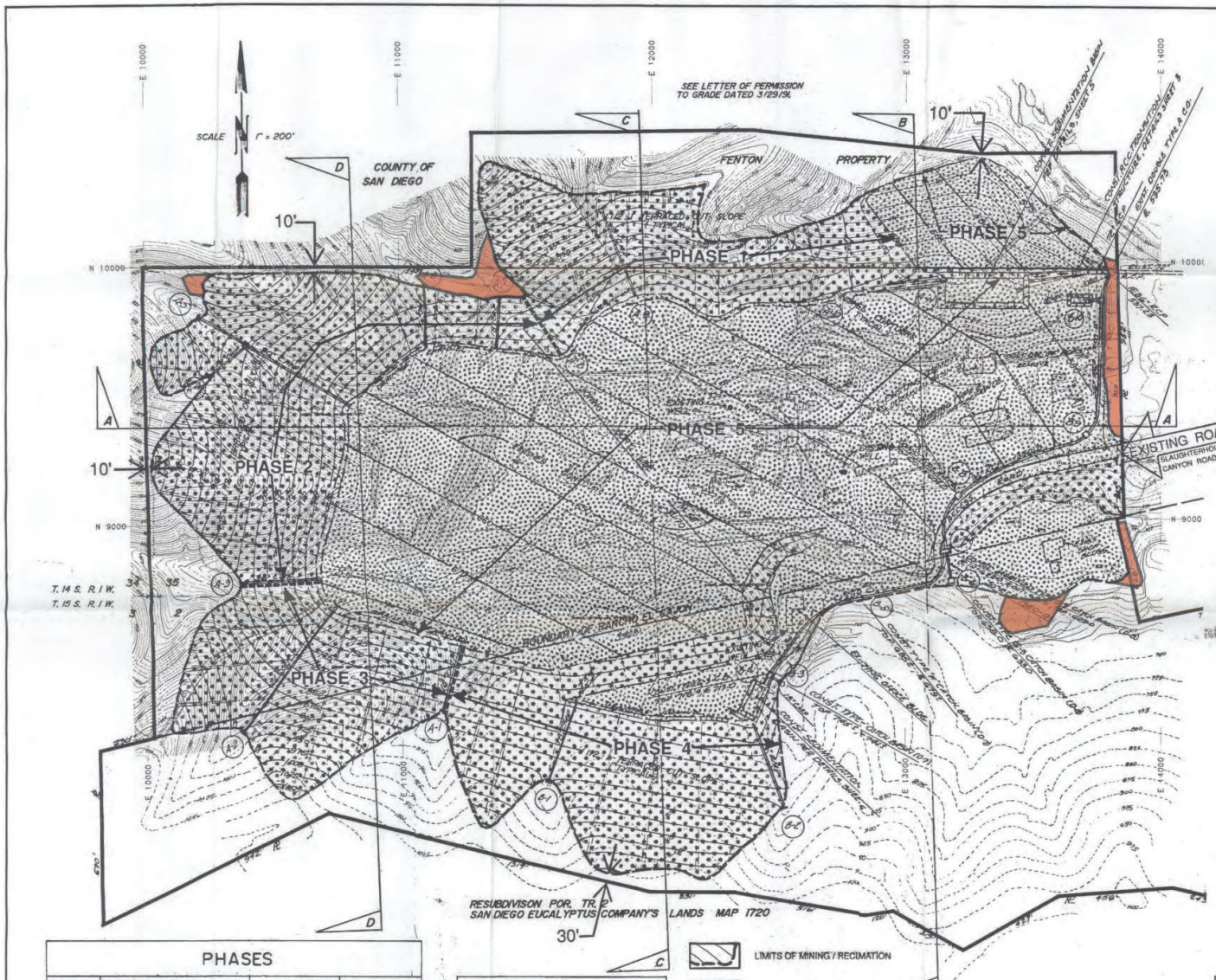
NO.	DATE	REVISION	APPROVAL

SHEET 8 of 9 | COUNTY OF SAN DIEGO | SHEETS 7 of 9

MODIFICATION TO MAJOR USE PERMIT NO. P78-083

OWNER-APPLICANT:
ASPHALT, INC.
P.O. BOX 1356
EL CAJON, CA. 92022
PH. (619) 561-8500

SDC PDS RCVD 08-13-13
MUP78-083W5M1



PHASHING - REVEGETATION NOTES

THE SITE IS DIVIDED INTO 5 PHASES (SEE TABLES BELOW). PHASE 1 WILL BE THE FIRST TO BE EXCAVATED TO ITS' LIMITS, AND THE FIRST PHASE OF RECLAMATION. PHASE 1 IS PRIMARILY LOCATED IN WHAT IS KNOWN AS THE "FENTON" PROPERTY.

THE AREA NORTHERLY OF THE RANCHO EL CAJON AND SOUTHERLY OF THE FENTON PROPERTY HAS BEEN INTENSIVELY MINED AND IS PRESENTLY DEVOID OF NATURAL VEGETATION, WITH THE EXCEPTION OF AN APPROXIMATE 250 FT. BUFFER ZONE ALONG THE WESTERLY PROPERTY LINE AND THE RANCHO LINE.

MINING WITHIN PHASE 5 NORTHERLY OF THE RANCHO LINE IS AN ON-GOING OPERATION AND WILL CONTINUE IN ASSOCIATION WITH PHASES 1 THROUGH A PORTION OF PHASE 4. THIS PORTION OF PHASE 5 INCLUDES MINING TO APPROXIMATELY @ FEET BELOW THE PROPOSED FINISH GRADE AND BACKFILLING WITH ON-SITE UNSALEABLE MATERIAL, OR SUITABLE IMPORTED SALVAGED MATERIALS THAT ARE NON-MARKETABLE. ALL HAZARDOUS, TOXIC ORGANIC, ETC., MATERIALS ARE UNSUITABLE FOR IMPORT AND UNSUITABLE FOR INCORPORATION INTO FILL MATERIALS FOR THIS PHASE. ALL BACKFILLING WILL BE UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEERING FIRM, IN ORDER THAT THE RESULTING LEVEL AREA WILL BE SUITABLE FOR FUTURE USE AS MAY BE ALLOWED BY THE GOVERNING LAND USE REGULATIONS OR ZONING ORDINANCES.

WHILE PHASE 1 IS PROPOSED TO BE THE FIRST AREA TO BE MINED AND REVEGETATED, THE SEQUENCE OF MINING MAY INVOLVE CONTINUED MINING IN PHASES 2 THROUGH 4 NORTHERLY OF THE RANCHO LINE.

RECLAMATION OF PHASES 1 - 4 WILL CONSIST OF COMPLETION OF TERRACED CUT SLOPES AT A RATIO NOT TO EXCEED 1.5 HORIZONTAL TO 1 VERTICAL, WITH BENCHES AT MAXIMUM INTERVALS OF 30 FEET VERTICAL BETWEEN BENCHES; DRAINAGE SWALES AS SHOWN ON SHEET 3 OF PLANS; PLANTING THE SLOPES WITH THE NON-IRRIGATION HYDROSEED MIXTURES SHOWN BELOW:

EROSION CONTROL MIXTURE A

ZORRO FESCUE	(VULPIA MEGALURA)	10#/AC
PLANTAIN	(PLANTAGO ERCTA)	10#/AC

INOCULATION MIXTURE B

DEER WEED	(LOTUS SCOPARIUS)	10#/AC
BICOLORED LUPINE	(LUPINUS BICOLOR)	8#/AC
STINGING LUPINE	(LUPINUS MISUTISSIMUS)	5#/AC
COLLAR LUPINE	(LUPINUS TRUNCATUS)	5#/AC
BUR-CLOVER	(MEDICAGO POLYMORPHA)	8#/AC

REVEGETATION SHRUB MIXTURE C

CALIFORNIA SAGEBRUSH	(ARTEMISIA CALIFORNICA)	10#/AC
FLAT-TOP BUCKWHEAT	(ERIOGONUM FASCICULATUM)	20#/AC
WHITE SAGE	(SALVIA APIANA)	4#/AC
BROOM BACCHARIS	(BACCHARIS SAROTHROIDES)	3#/AC
MONKEY FLOWER	(MIMULUS PUNICEUS)	0.5#/AC
GOLDEN BUSH	(HAZARDIA SQUARROSUS)	10#/AC
LAUREL-LEAF SUMAC	(MALOSMA LAURINA)	5#/AC
BUSH MALLOW	(MALACOTHAMNUS FASCICULATUS)	5#/AC
GOLDEN YARROW	(ERIOPHYLLUM CONFERTIFLORUM)	3#/AC
RAMONA WILD-LILAC	(CEANOTHUS TOMENTOSUS)	3#/AC
TOYON	(HETEROMELES ARBUTIFOLIA)	4#/AC
BLACK SAGE	(SALVIA MELLIFERA)	4#/AC
San Diego County Viguiera	Viguiera Laciniata	10#/AC

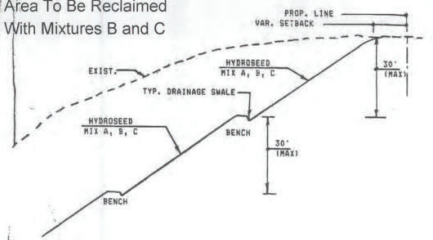
WHEREVER POSSIBLE, NATIVE TOPSOIL WILL BE SALVAGED AND SPREAD OVER THE FINISHED GRADE TO PROMOTE REVEGETATION) NATIVE VEGETATION WILL BE MULCHED AND INCORPORATED INTO THE TOPSOIL. AMENDED TOPSOIL WILL BE USED AS REQUIRED.

PHASE 5 WILL BE PLANTED WITH THE FOLLOWING NON-IRRIGATION SEED MIX:

FLAT AREAS - GRASS MIXTURE D

ZORRO FESCUE	(VULPIA MEGALURA)	20#/AC
ARABGRASS	(SCHISMUS BARBATUS)	10#/AC

Area To Be Reclaimed With Mixtures B and C



PHASES

PHASE	EXTRACT (MILLION C.Y.)	SLOPE AREA	FLAT AREA
1	1.15	14.0 AC.	7.5 AC.
2	5.43	21.9 AC.	0.0
3	4.00	13.5 AC.	0.0
4	4.84	20.3 AC.	3.6 AC.
5	7.74	0.0	75.0 AC.
TOTALS	23.16	69.7 AC.	86.1 AC.

SUMMARY

EXTRACTION	23.2 MILLION CU. YD.
SLOPE AREA	70 ACS. (24%)
FLAT AREA	86 ACS. (30%)
UNDISTURBED AREA	132 ACS. (46%)
SITE AREA	288 ACS. (100%)

LIMITS OF MINING / RECLAMATION

EXISTING CONTOURS

PROPOSED FINAL CONTORS

Minor Deviation

Original Excavation Area: 164 Acres
Area to be Added: 2.8 Acres
Percent Change: 1.7%

COUNTY APPROVED CHANGES

No.	Description	Approved by	Date

BENCH MARK

DESCRIPTION: #T-028H 3TC. DISK IN CONCRETE POST

LOCATION: VICINITY OF VIGALANTE ROAD & HWY. 67

RECORD FROM: COUNTY OF SAN DIEGO

ELEVATION: 457.13 DATUM: M.S.L.

PERMITS

REZONE PERMIT NO.

SPECIAL USE PERMIT NO.

TENTATIVE MAP NO.

ENGINEER

ROBERT YOUNG ENGINEERING
9854 SHADOW ROAD
LA MESA CA 91941
TEL 668 0680

REGISTERED PROFESSIONAL ENGINEER — ROBERT E. YOUNG — No. 8454 — Exp. 12/31/96 — CIVIL — STATE OF CALIFORNIA

APPROVED 12/4/13 PLANNING AND DEVELOPMENT SERVICES

SHEET 7 OF 7 SHEETS

COUNTY OF SAN DIEGO
DEPARTMENT OF PLANNING AND LAND USE

MODIFICATION TO MAJOR USE PERMIT NO. P78-83
ASPHALT INC.

RECLAMATION PLAN

ENGINEER OF WORK — ROBERT E. YOUNG R.C.E. 8454 — DATE 12/4/13

ENGINEER'S NAME: ROBERT YOUNG ENGINEERING
PHONE NO. 619 668 0680

FILE NO. MUP78-083W5M1

SDC PDS RCVD 08-13-13

ROBERT YOUNG ENGINEERING 4092

RP78-001W1

RECLAMATION PLAN AMENDMENT

CA MINE ID #91-37-0021

Operator:

Martin Marietta San Diego Aggregates, LLC
4123 Parklake Avenue
Raleigh, NC 27612

December 2023

SDC PDS RCVD 02-12-24
MUP78-083W6

TABLE OF CONTENTS

SMARA CHART OF CONTENTS [PRC §2772(b)]....1

NON-SUBSTANTIAL AMENDMENT TO RECLAMATION PLAN RP 78-001W1....3

Reclamation Plan Amendment (RPA) Description....3

ATTACHMENTS

Attachment 1 Consolidated Reclamation Plan

Asphalt, Inc., Reclamation Plan (RP78-001W1) for MUP (P67-71); (P78-83 & (P78-083W2); March 7, 1995

Plot Plan (9 Sheets); Project #MUP78-083W5M1; Approved October 7, 2013

SMARA CHART OF CONTENTS [PRC §2772(B)]

SMARA Section	SMARA Requirement	Location in Plan
SMARA Statutes (PRC Sections 2772, 2773 and 2773.3)		
2772(b)	Chart of contents	RPA page 1, this chart
2772(c)(1)	Operator and agent contact info	RPA pages 4–6; Plot Plan sheet 1 (as amended)
2772(c)(2)	Quantity and type of materials	RP78-001W1 pages 4-5
2772(c)(3)	Initiation and termination dates	RPA pages 3-4; Plot Plan sheet 1 (as amended)
2772(c)(4)	Maximum anticipated depth	RP78-001W1 page 5
2772(c)(5)	Reclamation plan maps	Plot Plan sheets 1-9
2772(c)(6)	Mining description and schedule	RP78-001W1 page 7; RPA page 4
2772(c)(7)	Proposed or potential end uses	RP78-001W1 page 8
2772(c)(8)	Reclamation description	RP78-001W1 pages 8-12
2772(c)(9)	Effect on future mining in area	RP78-001W1 page 13
2772(c)(10)	Statement of responsibility	SOR on-file with DMR
2772(c)(11)	Lead agency requirements	Conditional Use Permit P78-083W
2773(a)	Site specific reclamation plan	RP78-001W1; Plot Plan sheets 1-9
2773.3	Requirements for metallic mines	N/A
SMARA Regulations, Article 1, Surface Mining and Reclamation Practice (Title 14, CCR §3500 et seq.)		
3502(a)	Reclamation objectives	RP78-001W1 page 8
3502(b)(1)	Environmental setting	RP78-001W1 page 4
3502(b)(2)	Public health and safety	RP78-001W1 page 13
3502(b)(3)	Final slopes	RP78-001W1 page 9
3502(b)(4)	Borrow and settlement of fills	RP78-001W1 page 9
3502(b)(5)	Disposition of old equipment	RP78-001W1 page 12
3502(b)(6)	Stream and watershed diversions	N/A
3503(a)	Soil erosion control	RP78-001W1 page 13
3503(b)	Water quality / watershed control	RP78-001W1 page 6, 12, 15
3503(c)	Protection of fish / wildlife habitat	RP78-001W1 page 16
3503(d)	Disposal of waste / overburden	RP78-001W1 page 6, 12
3503(e)	Erosion and drainage	RP78-001W1 page 12, 15

3503(f)	Resoiling	RP78-001W1 page 9
3503(g)	Revegetation	RP78-001W1 pages 10-11, 14
SMARA Regulations, Article 9, Reclamation Standards (Title 14, California CCR §3700 et seq.)		
3703	Wildlife and habitat protection	RP78-001W1 page 16
3704	Backfill, grading and slopes	RP78-001W1 page 9, 14
3704.1	…for metallic mines	N/A
3705	Revegetation	RP78-001W1 pages 10-11, 14
3706	Water quality, drainage, runoff	RP78-001W1 page 6, 12, 15
3707	Standards for prime agriculture	N/A
3708	Standard for other agriculture	N/A
3709	Equipment storage and removal	RP78-001W1 page 12
3710	Surface / groundwater protection	RP78-001W1 page 6, 12, 15
3711	Topsoil salvage and redistribution	RP78-001W1 page 9
3712	Mine waste disposal	RP78-001W1 page 6, 12
3713	Drill holes and water wells	RP78-001W1 page 8

NON-SUBSTANTIAL AMENDMENT TO RECLAMATION PLAN RP 78-001W1[1]

Reclamation Plan Amendment (RPA) Description

Martin Marietta San Diego Aggregates, LLC ("MM") owns and operates the Slaughterhouse Canyon Mine, a ±296-acre aggregate mining and processing facility, located immediately west of State Route 67, at the western terminus of Slaughterhouse Canyon Road approximately four miles north of the Lakeside community in unincorporated San Diego County, California ("Mine" or "Site"). MM and its predecessors-in-interest have been mining at the Site since at least the 1950's. In addition to mining and reclamation, existing permitted and accessory uses include aggregate, asphaltic concrete and ready-mix concrete processing, as well as ancillary activities such as stockpiling, load-out and sales, explosives storage, construction materials recycling, equipment storage and maintenance, and commercial composting operations.

Surface mining and reclamation activities are conducted pursuant to Major Use Permit No. P78-083W and Reclamation Plan No. RP 78-001W1, as amended. In addition, the Site is covered by an Interim Management Plan ("IMP") given that current levels of on-site production meet the definition of an idle[2] mine under the Surface Mining and Reclamation Act ("SMARA"). The IMP was originally approved in 2010, and its third and final five-year term expires on December 31, 2025. Accordingly, MM will resume surface mining operations no later than December 31, 2025, representing 15 years of total time that the Site was idle and operating pursuant to an approved IMP.

The existing permit and reclamation plan anticipated that mining would be completed in 2020[3]; however, given market conditions, MM is not expected to exhaust remaining permitted reserves at the Site until at least 2035, subject to market demand. Accordingly, MM is seeking a time extension to the use permit and reclamation plan to align the term of the entitlements with the life of remaining permitted aggregate reserves ("Project"). Specifically, MM seeks the following changes to RP 78-001W1:

1. Update to the proposed date for the termination of the surface mining operation per SMARA §2772(c)(3). Specifically, extension of the term by 15 years (to March 17, 2035) to coincide with the length of time that the Site was idle and operating pursuant to an

[1] This amendment has been prepared pursuant to the requirements of SMARA, as well as San Diego County Code. In accordance with 14 CCR 3502(f), this non-substantial amendment addresses text edits to the reclamation plan narrative and mining and reclamation sheets (plot plan) to reflect an extension of time, and miscellaneous updates to the owner, operator, and property descriptions. RP 78-001W1 otherwise remains in full force and effect.

[2] 'Idle' means that an operator of a surface mining operation has curtailed production at the surface mining operation, with the intent to resume the surface mining operation at a future date.

[3] Under SMARA, a reclamation plan is required to include only an *estimated* schedule for mining and reclamation Pub. Res. Code §2772(c)(3). These estimates are routinely updated over the course of mining.

approved IMP. In order to effectuate this change, two minor text edits to the existing Reclamation Plan narrative and one minor text edit to the existing Plot Plan are required:

- Text Edit: Reclamation Plan, Page 5, Section 14
    - Estimated life of operation: updated to *March 17, 2035 (termination date)*
- Text Edit: Reclamation Plan, Page 7, Section 21
    - Extraction Phasing table updated to:

PHASE	*MATERIALS EXTRACTION (MCY)*	*EXTRACTION TIME (YEARS)*
1	*Complete*	*0*
2	*5.4*	*4*
3	*4.0*	*3*
4	*4.8*	*3*
5	*3.6*	*2*
Total	*17.8*	*12 (2035)*

Notes:

1. Anticipated progression is approximate only. Actual timelines will vary depending on market and geologic conditions.

2. The estimated project phasing is provided only as a guideline. Actual phasing depths, boundaries, quantities and timelines may be affected by unforeseen changes in geology and market conditions. Further, an individual phase may not be entirely complete before entering a subsequent phase.

3. In order to demonstrate that performance standards for reclamation have been met (e.g., revegetation monitoring), final reclamation for specific reclamation features may not occur for multiple years following anticipated completion of mining and reclamation.

- Text Edit: Plot Plan, Sheet 1, General Notes, No. 10
    - Duration updated to *March 17, 2035 (termination date)*

2. Updates to the name and address of the operator per 2772(c) to reflect updates to the corporate status of the operator and landowner. In order to effectuate this change, minor text edits to the existing Reclamation Plan narrative and Plot Plan are required:
    - Text Edit: Reclamation Plan, Page 1, Section 1
        - Applicant: updated to:

          Name: Martin Marietta San Diego Aggregates, LLC
          Address: 4123 Parklake Avenue, Raleigh, NC 27612
          Telephone: (919) 781-4550
    - Text Edit: Reclamation Plan, Page 2, Section 3

- Property Owners, or owners of surface rights: updated to:

  Name: Martin Marietta San Diego Aggregates, LLC
  Address: 4123 Parklake Avenue, Raleigh, NC 27612
  Telephone: (919) 781-4550

- Text Edit: Reclamation Plan, Page 2, Section 4
  - Owners of Mineral Rights: updated to:

    Name: Martin Marietta San Diego Aggregates, LLC
    Address: 4123 Parklake Avenue, Raleigh, NC 27612
    Telephone: (919) 781-4550

- Text Edit: Reclamation Plan, Page 2, Section 5
  - Lessee: updated to:

    N/A

- Text Edit: Reclamation Plan, Page 3, Section 6
  - Operator: updated to:

    Name: Martin Marietta San Diego Aggregates, LLC
    Address: 4123 Parklake Avenue, Raleigh, NC 27612
    Telephone: (919) 781-4550

- Text Edit: Reclamation Plan, Page 3, Section 7
  - Agent of Process: updated to:

    Name: Martin Stratte
    Address: 4123 Parklake Avenue, Raleigh, NC 27612
    Telephone: (919) 781-4550

- Text Edit: Plot Plan, Sheet 1, General Notes, No. 1
  - Applicant: updated to:

    Name: Martin Marietta San Diego Aggregates, LLC
    Address: 4123 Parklake Avenue, Raleigh, NC 27612
    Telephone: (919) 781-4550

- Text Edit: Plot Plan, Sheet 1, General Notes, No. 2
  - Owner: updated to:

    Name: Martin Marietta San Diego Aggregates, LLC
    Address: 4123 Parklake Avenue, Raleigh, NC 27612

Telephone: (919) 781-4550

- Text Edit: Plot Plan, Sheet 2
    - Owner: updated to:

      Name: Martin Marietta San Diego Aggregates, LLC
      Address: 4123 Parklake Avenue, Raleigh, NC 27612
      Telephone: (919) 781-4550

Extending the term of the entitlements will provide the ability to extract the remaining permitted reserves that have not yet been mined because the site has been idled pursuant to a County-approved IMP. This will enable the continued supply of an important source of local construction materials. Other than the extension of time, MM seeks no change to any element of the approved operations. The Project would not modify the current productions levels, area of mining, materials to be mined, or mining methods, and the overall production and processing activities would be consistent with existing conditions.

ATTACHMENT 1
CONSOLIDATED RECLAMATION PLAN

ATTACHMENT 1
CONSOLIDATED RECLAMATION PLAN

ASPHALT, INC.
RECLAMATION PLAN (RP78-001W1)
FOR
MUP (P67-71); (P78-83) & (P78-083W2)

Prepared for:

Asphalt, Inc.
P. O. Box 1856
El Cajon, CA 92022

Prepared by:

T&B PLANNING CONSULTANTS, INC.
5897 Oberlin Drive, Suite 208
San Diego, CA 92121

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San Diego County
DEPT. OF PLANNING & LAND USE

March 7, 1995

P 78-001W1

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Pocket Part --

Major Use Permit Plot Plan
Reclamation Plan
Existing Areas of Vegetation

RECLAMATION PLAN (RP78-001W1) FOR ASPHALT, INC. MAJOR USE PERMIT P67-71; P78-83; P78-083W2; EAD Log No. 89-14-69

In Compliance With Section 2772, Surface Mining and Reclamation Act of 1975.

This Reclamation Plan is a replacement for that previously prepared for Major Use Permit P78-83. Major Use Permit (P78-83) effected 121 acres of the project site and allowed for mining/processing of aggregate material on approximately 49 acres. Major Use Permit Modification (P78-083W2) adds 108 acres to the mining operation (92.4 acres proposed for mining and 15.6 acres of slope rights on the adjacent H. G. Fenton Material Co. property) allowing for the phased mining of materials on approximately 157 acres total. An Environmental Impact Report (EIR) (SCH #93061053) has been prepared in conjunction with this Reclamation Plan and in accordance with the California Environmental Quality Act (CEQA). This EIR, especially the sections and technical appendices delineated below, amplify or supplement Surface Mining and Reclamation Act (SMARA) Reclamation Plan requirements:

- 2.4.5 Previous Approvals (pgs. 2-12 to 2-16)
- 3.0 Project Description (pgs. 3-1 to 3-14)
- 4.2 Landform Alteration (pgs. 4-18 to 4-27)
- 4.3 Geology and Soils (pgs. 4-36 to 4-44)
- 4.4 Groundwater Supply and Quality (pgs. 4-45 to 4-50)
- 4.5 Drainage (pgs. 4-51 to 4-54)
- 4.6 Biological Resources (pgs. 4-55 to 4-72)
- Geologic Reconnaissance for EIR, Appendix C
- Drainage Report, Appendix D
- Biological Technical Report, Appendix E
- Groundwater Review, Appendix I

The EIR and Technical Appendices C, D, E and I are incorporated herein by reference and attached hereto as Attachment 15.

OWNER, OPERATOR, AND AGENT:

1. Applicant

Name: ASPHALT, INC.
Address: P.O. Box 1856
El Cajon, CA 92022
Telephone: (619) 561-8500

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2. *Name (if any) of Mineral Property:* None

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3. Property Owners, or owners of surface rights (List all Owners)

Ray Ehly, Jr.
P.O. Box 1356
El Cajon, CA 92022

Jim Lindsay
330 Springline Dr.
Naples, FL 33940

Nancy Davis
3012 S. Giltin
Denver, CO 80210

Susan Davis
6833 E. Bucknell Place
Denver, CO 80224

John Schultz
909 South Dr.
Fargo, ND 58103

William Schultz
c/o Mr. Earl Schouweiler
First Bank Fargo
P.O. Box 1980
Fargo, ND 58107-1980

William Schultz
1106 Westlake Dr.
Detroit Lakes, MN 56501

Elizabeth Ederer
8530 Melrose Lane
El Cajon, CA 92021

Patricia Nielsen
9074 Summerhill Point
Alpine, CA 91901

Carol Fischback
1009 Nevills Lane North
Montesano, WA 98563

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4. Owners of Mineral Rights

Ray Ehly, Jr.
P.O. Box 1356
El Cajon, CA 92022

Jim Lindsay
330 Springline Dr.
Naples, FL 33940

Nancy Davis
3012 S. Giltin
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Susan Davis
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Fargo, ND 58107-1980

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Detroit Lakes, MN 56501

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8530 Melrose Lane
El Cajon, CA 92021

Patricia Nielsen
9074 Summerhill Point
Alpine, CA 91901

Carol Fischback
1009 Nevills Lane North
Montesano, WA 98563

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5. Lessee

Name: ASPHALT, INC.
Address: P.O. Box 1856
El Cajon, CA 92022

Telephone: (619) 561-8500

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6. *Operator*

Name: ASPHALT, INC.
Address: P.O. Box 1856
El Cajon, CA 92022
Telephone: (619) 561-8500

---

7. *Agent of Process* (Person designated by operator as his agent for the service of process)

Name: T& B PLANNING CONSULTANTS, INC. *(T&B)* c/o Karen Ruggels
Address: 5897 Oberlin Drive, Suite 208
San Diego, CA 92121
Telephone: (619) 546-8366

II. LOCATION:

8. *Brief description, including legal, of the extent of the mined lands (to be) involved by this operation, including total acreage.*

The 296.4-acre project site is generally located in the east-central portion of San Diego County, within the Lakeside Community Planning Area. Specifically, the property is located immediately west of State Route 67 (SR-67), at the western terminus of Slaughterhouse Canyon Road and east of the Sycamore Canyon Open Space Preserve. Approximately 157 acres of the site will be mined, with the remaining approximately 139 acres to be left in a natural state.

Specific Location:

The project site is located on property identified by County Assessor Parcel Numbers 326-051-01, 326-051-03, and 375-171-01 which are briefly described as follows:

Assessor Parcels 326-051-01 and 326-051-03. Lots 1 and 2 of Section 2, Township 15 South, Range 1 West; and the Southwest Quarter of the Southeast Quarter and the South Half of the Southwest Quarter of Section 35, Township 14 South, Range 1 West, San Bernardino Base and Meridian, in the County of San Diego, State of California, according to the Official Plat thereof filed in the Office of the Survey General.

Assessor Parcel 375-171-01. A portion of Lot "N" of the Resubdivision of a portion of Tract No. 2 of the San Diego Eucalyptus Company's Land in the County of San Diego, State of California, according to Map thereof No. 1720, filed in the Office of the County Recordeer of San Diego County, June 28, 1921.

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9. *Describe the access route to the operation site.*

Access to the project site is provided via Slaughterhouse Canyon Road from SR-67.

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10. Attach Location and Vicinity Map

SEE ATTACHMENTS: See Attachment 1, *Regional Map*, and Attachment 2, *Vicinity Map*.

III. DESCRIPTION:

11. Mineral commodity (to be) mined: Stadium Conglomerate.

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12. Geologic description, including brief general geologic setting, more detailed geologic description of the mineral deposit (to be) mined, and principal minerals or rock types present.

The majority of the site is granitic batholith and Eocene-age Stadium Conglomerate. Quaternary-age alluvium, colluvium, residual, soils and artificial fill overlies these substrata. In some of the areas on the lower hillsides, the granitic surface digs steeply (approximately 52 degrees) to the north and a thin layer of conglomerate overlies the granite. Redding cobbly loam is the dominant soil type on the project site (77 percent of the site). Cieneba-Fallbrook rocky sand loams occur in the eastern portions of the site (22 percent of the site). Visalia gravelly sandy loam occurs in a small area (one percent of the site) along the eastern perimeter of the site.

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13. Brief description of environmental setting of the site and the surrounding areas. Describe existing area land use, soil, vegetation, ground water elevation and surface water characteristics, average annual rainfall and/or other factors pertaining to environmental impacts and their mitigation reclamation.

Topographically, the project site is characterized by a canyon landform, with the central portion of the canyon undergoing various phases of resource extraction in conjunction with Major Use Permit P78-83. The surrounding canyon sides are left undisturbed. The project site is situated between the broad Moreno Valley to the south, where most of Lakeside's development occurs, and hilly, undeveloped areas to the north and northwest. It lies in an area of topographic transition as the landform rises from the relatively level valley carved by the San Diego River to the higher elevation foothills. The canyon formation characterizing the project site is part of the Moreno Valley/San Vicente Creek drainage system. Numerous smaller side canyons incised by drainage are tributary to the project site's primary landform.

Elevations on the project site range from 550 feet above mean sea level (amsl) in the eastern portion of the site to 1,175 amsl in the southeast quadrant. Approximately 70 percent of the site (or approximately 212 acres) consists of steep slopes in excess of a 25 percent slope gradient. Approximately 92 acres (or 30 percent of the project site), primarily located in the central portion of the site, contain slopes less than 25 percent.

IV. PROPOSED (EXISTING) SURFACE MINING OPERATION:

14. Provide dates of operation and duration of first phase.

Proposed starting date of operation: On-going.
Estimated life of operation: ± 25 years.
Duration of First Phase: ± 2 to 5 years.

SEE ATTACHMENTS: See Attachment 3, Phasing Plan

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15. Operation will be (is): Continuous X Seasonal ___ Intermittent ___

This project has been in continuous operation since the 1950s. This amended plan covers the existing project as well as expansion of existing, on-going mining operations on-site.

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16. Operation will be (is):

Under 5,000 cu. yds./yr.	___
5,000 - 50,000 cu. yds./yr.	___
50,000 - 250,000 cu. yds./yr.	___
250,000 - 1,000,000 cu. yds./yr.	___
Over 1,000,000 cu. yds./yr.	X

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17. Total anticipated production:

Mineral commodities to be removed: The project will extract 23.4 million cubic yds. of additional material over a period of approximately 25 years.
Waste retained on the site: Approximately 9.2 million cu. yds. of material will be used on-site in the final phases.
Waste disposed off-site: Approximately 14.2 million cu. yds. of material will be exported from the site as asphalt and rock products.
Maximum anticipated depth - 550 ft.

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18. Mining Method: (Check all applicable)

Open Pit	X	Gravel/Sand Pit	X
Single Bench	___	Drill and Blast	___
Quarry:			
Hill Top	___	Clay Pit	___
Multibench	X	Truck to Processing Plant (to RR)	___
Side Hill	___	Borrow Pit	___
Dragline	___	Tailings Pond	___
Low Level	___	Slurry Pump	___
Shovel	___	Waste Dump	___
Underground	___	Rail	___
Gravel Bar Skimming	___	Other	_____
Other _____			

19a. If processing of the ores or minerals mined is planned to be conducted at or adjacent to the site, briefly describe the nature of the processing and explain disposal method of the tailings or waste from processing.

There is an existing materials processing/distribution facility located in the center of the site. Material will be fed through a variety of separators, screens, and crushers to separate the mining waste from marketable rock used to create various rock products. Overburden and mining wastes will be used to construct manufactured slopes and berms to backfill the base of the quarry to elevation 675 amsl. The overburden and waste will be contour graded and planted in a natural manner.

19b. Estimate quantity (gallons per day) and quality of water required by the proposed operation, specifying proposed sources of this water, of method of its conveyance to this property and the quantity and quality and method of disposal of used and/or surplus water.

The source of water for the on-site operations is on-site wells. The proposed project is estimated to use 75 to 100 gallons of water per minute (gpm). Water used to wash materials is recycled to a two-pond system. A water clarifier has been installed to remove sediment for re-use of reclaimed water.

Water will be used to wash down the rock, equipment and for dust control. Some water will evaporate, some will leave the site as part of the product, and some will be recycled such as water to wash down trucks. Recycled water will be diverted into the two-pond system on-site.

20. Summarize the results of a groundwater investigation, if required.

The County's groundwater geologist conducted a review of the on-site wells to determine existing safe yield and potential impacts associated with the project. Although the County's groundwater geologist was unable to get a reading on the well near the existing administrative offices, the second well near the loading bins yielded a level of 255.8 feet with pumping, and 103.1 feet was the static (non-pumping) water level of the third well. Based on this site-specific investigation, it was concluded that the mining operation would not *"increase the groundwater production over the current usage"* and that the project would be consistent with the County's groundwater policy. The following reasons were offered in support of that determination:

1. The existing facility has been in place for the last 30 years, and the proposed modification will likely not increase present water demand.

2. The facility reclaims and recycles all excess water with the system. As such, the water demand appears to be limited and managed.

3. A watershed of approximately 300 acres is tributary to operations. No other development activity could be completed within this watershed. Due to this, if groundwater declines were to occur, impacts would be limited to the site. Potential off-site impacts are unlikely.

21. *If the nature of the deposit and the mining method used will permit, describe and show the steps or phases of the mining operation that allow concurrent reclamation, and include a proposed time schedule for such concurrent activities.*

Mining operations and reclamation of the site will occur in five sequential phases as shown in Attachment 3 - *Phasing Plan*. Phasing of the project will begin north of the existing operation and proceed in a counterclockwise direction encircling the existing and proposed materials processing/distribution operations in the center of the site. Mining would occur to a level of 550 msl. Phase 5 would backfill the quarry to between 575 and 700 feet msl. The *Extraction Phasing* table provided below delineates the phasing steps and time schedule for the project. The reclamation will progress as extraction phases are completed. All areas of the project affected by clearing, grading or mining will be reclaimed in accordance with this plan. The reclamation process would proceed in a continuous manner throughout the lifespan of the project, occurring concurrently with the cessation of grading and quarrying activities in each phase.

EXTRACTION PHASING

PHASE	MATERIALS EXTRACTION (MCY)	EXTRACTION AREA (ACRES)	EXTRACTION TIME (YEARS)
1	1.2	22	2 - 5
2	5.4	22	4 - 9
3	4.0	14	4 - 8
4*	4.8	24	1 - 2
5*	8.0	75	1 - 2
TOTAL	23.4	157	24**

* Phases 4 and 5 would occur concurrently.
** Extraction time is dependent upon economic conditions in the region and product demand. The proposed MUP Modification requests a time limit of 25 years to allow for these fluctuations.

22. *Attach a map of the mined lands and/or suitable aerial photograph showing:*
   - *(a) Boundaries and topographic details of the site.*
   - *(b) Location of all streams, roads, railroads, water wells, and utility facilities within 500 feet of the site.*
   - *(c) Location of all currently proposed access roads to be constructed in conducting the surface mining operation(s).*
   - *(d) Location of areas (to be) mined, and of waste dumps and tailings ponds.*
   - *(e) By use of overlay symbol or color, depiction of separate mining phases if applicable.*
   - *(f) The source of map base, orientation (north arrow), and scale (e.g., 1"=500', etc.) of the map.*

SEE ATTACHMENTS: See Attachment 4 - *Major Use Permit Plot Plan*; Attachment 5 - *Site Topography*, and Attachment 6 - *Aerial Photograph*.

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23. Provide evidence of a Storm Water Pollution Prevention Plan (SWPPP).

The applicant is registered as a General Permittee under Permit Identification No. 937S001624.

SEE ATTACHMENTS. See Attachment No. 7, Evidence of SWPPP General Permit.

V. RECLAMATION PLAN:

24. Indicate on an overlay or by color or symbol on map, those areas to be covered by Reclamation Plan.

SEE ATTACHMENTS: See Attachment 8 - *Reclamation Plan* Acreage: 260 acres

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25. Describe the ultimate physical condition of the site and specify proposed use(s), or potential uses, of the mined lands as reclaimed.

After the mining operations are completed, the site will be reclaimed and rough graded. The flat pad to be created as part of Phase 5 will be hydroseeded with a grass mixture designed to detain runoff and impede erosion prior to re-use of this area with general industrial and multiple rural land uses with supporting infrastructure. The manufactured slopes will be revegetated with vegetation which has been removed prior to commencement of extraction, mulched and stockpiled. This mulch material would be supplemented with a hydroseed mix of native plant material indicative of surrounding native vegetation. Table 2, *Revegetation Hydroseed Mix*, provides a list of the plant material to be used in the revegetation of manufactured slopes, as well as the primary purpose of the hydroseed mix. Cut slopes will be terraced to a minimum slope gradient of 1.5:1. Every 30 feet of graded slope will be terraced with a 15-foot bench. (See Attachment 8, *Reclamation Plan*, and Attachments 9 and 10, *Reclamation Plan Cross-Sections.*)

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26. Describe the abandonment of any drill holes, water wells and/or monitoring wells.

The source of water for the on-site operations is three existing water wells. It is the intent of the applicant to retain the wells in operating condition. Should they not be required in the future, the applicant shall undertake appropriate measures to abandon the three wells in a safe and healthful manner in accordance with requirements of the County Department of Health Services.

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27. Describe relationship of the interim uses other than mining and the ultimate physical condition to:

(a) Zoning regulations.

(b) General plan and plan elements.

NONE.

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28. Describe soil conditions and proposed soil salvage plan.

The majority of the site is underlain by Redding cobbly loam. This soil type is susceptible to erosion and runoff. Cieneba-Fallbrook rocky sandy loams also occur on the site and also exhibit a high potential for runoff and erosion. However, this soil type is located in an area where existing on-site mining uses occur or in an area which is not proposed for mining operations. No soil salvage plan is proposed, other than stockpiling of topsoil.

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29. Summarize the methods of fill compaction and engineering analysis of stability for final slopes.

Temporary slopes at the base of the mined slopes are interim until the quarry is backfilled during the final phases of the project. Standard procedures included in the Uniform Building Code will be used for compaction of fill material, and all fill material will be compacted in accordance with Section 7010, Chapter 70, of the Uniform Building Code. Typical equipment used in these procedures include sheep-foot rollers, water trucks, bulldozers and other types of heavy equipment.

A geologic reconnaissance has been conducted for the project and is included in Appendix C to the EIR. Section 4.3 of the EIR summarizes the results of the reconnaissance. The following information, as stated in the geologic reconnaissance and EIR, has been added to the Reclamation Plan text:

> The mining operation will not result in significant geologic hazards. There are no geologic hazards of sufficient magnitude to preclude use of the site as a quarry and materials processing plant. No active faults are present on the site. A few existing boulders on the southern slope appear to have the potential to become unstable. These are in areas which are to be excavated, and the boulders would be removed in the process avoiding potential impacts.
>
> Both the Stadium Conglomerate and the granitic bedrock have high shear strengths and generally have a relatively low potential for deep-seated slope failures, even at very steep inclinations. The granitic exposures observed on-site appear to be competent materials; however, unstable conditions in the granitic bedrock due to unfavorable inclinations of fractures or other planes of weaknesses may be encountered at some undetermined areas. In some of the areas on the lower hillsides, the granitic surface dips steeply (approximately 52 degrees) to the north and a thin layer of conglomerate overlies of the granite. This condition may present a higher potential for slope failure between the conglomerate and the underlying granite if steep cuts are made in these areas. The areas where these conditions may exist cannot be readily identified due to the undulating, irregular surface of the granite batholith. Regular inspections of the quarry slopes will identify potential slope failure and remedial actions will be undertaken to stabilize the area. The stability of final slopes will be verified in conjunction with reclamation of each mining phase and prior to final reclamation of the site. Information provided by the consulting geologists suggests that final slopes would be stable.

Additionally, the following shall be made conditions of approval by the County of the MUP and Reclamation Plan:

- All fill material shall be compacted in accordance with Section 7010, Chapter 70, of the Uniform Building Code.

- An analysis of slope stability shall be conducted by a registered engineer at the completion of each phase and in conjunction with final reclamation of the site.

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30. Describe the methods, their sequence and timing, to be used in bringing the reclamation of the land to its end state. Indicate on map or on diagrams as necessary.

Reclamation Plan Description

All areas of the Asphalt, Inc., resource extraction area altered for the project by clearing, grading or mining excavation will be reclaimed as identified in the Reclamation Plan (Attachment 8) and the Revegetation Hydroseed Mix (see Attachment No. 11). The reclamation process will be continuous throughout the life span of the project. As an area of the project completes site improvement or mining, it will be reclaimed.

The first areas of the site scheduled for reclamation will be the northern slopes in Phase 1. Reclamation will then proceed in a counter-clockwise fashion, with revegetation occurring next in the western portion of the project consisting of Phase 2, then the southwestern area of the project, which is Phase 3, and then the southern manufactured slopes consisting of Phase 4. The flatter, central portion of the site comprised of Phase 5 will be revegetated with a grass seed mixture.

Details for implementing the Reclamation Plan are presented below.

A. Slope Planting Guidelines

◆ **General**

a. All cut slopes shall be revegetated.

b. Plantings on all slopes shall include species from the Revegetation Hydroseed Mix. Only native species shall be used adjacent to native plant communities and to establish native habitats on the reclaimed mining slopes.

c. Cut slopes 1½:1 and steeper shall be roughened when graded to promote vegetative growth of applied hydroseed materials.

d. Fertilizer for slope revegetation shall be high phosphorus, slow release type commercial fertilizer (or equivalent), pelleted or chip type containing no nitrogen so that contamination of surrounding water resources will not take place.

e. Fertilizer or soil amendments will be applied on a test spot basis. By using this sample method and obtaining a minimum confidence level, further application of materials can take place.

f. All plant materials shall be appropriate for the site conditions, water conserving and appropriately spaced to control soil erosion.

g. Seed application rate shall be determined through test plots.

◆ **Hydroseeding Procedures**

a. Hydroseeding shall be done when the available soils moisture is at least 75 percent of the field capacity at a depth 12 inches below the soil surface and preferably in the fall or early spring.

b. Seed mixes shall be specified by the pure live seed of each species.

c. Fiber mulch shall be applied at a minimum rate of 2,000 pounds per acre except when used in conjunction with straw mulch at a minimum rate of 400 pounds per acre.

d. A wetting agent consisting of 95 percent alkyl polyethylene glycol ether shall be applied as per manufacturer's recommendations.

e. Equipment used for the application of slurry shall have a built-in agitation system to suspend and homogeneously mix the slurry. The slurry mix shall be dyed green. The equipment must have a pump capable of applying slurry uniformly.

f. The use of pocket planting or spot planting will be used for growth of plants that do not readily reproduce from seeds.

B. Performance Standards

The following final success criteria will be used to determine completion of the permittee's revegetation responsibilities. Fulfillment of these criteria shall indicate that the revegetation is progressing toward successful establishment.

PERFORMANCE STANDARDS FOR RECLAMATION SEED MIX

Category	Year 1	Year 2	Year 3	Year 4	Year 5
Percent Cover (total)		40	60	80	95
Percent Survival of Planted Species*	80	100	100	100	100
* Survival goals represent percentages of the previous year's plants (including replacement plantings).					

All revegetation efforts will be annually monitored for five years after seeding for each revegetated area and shall be summarized annually as part of the overall monitoring program. Vegetation which dies shall be re-established by re-seeding at an application rate determined by the results of initial test plots.

C. **Manufactured Slopes**

After the mining operations are completed, all equipment and residual material will be removed from the site. The administration buildings will be evaluated at that time to determine if they should be removed or rehabilitated for a postmining land use.

Stockpiled overburden/waste material in all phases will be placed against hillsides for stabilization and compacted and hydroseeded as needed.

D. **Drainage Improvements**

In its natural condition, the runoff from the site would be approximately 285 cfs during the 100 year storm, and when the site is fully developed with industrial buildings, paved parking lots and streets, etc., it is estimated that the runoff will be approximately 700 cfs.

The proposed on-site drainage facilities include the installation of down drain pipes to carry runoff flowing in the natural ravines above the tops of the proposed cut slopes down to rock lined channels to be constructed at the toe of the cut slopes. The cut slopes will be benched at 30-foot intervals and concrete lined terrace ditches will be constructed along each bench. Type "F" catch basins will be constructed on each bench along the length of the down drain pipes to intercept the runoff flowing in each of the terrace ditches.

The runoff that will be flowing in the rock-lined channel to be constructed along the toe of a portion of the southerly cut slope, and along the westerly and northerly slopes will be discharged into an existing 72" R.C.P. storm drain pipe located at the northeast corner of the site. The 72-inch pipe and the rock lined channel located further downstream were installed under Grading Permit No. L-1524. The 72" R.C.P. will be extended westerly and upward into the site and a concrete transition structure will be constructed at its inlet. Immediately upstream from the transition structure a large sedimentation basin will be constructed. The double 54" R.C.P. storm drain constructed on the site as part of the work under L-1524 will be removed.

The rock-lined channel running along the toe of the easterly portion of the southerly slope will discharge into a 36" pipe which will be connected to the existing 72" R.C.P. at an existing clean out structure. A sedimentation basin also will be constructed at the inlet to the 36" storm drain.

The existing 72-inch R.C.P. and the rock-lined channel installed under L-1524 are more than adequate to handle the anticipated increase in runoff from the fully developed site. As mentioned earlier, the anticipated runoff from the developed site is approximately 700 cfs. The capacity of the 72-inch R.C.P. is over 1000 cfs and the rip-rap channel, which carries the flow of the Lower San Vicente Creek, has a capacity of over 3400 cfs. Lower San Vicente Creek is located in Zone 2 of the County's flood control zones and as shown on Plate 8, Reach No. 11, the 100 year capacity is 2466 cfs.

The proposed on-site drainage facilities and the existing immediate downstream drainage facilities are designed to handle the runoff from a 100-year storm. Contaminants, if any, will be controlled in accordance with the Resource Conservation and Recovery Act of the State of California as managed by the Department of Health Services.

31. *If applicant has selected a short-term phasing of this reclamation, describe in detail the specific reclamation to be accomplished during first phase.*

Reclamation will be continuous throughout the life span of the project.

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32. *Describe how reclamation of this site in this manner may affect future mining at this site and in the surrounding area.*

NONE.

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33. *Describe how project addresses public health and safety.*

No refuse or dangerous material will remain on-site. Slopes and graded areas will be planted in a manner that will allow the entire site to return to its natural conditions. Fencing and/or warning signs will be posted to deny unlawful access as necessary.

---

34. *Describe how the overburden stockpiles are to be managed to minimize wind and water erosion.*

Overburden stockpiles will be regularly sprayed with water to control dust. All overburden stockpiles which remain for a period of more than 180 days shall be required to be hydroseeded for erosion control purposes.

---

35. *Describe evidence that all owners of a possessory interest in the land have been notified of the proposed use(s) or potential uses. (Attach copy of notarized statement of acknowledgement, etc.)*

SEE ATTACHMENTS: Attachment 12 - Evidence of Possessory Interest

---

36. *Provide evidence of financial assurance guaranteeing site reclamation.*

In compliance with Public Resources Code Sec. 2773.1, the applicant has opened Certificate of Deposit (CD) Number 8312 with Grossmont Bank, 1024 Graves Avenue, El Cajon, California, and deposited the sum of $123,697.00. The CD names the County of San Diego and the Department of Conservation as payees an provides financial assurance for the reclamation of existing mining operations. Following approval by the County of San Diego of the mining modification described in this Reclamation Plan, the applicant will file, in a timely manner, its annual report and revised financial assurance based upon the calculations provided in an Estimate of Required Financial Assurance.

SEE ATTACHMENTS: See Attachment No. 13, Estimate of Required Financial Assurance.

---

37. *Provide a Mitigation Monitoring and Reporting Program for the mining operation.*

This Mitigation Monitoring and Reporting Program has been prepared for the *Asphalt, Inc. Mining Project* to comply with the mitigation monitoring statute (Public Resources Code § 21081.6) which requires public agencies to adopt such programs to ensure effective implementation of the mitigation measures identified in the environmental document for the

project. For the *Asphalt, Inc. Mining Project*, an Environmental impact Report (EIR) was prepared and certified by the County of San Diego (Log No. 89-14-69/SCH No. 93061053).

The following text includes a summary of the potentially significant project impacts, a list of mitigation measures identified in the environmental impact report and the monitoring efforts necessary to ensure that the mitigation measures are properly implemented. The program has been designed to be flexible. As monitoring progresses, changes to compliance procedures may be necessary based upon recommendations by those responsible for the program. As changes are made, new monitoring compliance procedures and recordings will be developed and incorporated into the program.

1.0 LANDFORM ALTERATION / VISUAL QUALITY

Significance of Impact: The project will result in direct significant impacts associated with landform alteration, specifically, as it relates to grading of the northern slope, mining in the northwest quadrant of the site, grading of the western slope and grading of the southern slope. The project will mitigate visual impacts through implementation of the Reclamation Plan.

Mitigation Measures:

1.1 Revegetation of mined areas shall conform to that indicated in the Reclamation Plan and shall occur as mining phases are complete.

1.2 Mined areas shall be revegetated with plant material indicative of surrounding natural areas.

1.3 The Reclamation Plan includes a Revegetation Maintenance and Monitoring Program. This program includes performance standards against which the success of the revegetation effort shall be assessed.

1.4. Mined slopes shall be terraced and rounded at slope tops. The terracing of slopes will include 15-foot-wide benches at maximum intervals of 30 feet of vertical distance between benches.

1.5 Final grading of the project site shall be in substantial conformance with that shown on the Reclamation Plan and Major Use Permit Plot Plan. Any deviation from this grading in excess of 25 percent shall require additional environmental review. The need for further environmental review shall be determined at the commencement of each phase if grading within the phase is anticipated to deviate from that approved with the Reclamation Plan and substantial conformance cannot be granted.

Monitoring Requirements: The County shall be notified in writing when hydroseeding/revegetation has been installed, and County staff shall verify installation and adequate cover. Regular reports shall be submitted to the County for verification of performance standards. County field inspectors shall verify grading following completion of each phase and shall document in writing conformance with or deviation from grading approved for each phase based upon the Reclamation Plan. County inspectors shall field inspect mined slopes to verify that terracing and rounding of slope tops have occurred.

2.0 GEOLOGY AND SOILS

Significance of impacts: The majority of the project site is underlain by Redding cobbly loam. This soil type is susceptible to erosion and runoff.

Mitigation Measures:

2.1 Rock-lined channels shall be constructed at the toe of cut slopes created during each phase of the mining operation.

2.2 Down drain pipes will be installed to carry runoff to the rock-lined channels.

2.3 Concrete-lined terrace ditches will be constructed during the mining of each phase.

2.4 Concrete-lined terrace ditches will be constructed on benches occurring at 30-foot intervals along cut slopes.

2.5. A sediment detention basin will be constructed in conjunction with Phase 1 at the northeast corner of the site.

2.6 Sediment detention basins will be constructed during Phases 4 and 5 to avoid cumulation of sediment below the larger basin constructed during Phase 1.

Monitoring Requirements: The County shall inspect all drainage and erosion control improvements to ensure that the above measures have been installed and meet with County requirements.

3.0 DRAINAGE

Significance of Impacts: The project site is located within an east/west trending canyon and hilly terrain, with well-developed canyons and drainage swales ascending away from the canyon floor toward the north and south. No bodies of surface water exist on-site, other than a small artificially created pond located near the center of the project site. The project site drains off-site to an adjacent industrial area to Slaughterhouse Canyon Creek and ultimately to San Vicente Creek and the San Diego River. Portions of the project site are underlain by Redding cobbly loam, which exhibits a high erosion potential. Runoff can transport eroded soils to surrounding creeks, potentially resulting in downstream siltation. In order to ensure protection to downstream areas, the following measures shall be made conditions of the project.

Mitigation Measures:

3.1. All drainage facilities shall be designed to handle the flood for a 100-year storm event.

3.2. The applicant shall maintain the detention basins, as necessary, to insure the protection against siltation of drainage facilities to downstream properties.

Monitoring Requirements: The County shall inspect all drainage and erosion control improvements to ensure that the above measures have been installed and meet with County requirements.

4.0 BIOLOGICAL RESOURCES

Significance of Impacts: The project will impact 7.0 acres of the 9.3 acres of coastal sage scrub vegetation occurring on-site. San Diego viguiera occurs both in areas shown for mining and areas not proposed for disturbance. Impacts to this sensitive plant species in areas proposed for mining would be significant. Impacts to San Diego thornmint are avoided by restricting mining activities to no closer than 50 feet from the wildflower fields and incorporating conditions of approval of the project to ensure protection.

Mitigation Measures:

4.1 Preserve on-site 2.3 acres of coastal sage scrub habitat.

4.2 Acquire and preserve in open space 7.0 acres of coastal sage scrub habitat.

4.3 In lieu of the off-site acquisition of habitat, monetary contribution to a County or regional habitat acquisition fund may be considered, if such a fund has been established at the time of issuance of the Habitat Loss Permit.

4.4 San Diego County viguiera shall be included within the selected seed mix to return the site to its current chaparral habitat type.

4.5 No grading or mining activity shall occur closer than 50 feet from the perimeter of the wildflower fields.

4.6 As part of Phase 4, temporary construction fencing shall be installed in the area of San Diego thornmint located immediately north of the Asphalt, Inc. offices to protect it from potential impacts.

Monitoring Requirements: The County of San Diego, Department of Planning and Land Use, shall be notified in writing when the off-site mitigation area is acquired and/or placed in open space. An Open Space map shall be submitted to the County Department of Planning and Land Use which shows the 2.3- acre of coastal sage scrub and the San Diego thornmint preserved on-site as open space. County staff shall verify that San Diego viguiera has been incorporated into the hydroseed mix utilized in the revegetation of mined slopes. County staff shall verify that construction fencing has been installed in the area of San Diego thornmint.

5.0 CULTURAL RESOURCES

Significance of Impacts: There is a potential for important resources to occur in areas not able to be surveyed.

5.1 At least one month prior to mining activities occurring in an area of the site, the area shall be brushed and surveyed by a qualified archaeologist for the existence of potential cultural resources.

5.2 If cultural resources are encountered, a significance testing program in accordance with County guidelines shall be conducted.

5.3 For sites determined to be potentially important, a Research Design shall be developed based upon a 16 percent salvage and data recovery. If human burials or religious finds are encountered, a Native American observer shall be notified.

Monitoring Requirements: County staff will be notified to inspect sites to be tested. For sites determined to be potentially important, a Research Design shall be developed and approved by County staff. A final report documenting test results for potentially important sites shall be submitted to County staff within six months of completion of field work.

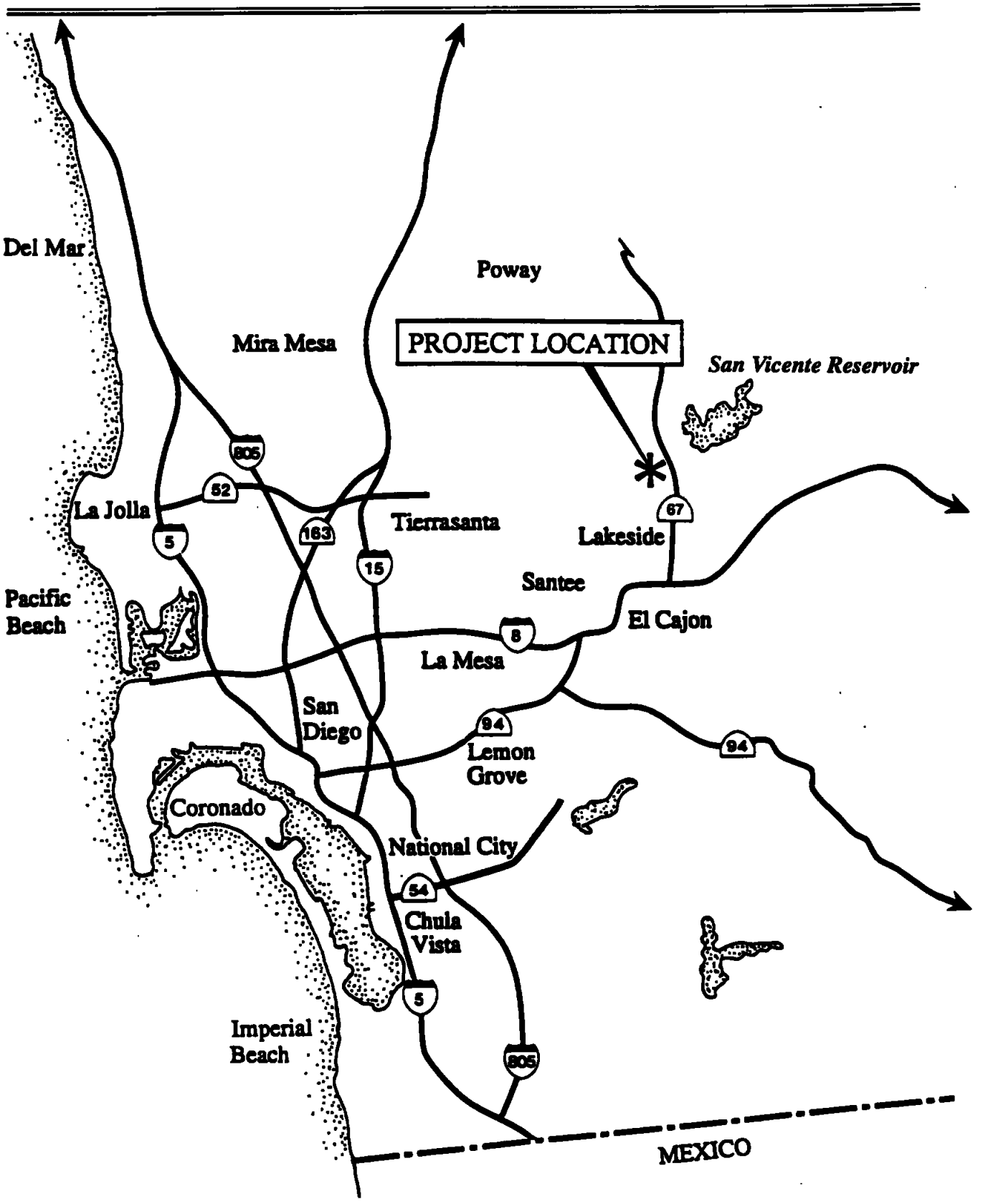
6.0 NOISE

Significance of Impact: Areas proximate to the existing operations and proposed extraction are undeveloped or developed with heavy industrial land uses and other resource extraction/mining operations. The County's Noise Abatement and Control Ordinance limits noise generated by extractive industries to 75 decibels at the property boundary. Continuous equipment operations with a direct line of sight from the source to the receiver within 300 feet of the property boundary may create a significant noise impact. Impacts associated with on-site noise generators are not anticipated to significantly impact surrounding land uses. If extractive operations occur within 300 feet of any residential projects at the property boundary with a direct line of sight of the operation, the following mitigation measure will be implemented for the site operator to demonstrate that the $L_{eq}(h) = 75$ dBA is not exceeded.

6.1 Operations within 300 feet of the property boundary where off-site residential uses occur shall require periodic monitoring to verify compliance with the County of San Diego standard $L_{eq}(h) = 75$ dBA. Prior to occupancy or use of residential projects adjacent to the project's boundaries, evidence shall be provided to the Director of Planning and Land Use that the quarry operations do not produce noise that exceeds the $L_{eq}(h) = 75$ dBA limit at the project's boundary with residential uses.

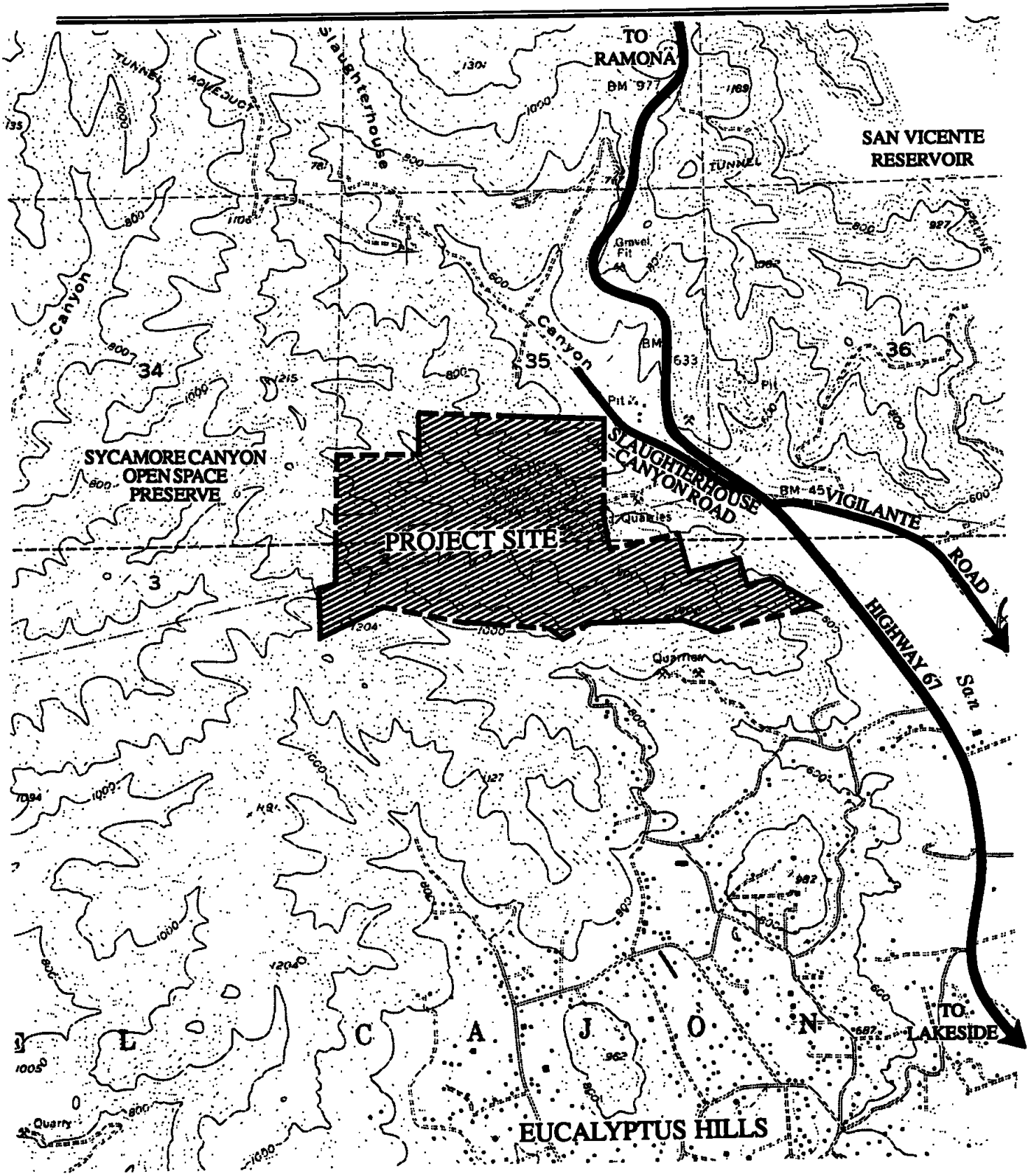
Monitoring Requirements: When and only if extractive operations occur within 300 feet of any off-site residential projects, semi-annual noise measurements shall be prepared and submitted to the County's Director of Planning for a minimum of five work days covering such occurrence(s).

VI. ATTACHMENTS



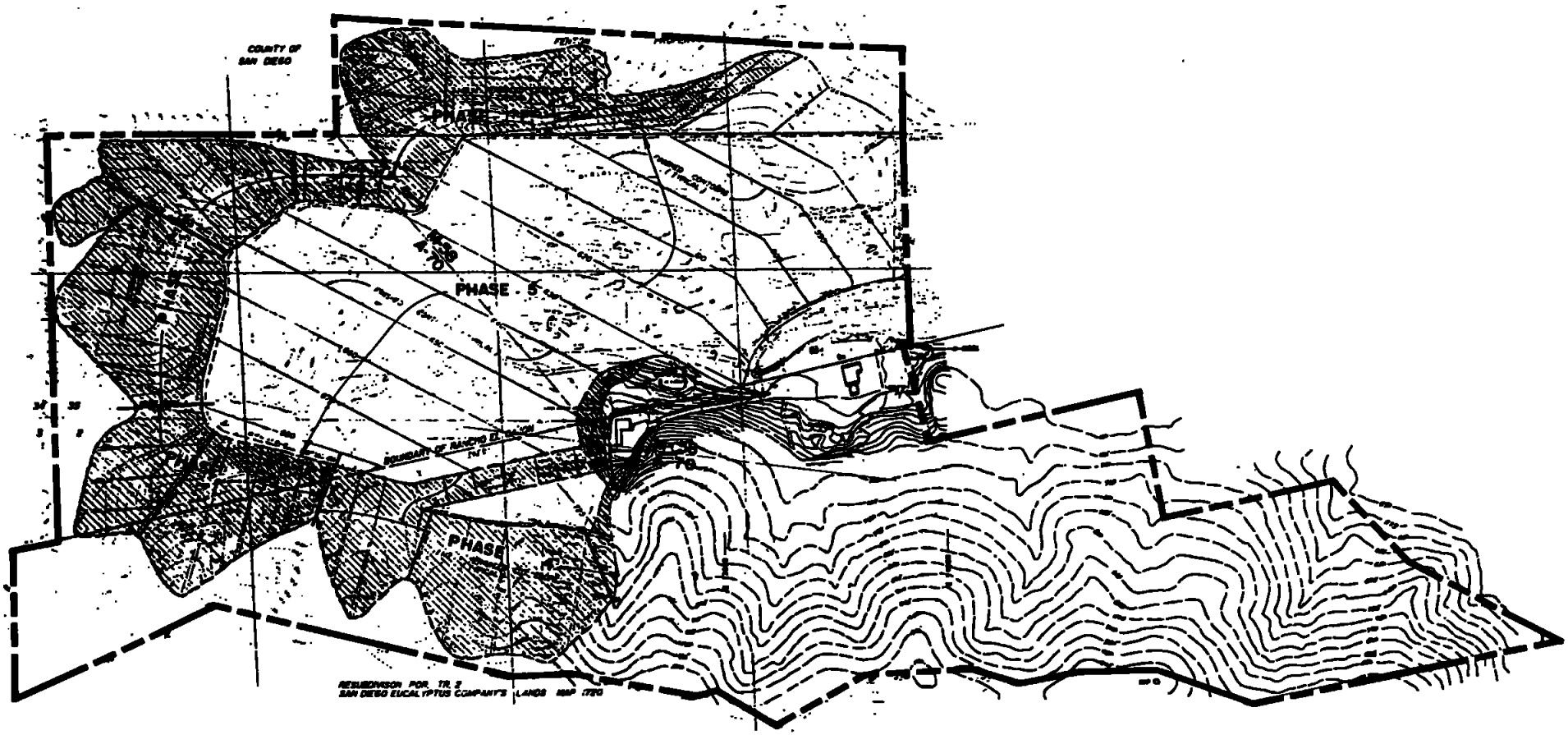
REGIONAL MAP

ATTACHMENT 1



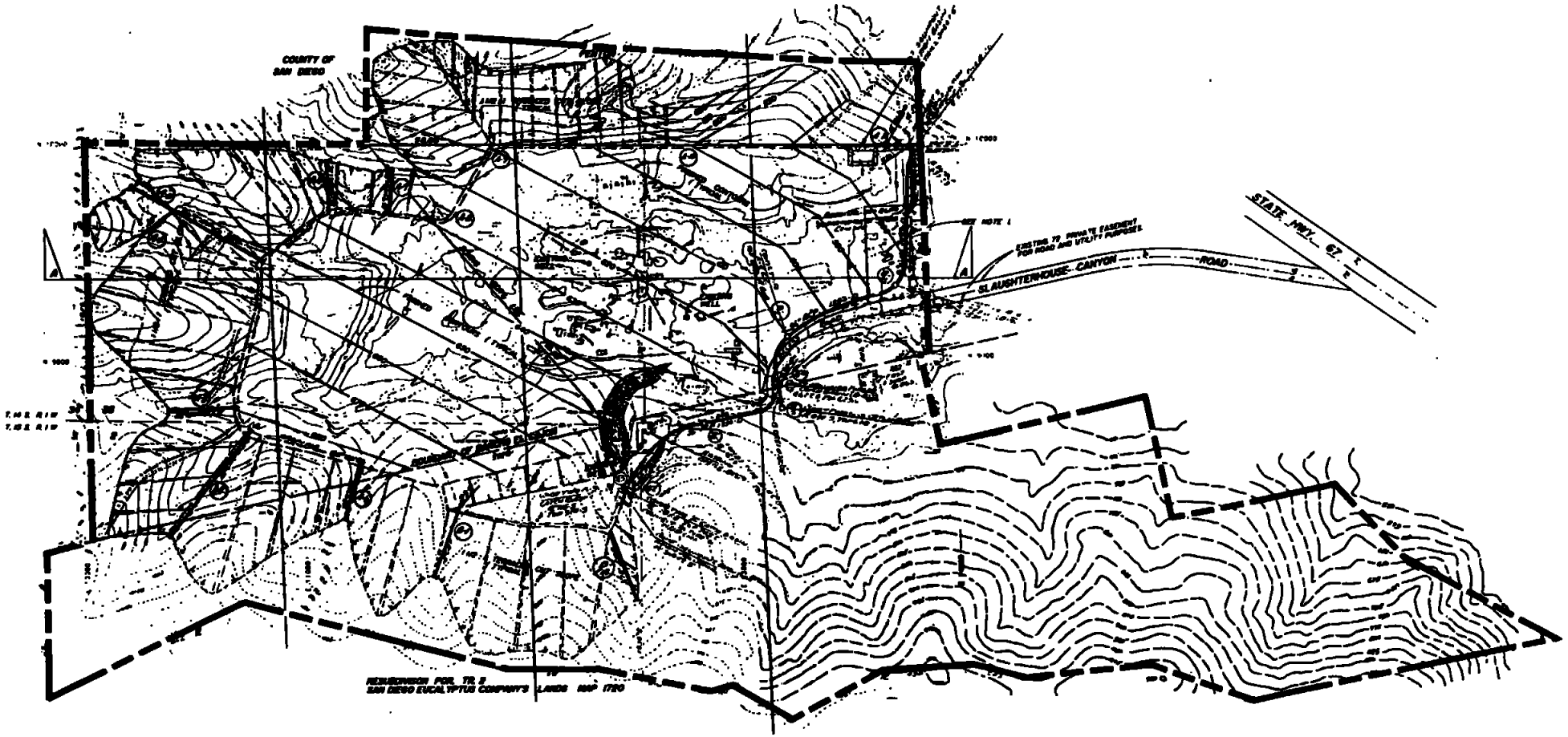
VICINITY MAP

ATTACHMENT 2



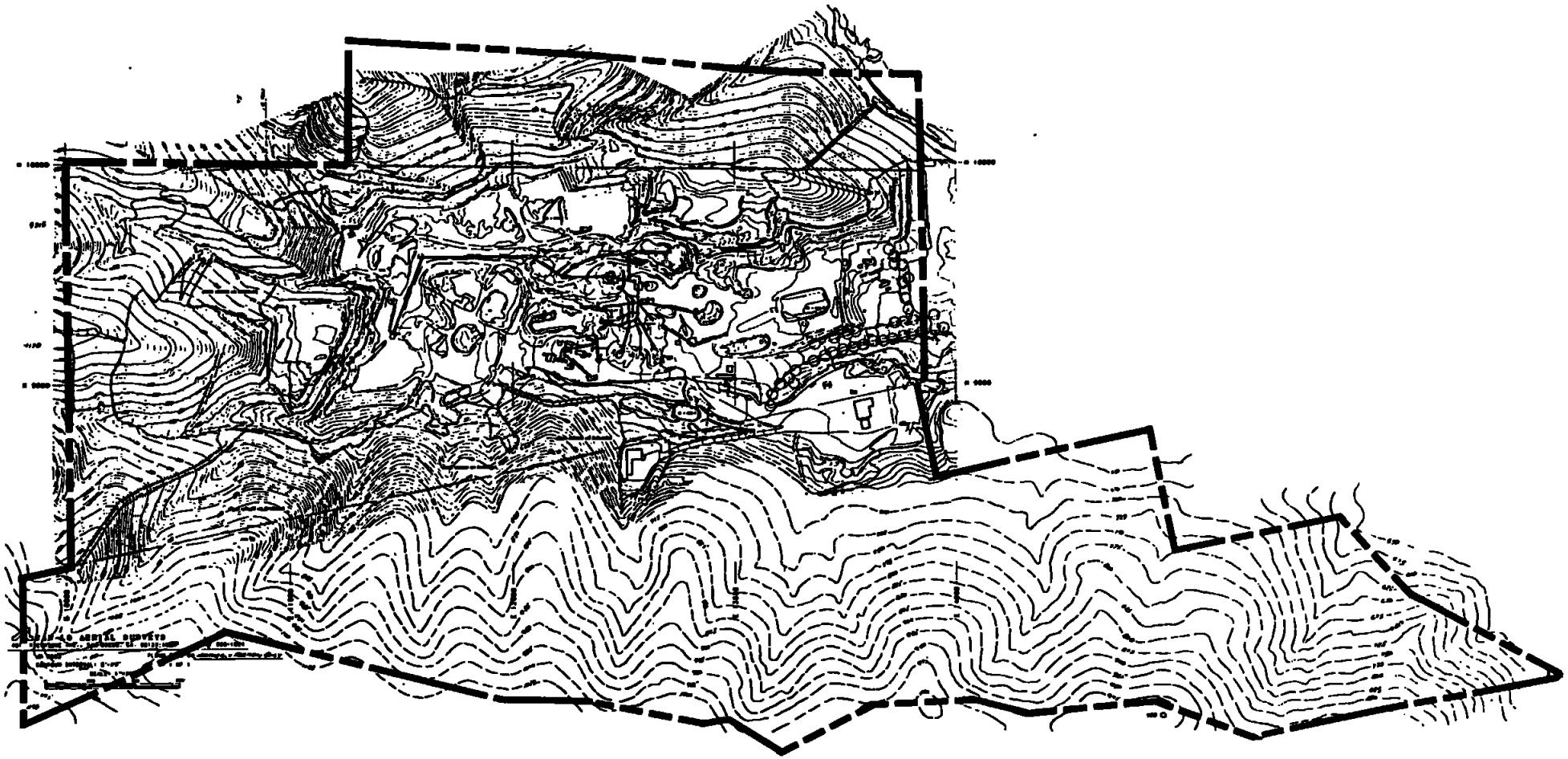
PHASING PLAN

ATTACHMENT 3



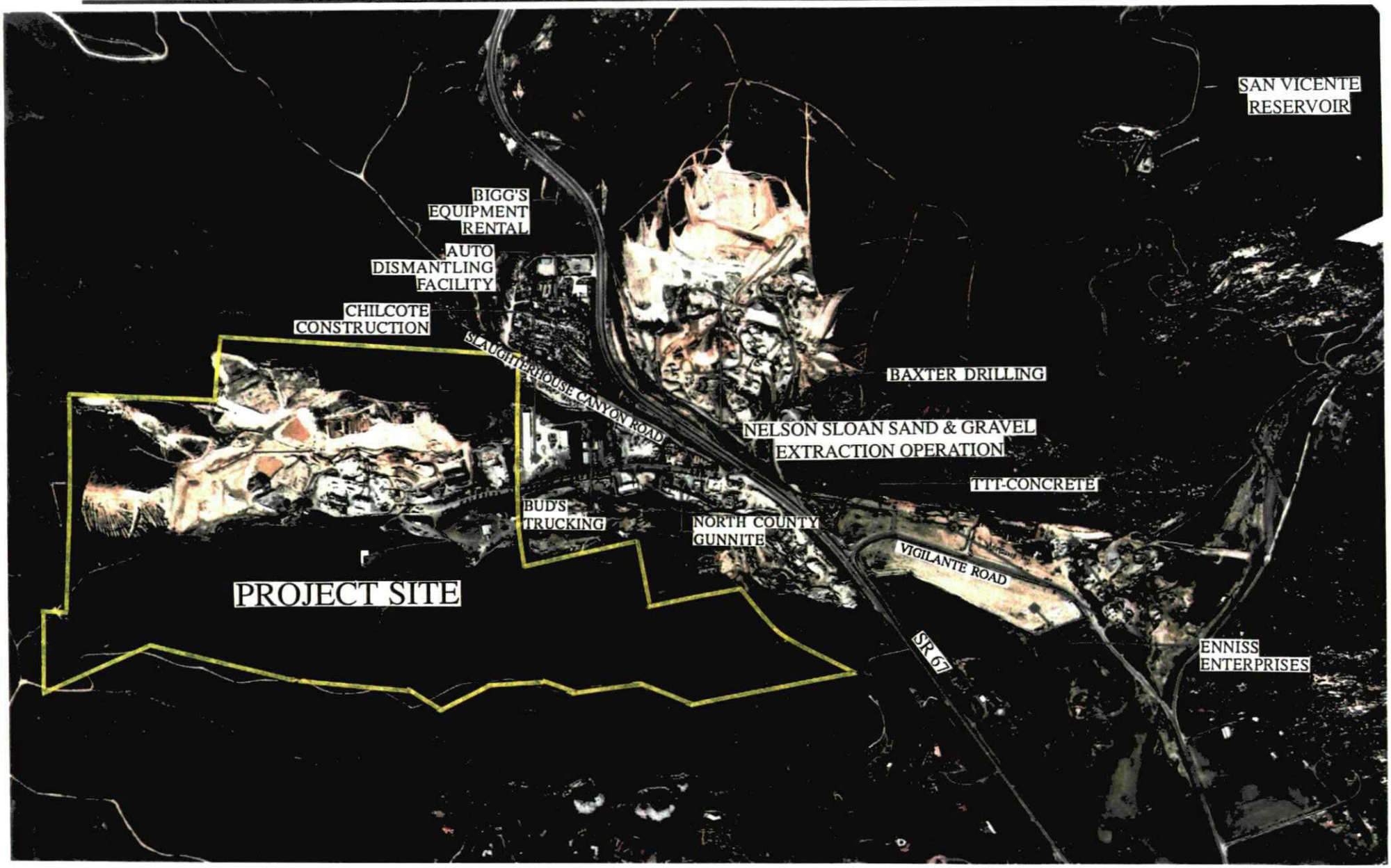
PLOT PLAN FOR MAJOR USE PERMIT No. 78-083W2

ATTACHMENT 4



SITE TOPOGRAPHY

ATTACHMENT 5

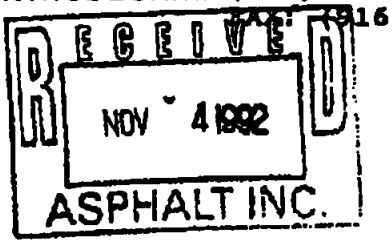


AERIAL PHOTOGRAPH

ATTACHMENT 6

STATE OF CALIFORNIA
PETE WILSON, Governor
STATE WATER RESOURCES CONTROL BOARD (916) 657-1146
PAUL R. BONDERSON BUILDING
901 P STREET
P.O. BOX 100
SACRAMENTO, CA 95812-0100
FAX: (916) 657-2388





October 23, 1992

RAY E. EHLY, JR.
ASPHALT INC.
P.O. BOX 1356
EL CAJON CA 92022

STATUS OF YOUR NOTICE OF INTENT

Enclosed is a revised permit package for the STATEWIDE GENERAL INDUSTRIAL ACTIVITIES STORM WATER DISCHARGE PERMIT, under which you are currently registered as a permittee. The revisions to the permit package are: a revised, expanded "fact sheet", minor technical or editorial amendments to the permit, replacement of the entire Section B: Monitoring Requirements with generally less difficult monitoring requirements, and minor modifications to the Notice of Intent form. We particularly wish to draw your attention to the new Section B: Monitoring Requirements.

Your receipt of this letter is acknowledgement of your registration as a general permittee according to the information you submitted on your Notice of Intent to Comply with the terms of the General Permit.

FACILITY DESCRIPTION

Owner: ASPHALT INC.
Facility: ASPHALT INC.
Facility Address: 12560 HIGHWAY 67
City: LAKESIDE County: SAN DIEGO
Type of Business: SAND & GRAVEL

Your permit identification number is 9 37S001624. Please use this number in any future communications with the State Water Resources Control Board or appropriate Regional Water Quality Control Board regarding this permit.

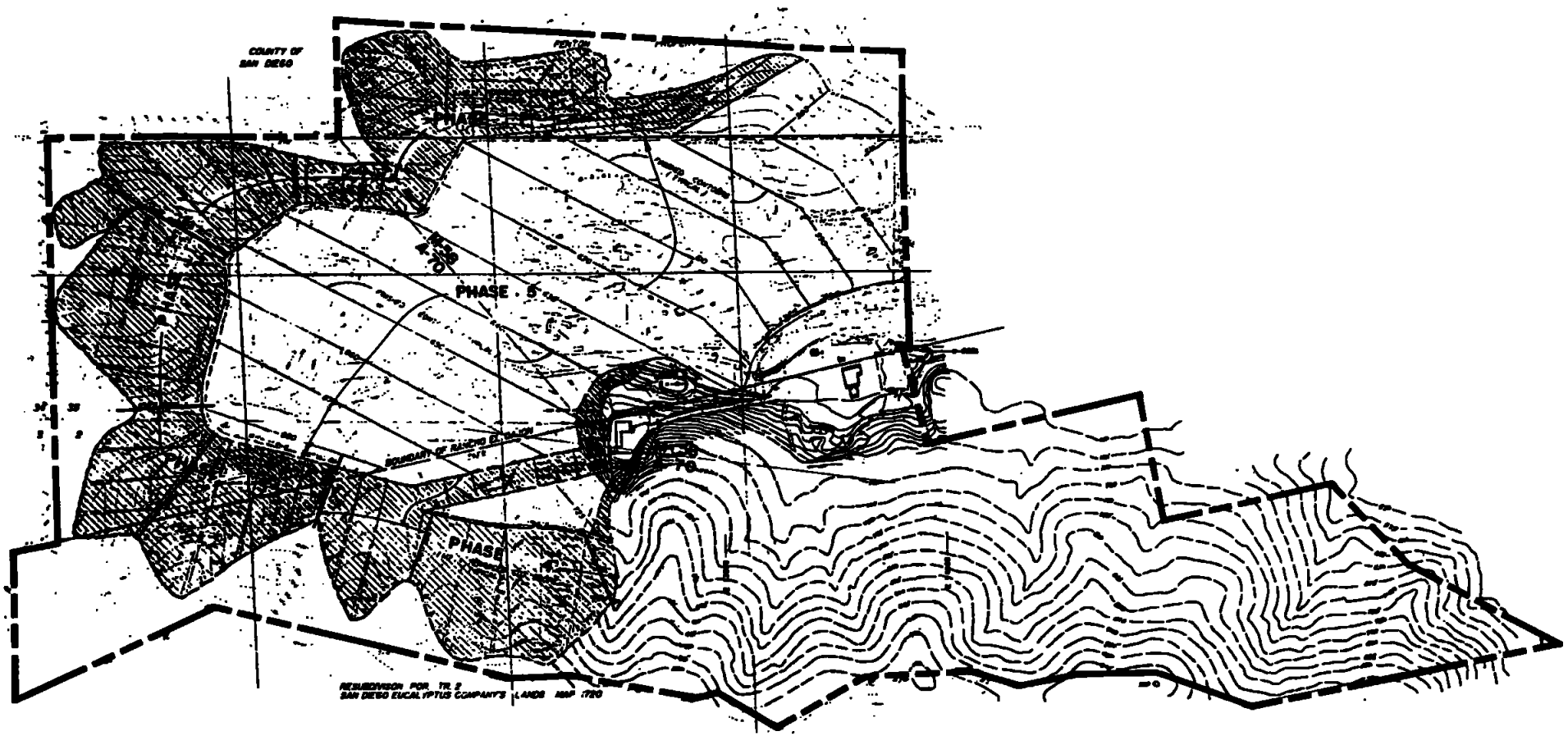
Dischargers are required to resubmit an amended NOI to reflect a change in owner/operator or operational status. Upon notification to the State Water Board that your facility is no longer operational or is no longer to be covered by the General Permit, it will be removed from the roll of general permittees. Unless notified that a facility is no longer to be covered under the General Permit, you will continue to be invoiced for an annual fee.

If you have any questions regarding permit requirements, please call the Regional Water Quality Control Board at (619)467-2952.

Sincerely,

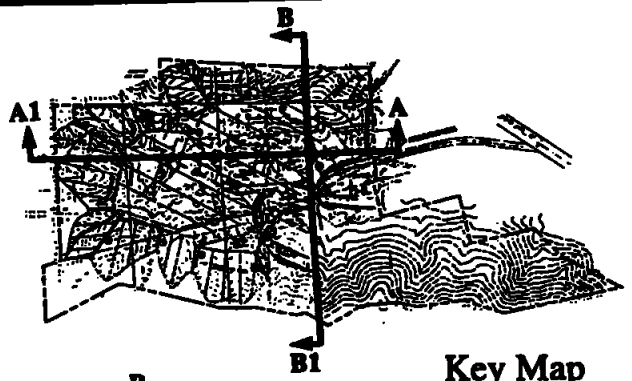
Archie H. Matthews, Chief
Regulatory Section
Division of Water Quality

ATTACHMENT 7

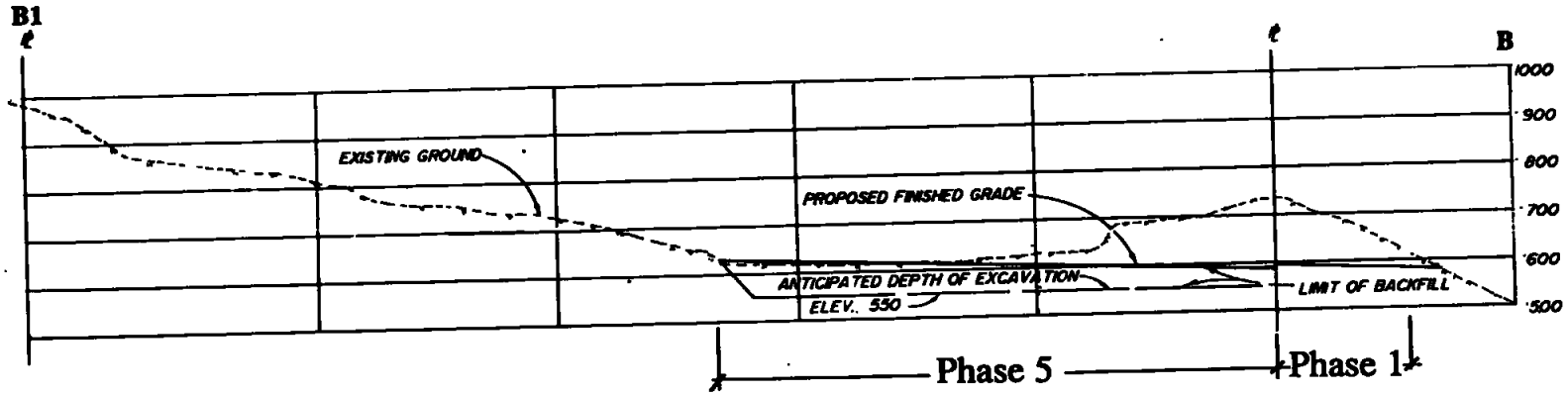


RECLAMATION PLAN

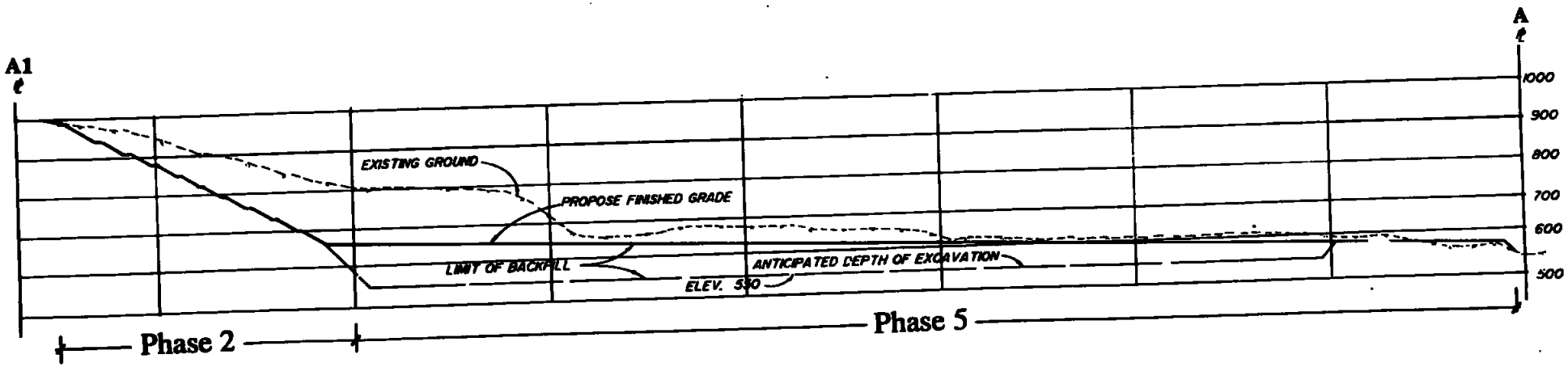
ATTACHMENT 8



Key Map

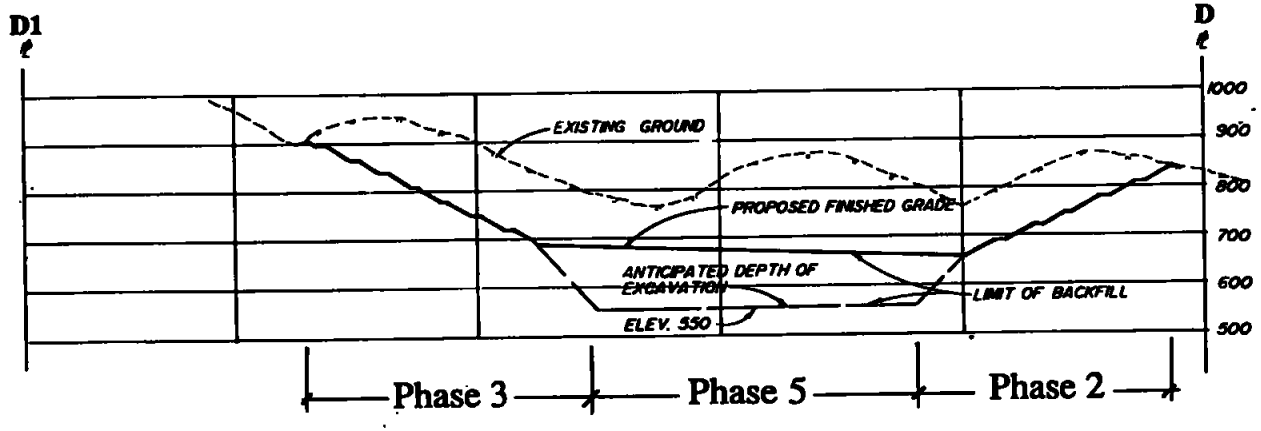


SECTION B1 - B

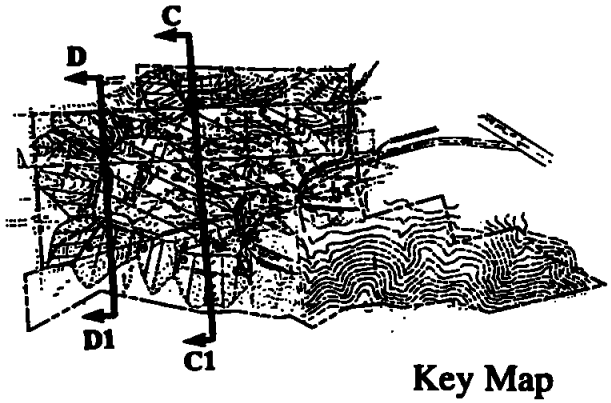


SECTION A1 - A

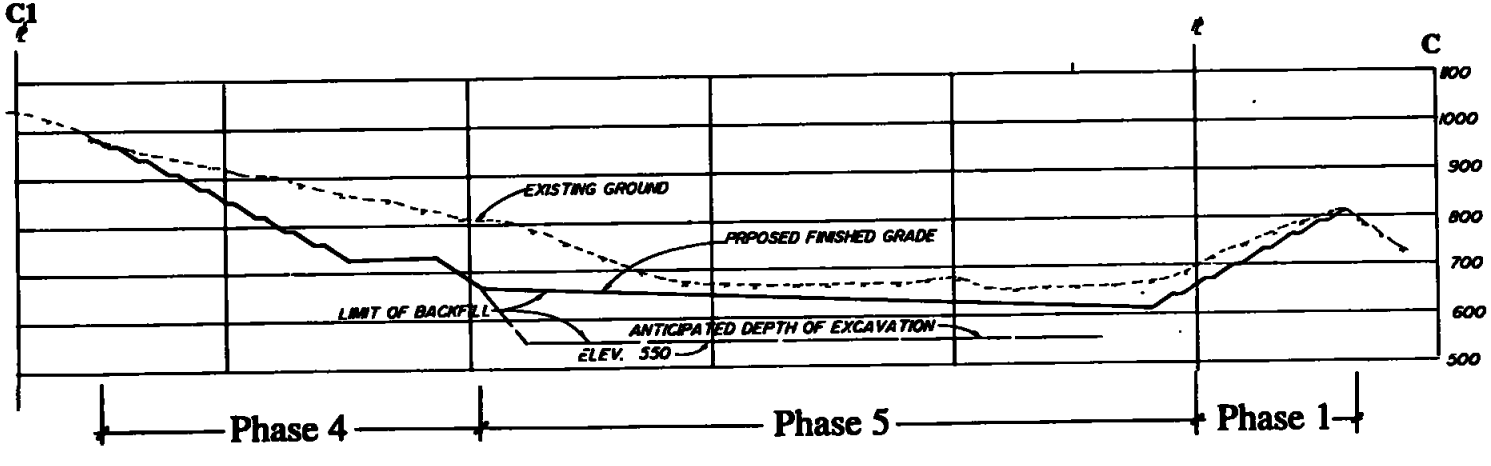
RECLAMATION PLAN CROSS SECTIONS A1 - A, B1 - B



SECTION D1 - D



Key Map



SECTION C1 - C

RECLAMATION PLAN CROSS SECTIONS C1 - C, D1 - D

Attachment 11

Revegetation Hydroseed Mix[1]

Species (Common Name)	Botanical Name
Purpose: Erosion Control	
Zorro Fescue	*Vulpia megalura*
Plantain	*Plantago ercta*
Foxtail	*Hordeum Jubatum*
Purpose: Inoculation	
Deer Weed	*Lotus scoparius*
Bicolored Lupine	*Lupinus bicolor*
Stining Lupine	*Lupinus hisutissimus*
Collar Lupine	*Lupinus truncatus*
Purpose: Revegetation Shrub	
California Sagebrush	*Artemisia californica*
Flat-Top Buckwheat	*Eriogonum fasciculatum*
White Sage	*Salvia apiana*
Broom Baccharis	*Baccharis sarothroides*
Monkey Flower	*Mimulus puniceus*
Laurel-Leaf Sumac	*Malosma laurina*
Sawtooth goldenbush	*Haplopappus Squarrosus ssp. grindelioides*
Bush Mallow	*Malacothamnus fasciculatus*
Golden Yarrow	*Eriophyllum confertiflorum*
Ramona Wild-Lilac	*Ceanothus tomentosus*
Toyon	*Heteromeles arbutifolia*
Black Sage	*Salvia mellifera*
San Diego County Viguiera	*Viguiera Laciniata*
Bushrue	*No Common Name (NCN)*
Mission Manzanita	*Xylocorcus bicolor*
Purpose: Phase 5 - Erosion Control	
Zorro Fescue	*Vulpia megalura*
Wild Oats	*Avena fatua*

[1] Seed application rate shall be determined through test plots.

Attachment 12

ASPHALT, INC.
RECLAMATION PLAN/MAJOR USE PERMIT
COUNTY OF SAN DIEGO
(P67-71, P78-83, P78-083W2, P78-0831; EAD LOG. NO. 89-14-69)

EVIDENCE OF POSSESSORY INTEREST

Listed below are the names of all persons having a possessory interest in the Asphalt, Inc., property.

Signature of Applicant	Notarization
Date	Date

Attachment 13

RESPONSIBILITY FOR RECLAMATION

The applicant, Asphalt, Inc., hereby accepts responsibility for reclamation of mined lands in accordance with the Reclamation Plan and Financial Assurance provided herein.

Signature of Applicant	Notarization
Date	Date

Attachment 14

EST. OF FINANCIAL ASSURANCE

TO BE SUBMITTED
WITH THE ANNUAL REPORT
TO THE
OFFICE OF MINE REPORTING AND RECLAMATION COMPLIANCE

OPERATING NOTES
(SUMMARY)

1. EXTRACT APPROX. 29.2 MILLION CU. YD. WITHIN A 258 ACRE SITE, LEAVING APPROX. 124 ACRES (43%) UNDISTURBED, OVER A 25 YEAR PERIOD.

   APPROX. 8 MILLION CU. YD. WASTE IS TO BE USED AS ON-SITE BACKFILL (PHASE 6, NORTHERLY OF RANCHO LINE).

2. PROCESS ALL MINED MATERIALS ON SITE; CONTINUED USE OF AAGGREGATE PROCESSING PLANT AND RELATED ACTIVITIES, I.E., TRUCKING, WEIGHING, SHOP MAINTENANCE, ADMINISTRATIVE OFFICES, ETC.

3. CONTINUE OPERATION OF AN ASPHALT BATCH PLANT AND RELATED ACTIVITIES, I.E., WEIGHING, TRUCKING, ETC., INCL. SHOP MAITENANCE FACILITIES.

4. IMPORT MINOR QUANTITIES OF SAND TO BE BLENDED WITH FINISHED ASPHALT PRODUCTS AS NECESSARY, AS AT PRESENT.

5. IMPORT APPROX. 1 MILLION CU. YD. OF SALVAGED CONSTRUCTION MATERIALS (CONCRETE, ASPHALT, ETC.) AND PROCESS WITH NEW USE PORTABLE RECYCLING PLANT.

6. INSTALL AS A NEW USE A CEMENT/LIME TREATED BASE PLANT IN ORDER TO MINIMIZE WASTE MATERIAL.

7. REPLACE EXISTING ASPHALT BATCH PLANT WITH NEW PLANT WHEN EXISTING BECOMES OBSOLETE AND BUSINESS DEMANDS IT.

8. RECLAIM/REVEGETATE ALL FINISHED GRADES AND TERRACED CUT SLOPES AS THEY ARE COMPLETED.

GENERAL NOTES

1. APPLICANT: ASPHALT, INC.
   P.O. BOX 1356
   EL CAJON, CA. 92022
   PH. (619) 561-8500

2. OWNER: SCHULTZ, LINDSAY & EHLY, A JOINT VENTURE
   P.O. BOX 1356
   EL CAJON, CA. 92022
   PH. (619) 561-8500

3. LEGAL DESCRIPTION: POR SEC 35, T.14S., R.1W.; POR SEC 2, T.15S., R.1W.; POR LOT N OF THE RESUBDIVISION OF POR OF TRACT 2 OF SAN DIEGO EUCALYPTUS CO.'S LANDS, MAP NO. 1720.

4. COMMUNITY PLAN: LAKESIDE

5. PLAN DESIGNATION: (E'LY POR): (16) GENERAL INDUSTRIAL
   (W'LY POR): (18) MULTIPLE RURAL

6. EXISTING ZONING: M-58 AND A-70

7. EARTHWORK QUANTITIES: EXCAVATION: 29.2 MILLION CU. YD.
   EXPORT: 16.8 MILLION CU. YD.
   IMPORT SAND: 1.5 MILLION CU. YD.
   BACKFILL: 8.0 MILLION CU. YD.
   RECYCLE: 2.0 MILLION CU. YD.
   (IMPORT)

8. LAND USE AREA TABULATION: TOTAL SITE AREA: 258 ACRES
   EXTRACTION AREA: 134 ACRES
   UNDISTURBED: 124 ACRES

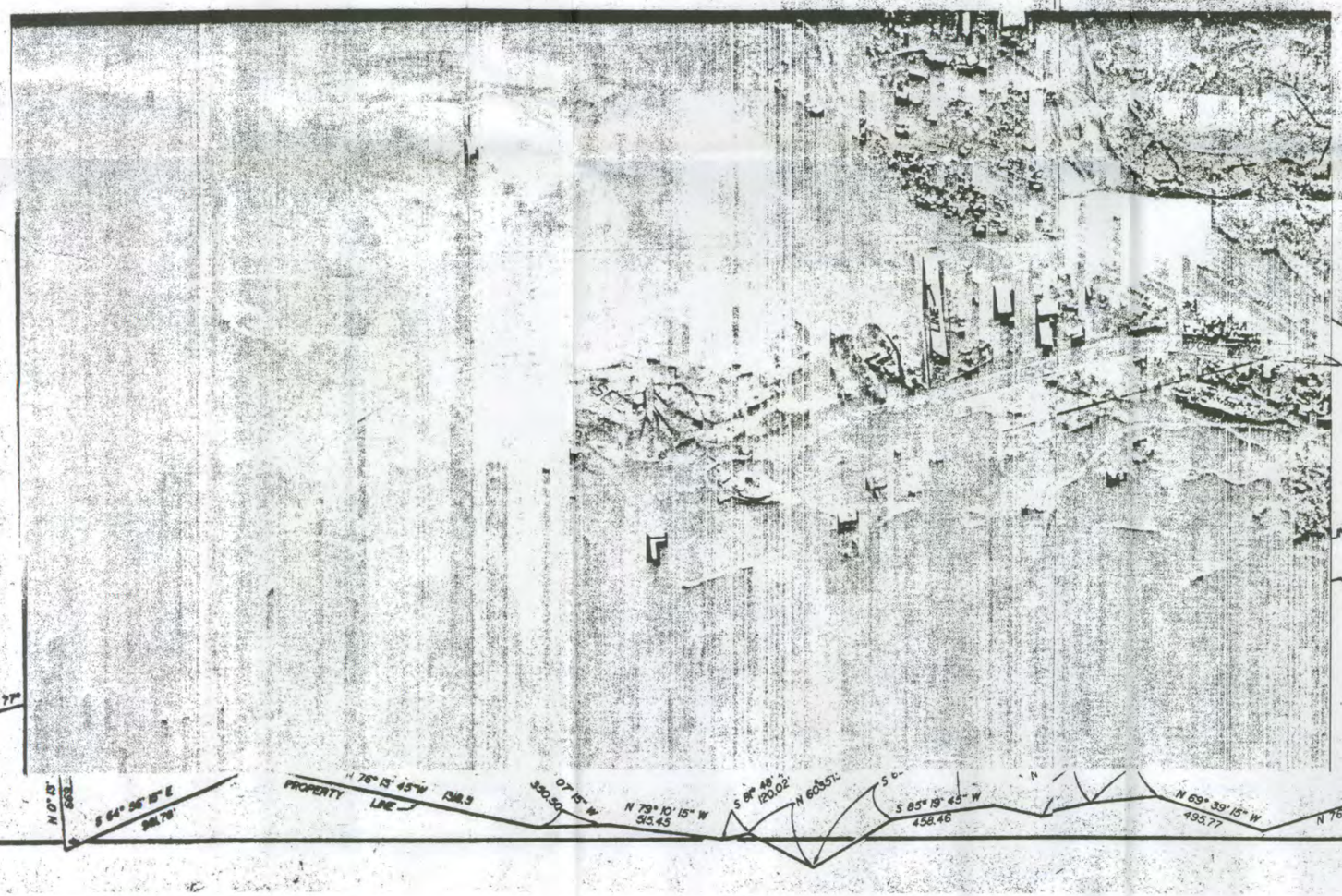
9. HOURS OF OPERATION: 5 A.M. TO 7 P.M. (SEE NOTE 13)

10. DURATION: 25 YEARS

11. SOURCE OF WATER: POTABLE: COMMERCIAL BOTTLED
    NON-POTABLE: ON-SITE WELL

12. SANITARY FACILITIES: COMMERCIAL CHEMICAL TOILETS & EXIST. SEPTIC SYSTEM

13. CERTAIN PUBLIC WORKS PROJECTS REQUIRE WORKING DURING HOURS OF LEAST TRAFFIC, I.E., EVENING HOURS. OPERATION BEYOND NORMAL HOURS WILL BE BASED ON DEMAND.



Project # MUP 78-083 W5 M1 incl. 9 sheets
was approved on OCTOBER 7, 2013 by
X The Director of Planning & Development Services
__ The Zoning Administrator
__ The San Diego County Planning Commission
__ The San Diego County Board of Supervisors
By Devon Beddow PLANNING MANAGER
Name Title

APPROVED
OCT 07 2013
PLANNING AND DEVELOPMENT SERVICES

Application No. P78-083W2
APPROVED PLOT PLAN
BY THE SAN DIEGO COUNTY BOARD OF SUPERVISORS
ON 4-5-95
(DATE)
ROBERT R. COPPER
SECRETARY
By Joan L Vokac
DEPUTY
SHEET 1 of 7

SHEET 1	COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE	9 SHEETS

MODIFICATION TO MAJOR USE PERMIT NO. P78-83
ASPHALT INC.
San Diego County DEPT. OF PLANNING & LAND USE

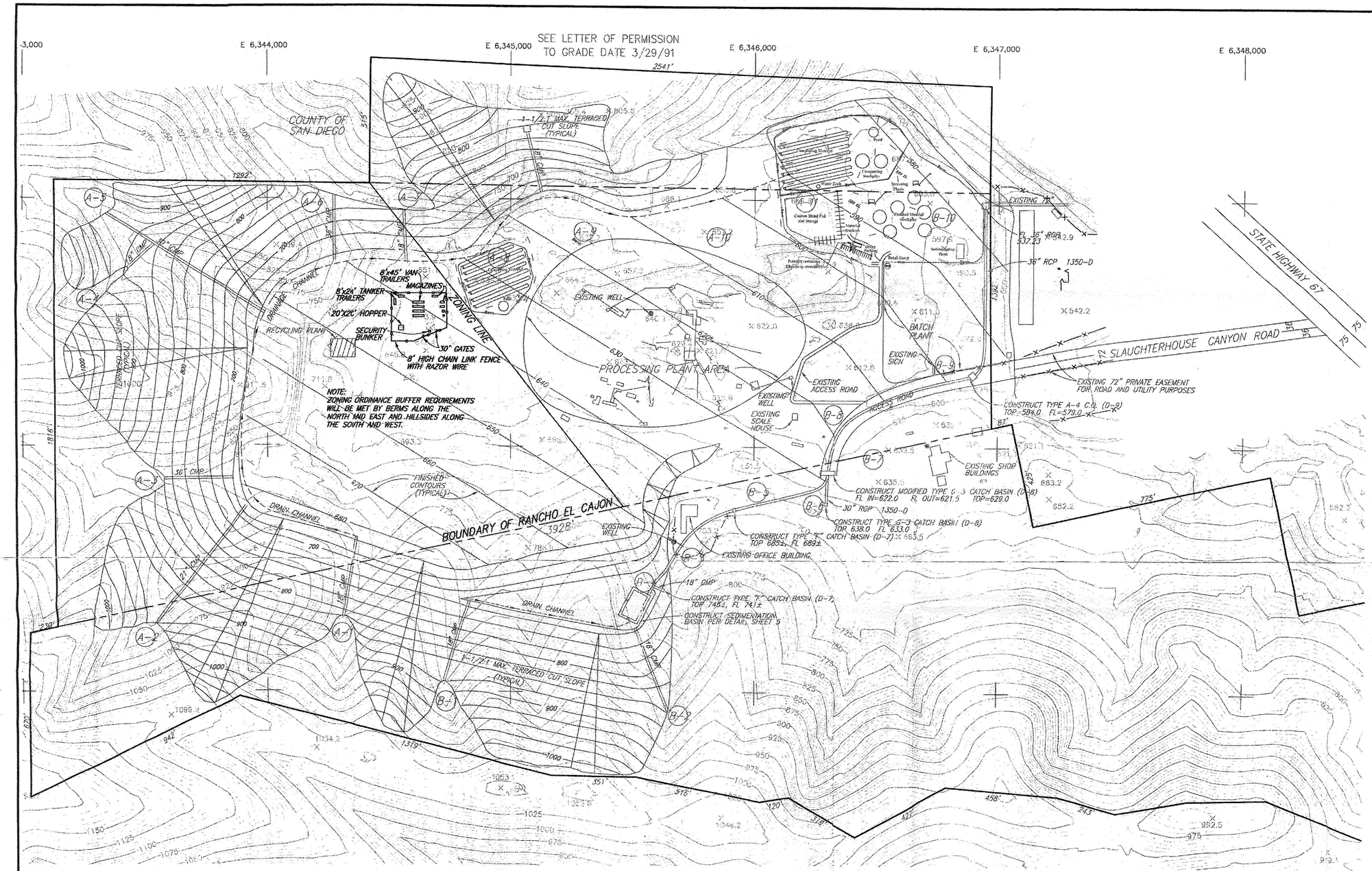
AERIAL VIEW AND NOTES

PLOT PLAN
APPLICATION NO.

RECEIVED

SDC PDS RCVD 08-13-13
MUP78-083W5M1

P78-083W2



LEGAL DESCRIPTION

THE S 1/2 OF THE S.W. 1/4, EXCEPTING THAT PORTION LYING SOUTH OF THE RANCHO EL CAJON BOUNDARY LINE, ALL OF LOT 2 IN SECTION 35, T.14S., R. 1 W., ALL OF LOTS 1 AND 2 OF SECTION 2, T.15 S., R. 1 W., S.B.B. & M., AND A PORTION OF LOT "N" OF THE RESUBDIVISION OF THE SAN DIEGO EUCALYPTUS COMPANY'S LANDS, MAP 1720, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

ASSESSOR'S PARCEL NUMBER

375-171-01

CALIFORNIA COORDINATE INDEX

266-1779 & 270-1779

OWNERS

PIONEER CONCRETE OF CALIFORNIA INC.
P.O. BOX 639069
SAN DIEGO, CA 92163

VENDOR

M.J. BAXTER DRILLING CO.
12485 HIGHWAY 67 NORTH
LAKESIDE, CA 92040

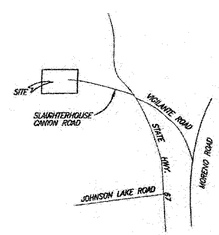
ENGINEER

CHANG CONSULTANTS
P.O. BOX 9496
RANCHO SANTA FE, CA 92067
TEL: (858) 692-0760

APPROVED
07/02/03
PLANNING AND DEVELOPMENT SERVICES

Application No. P78-083W4
PLOT PLAN
Approved BY THE COUNTY PLANNING COMMISSION
ON 10/20/06 (DATE)
GARY L. PRYOR
SECRETARY
TITLE

RECLAMATION



VICINITY MAP
NOT TO SCALE

LEGEND

- DRAINAGE FACILITY IDENTIFIER (A)
- EXISTING CONTOURS 650
- FINISHED CONTOURS 640
- TERRACED CUT/FILL SLOPES CUT=1-1/2 FILL=2:1
- ROCK RIP RAP LINED DRAINAGE CHANNEL
- STORM DRAIN PIPE 30" CMP OR RCP
- DRAINAGE INLET STRUCTURE AS INDICATED

COUNTY APPROVED CHANGES			
No.	Description	Approved by	Date

PERMITS

REZONE PERMIT NO. _____
SPECIAL USE PERMIT NO. _____
TENTATIVE MAP NO. _____

BENCH MARK

DESCRIPTION: #T-0281 STD. DISK IN CONCRETE POST
LOCATION: VICINITY OF VIGILANTE ROAD & HWY. 67
RECORD FROM: COUNTY OF SAN DIEGO
ELEVATION: 457.13 DATUM: M.S.L.

PRIVATE CONTRACT

SHEET	COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE	SHEETS
2		9

PLANS FOR THE IMPROVEMENT OF:

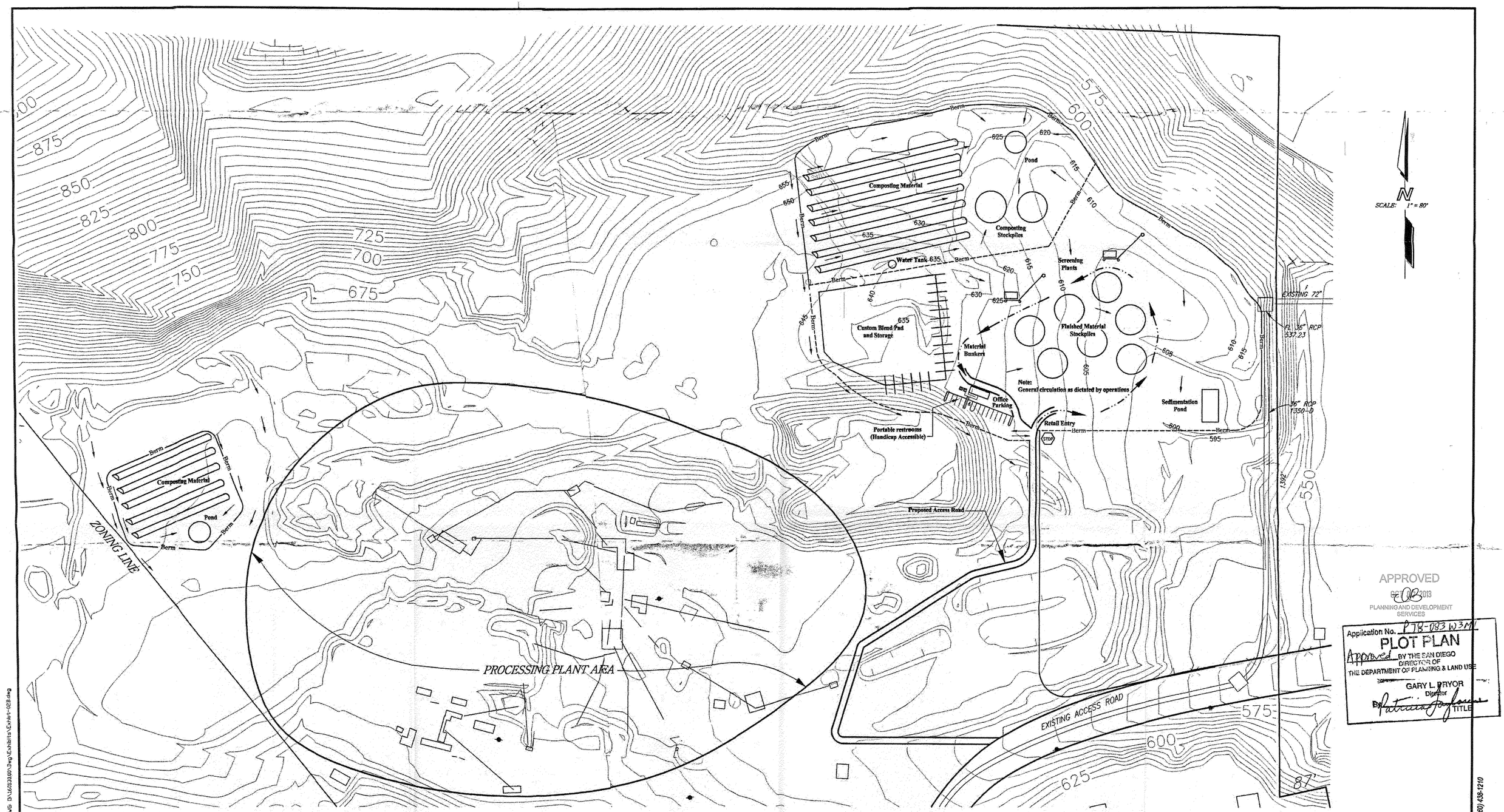
MODIFICATION TO MAJOR USE PERMIT NO. P78-83

PLOT PLAN
MAJOR USE PERMIT NO. 78-0083W4

Engineer of work
R.C.E. DATE

SDC PDS RCVD 08-13-13
MUP78-083W5M1

SDC DPLU RCVD 8-29-06
P78-083W4



APPROVED
OCT 08 2013
PLANNING AND DEVELOPMENT SERVICES

Application No. P78-083W3M1
PLOT PLAN
Approved BY THE SAN DIEGO DIRECTOR OF THE DEPARTMENT OF PLANNING & LAND USE
GARY L. PRYOR Director
By Patricia Jayasundara TITLE

DETAIL: A-1 SOILS SITE

LEGEND:

1. DIRECTION OF DRAINAGE (1% MIN) ——→
2. EXIST CONTOUR ——— 610
3. VEHICULAR CIRCULATION ——— - - →
4. EARTHEN BERM (5' HIGH) ——— Berm
5. EARTHEN BERM (2' HIGH) WITH OAK DECO MULCH. ——— Berm

NOTES:

1. NO LIGHTING OR FENCING IS PROPOSED FOR THE A-1 SOILS OPERATION.
2. A-1 SOILS IS WITHIN THE NORTHEAST CORNER OF THE SITE COVERD BY MUD P78-83. SEE SHEET 2A FOR THE ENTIRE SITE LIMITS.

COUNTY APPROVED CHANGES

No.	Description	Approved by	Date

PERMITS

REZONE PERMIT NO.
SPECIAL USE PERMIT NO.
TENTATIVE MAP NO.

BENCH MARK

DESCRIPTION: #T-0281 STD. DISK IN CONCRETE POST
LOCATION: VICINITY OF VIGILANTE ROAD & HWY. 67
RECORD FROM: COUNTY OF SAN DIEGO
ELEVATION: 457.13 DATUM: M.S.L.

PRIVATE CONTRACT

SHEET 3 20 of 9 SHEETS
COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE

PLOT PLANS FOR:
MODIFICATION TO MAJOR USE PERMIT NO. P78-83 ASPHALT INC.

PLOT PLAN
MAJOR USE PERMIT NO. 78-0083W2

Engineer of work
R.C.E. DATE

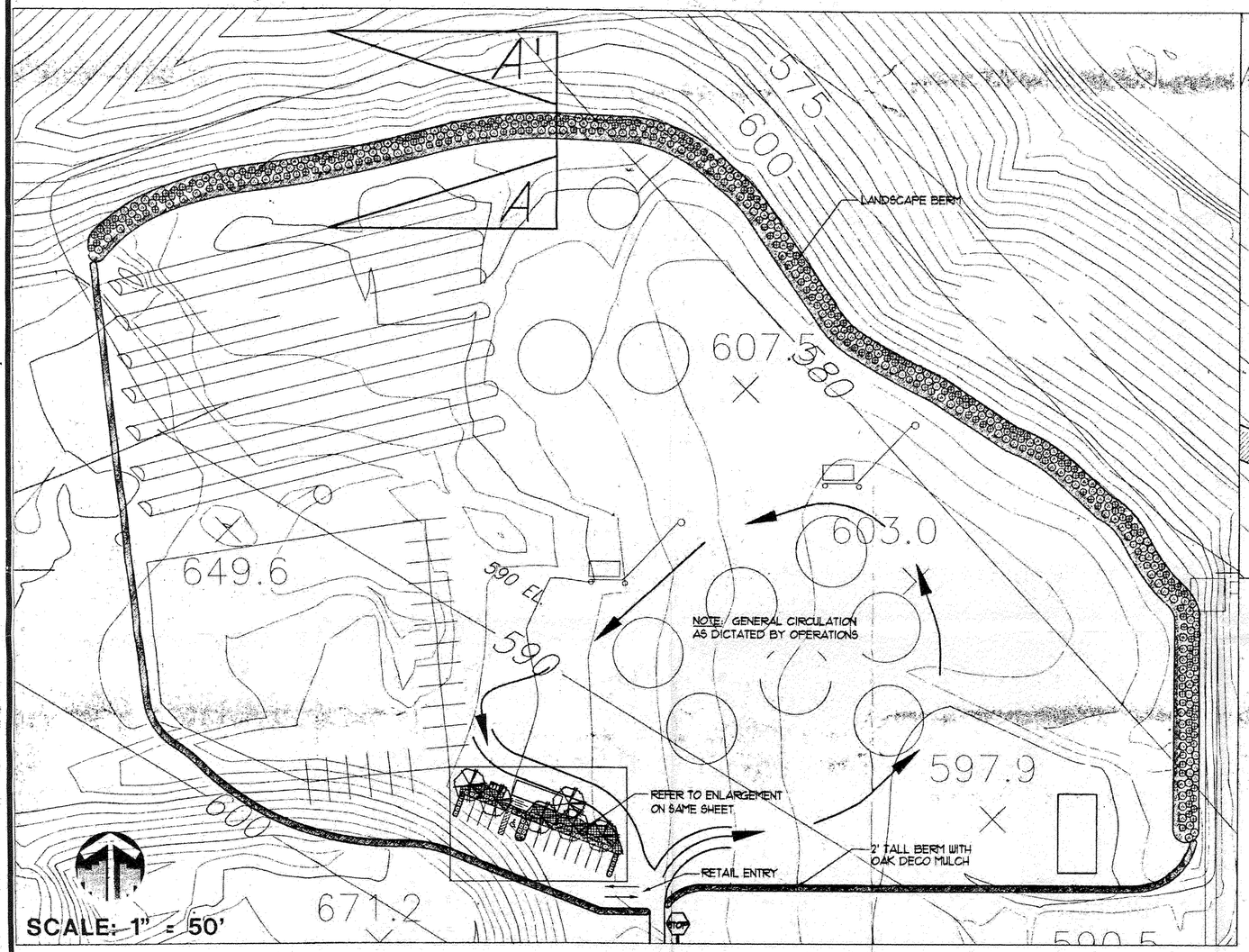
SDC PDS RCVD 08-13-13
MUP78-083W5M1

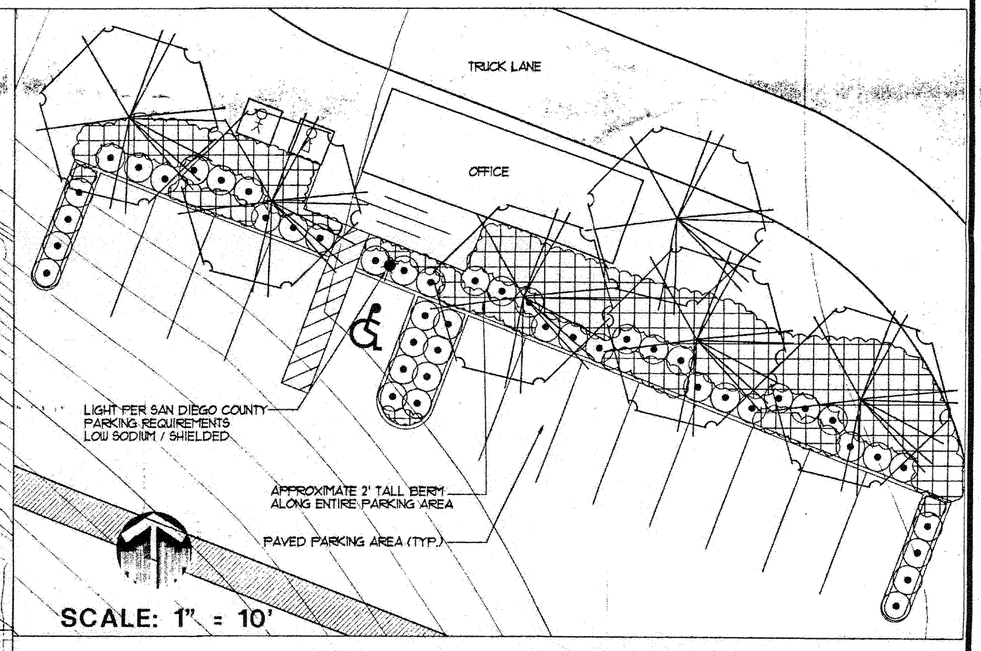
SDC APPLICATION 04-03-03
REPLACEMENT
P78-083W3M1

ENGINEER'S NAME: THE KEITH COMPANIES PHONE (760) 438-1210

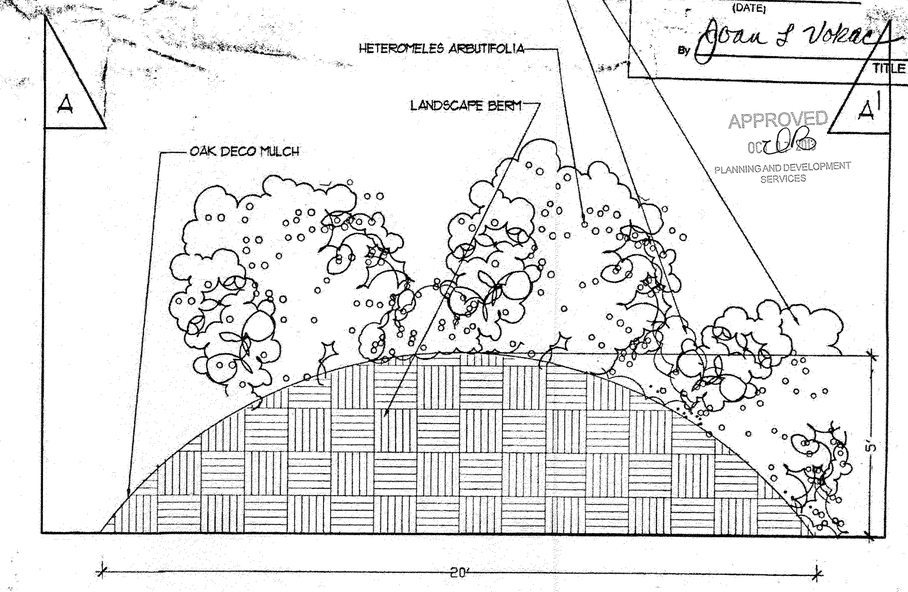
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LAKESIDE SCREENING PLAN
HANSON AGGREGATES





OFFICE AND PARKING ENLARGEMENT



TYPICAL SECTION
1/2" = 1'-0"

Application No. 78-083W3
PLOT PLAN
approved BY THE SAN DIEGO COUNTY PLANNING & ENVIRONMENTAL REVIEW BOARD
ON 08-01-02 (DATE)
By Joan L Vokac TITLE

APPROVED
OCT 08
PLANNING AND DEVELOPMENT SERVICES

MAY 0 6 2002

IRRIGATION NOTES
An automatic irrigation system shall be installed to provide coverage for all planting areas shown on the plan. Low precipitation equipment shall provide sufficient water for plant growth with a minimum water loss due to water run-off. Irrigation systems shall use high quality, automatic control valves, timers, moisture sensing devices and other necessary irrigation equipment. All components shall be of non-corrosive materials. All drip systems shall be adequately filtered and regulated per the manufacturer's recommended design parameters. Moisture sensing devices will be installed as required to monitor soil moisture levels. PVC lateral lines shall be buried 12" minimum below finished grade. PVC class 315 pressure mainline irrigation shall be installed as per manufacturer's specifications. All landscape and irrigation improvements shall be installed as per the provisions of the City of San Diego Zoning Ordinance and the Lakeside Landscape Design Review Guidelines.

PLANTING NOTES
The selection of plant material is based on cultural, aesthetic, and maintenance considerations. All planting areas shall be prepared with soil conditioner, fertilizers, and appropriate supplements based upon soil samples taken from the site.

CONCEPTUAL PLANT PALETTE

TREE
(15 GALLON)

TRISTANIA CONFERTA - BRISBANE BOX

SHRUBS
(5 GALLONS)

HETEROMELES ARBUTIFOLIA - TOYON
RHUS INTEGRIFOLIA - LEMONADE BERRY
RHAPHIOLEPIS INDICA 'BALLERINA' - INDIAN HAWTHORN

VINES & GROUNDCOVER
(1 GALLON)

CEANOTHUS GRISEUS 'HORIZONTALIS' - CARMEL CREEPER 3'-4' O.C.

GAZANIA RIGENS LEUCOLAENA 'SUNBURST' - TRAILING GAZANIA

OAK DECO MULCH

THE LIGHTFOOT PLANNING GROUP
PLANNING
SITE DESIGN
LANDSCAPE ARCHITECTURE
702 CIVIC CENTER DRIVE
OCEANSIDE, CA 92054
(760) 722-1924

Lakeside Screening Plan
Hanson Aggregates
Lakeside, California

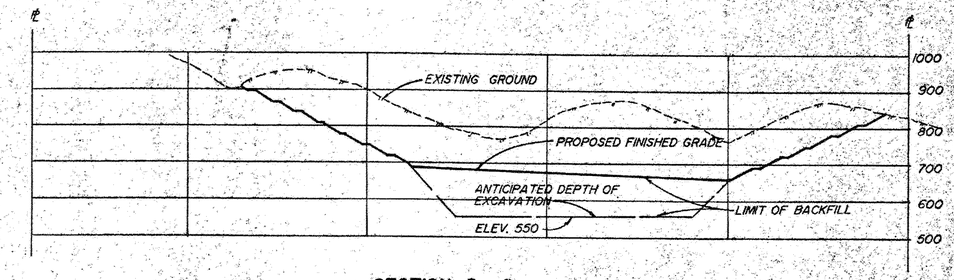
Landscape Concept Plan

SHEET 4 OF 9
Scale:
Date: 3-21-02
Drawn By: hf
Revisions:
4-29-02
5-2-02

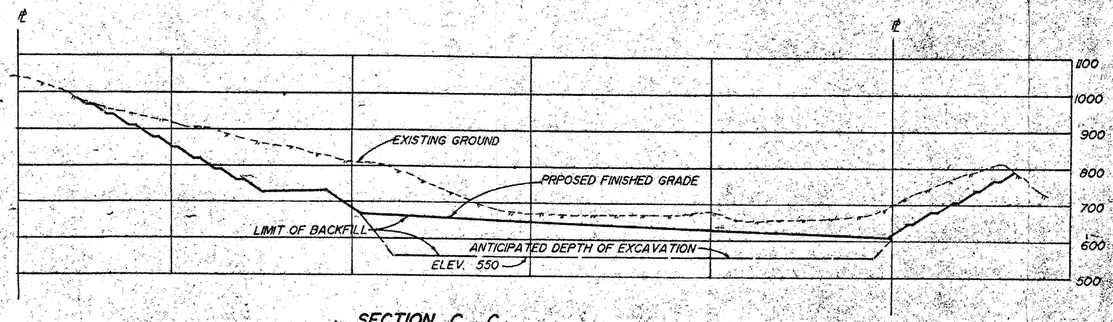
Job # 39241

1
SDC PDS RCVD 05-30-02
PLOT PLAN
REPLACEMENT
MUP78-083W3

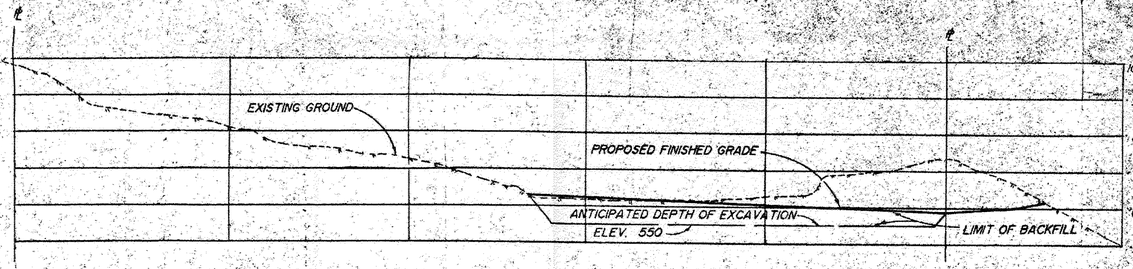
SDC PDS RCVD 08-13-13
MUP78-083W5M1



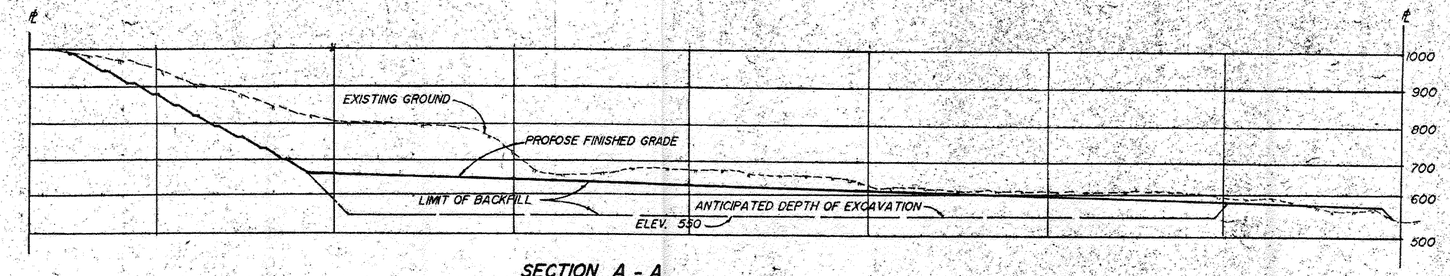
SECTION D - D



SECTION C - C



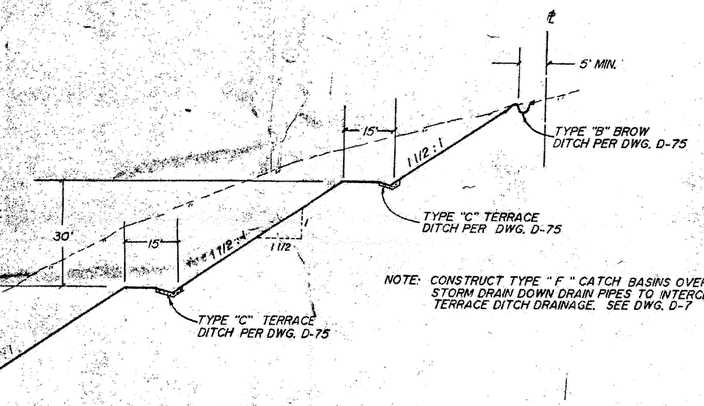
SECTION B - B



SECTION A - A

TYPICAL CROSS SECTIONS

SCALE:
HORIZ. 1" = 200'
VERT. 1" = 200'



NOTE: CONSTRUCT TYPE "F" CATCH BASINS OVER STORM DRAIN DOWN DRAIN PIPES TO INTERCEPT TERRACE DITCH DRAINAGE. SEE DWG. D-7

TYPICAL TERRACED CUT SLOPE

NO SCALE

NOTE: SEE SHEET 6 FOR SLOPE REVEGETATION.

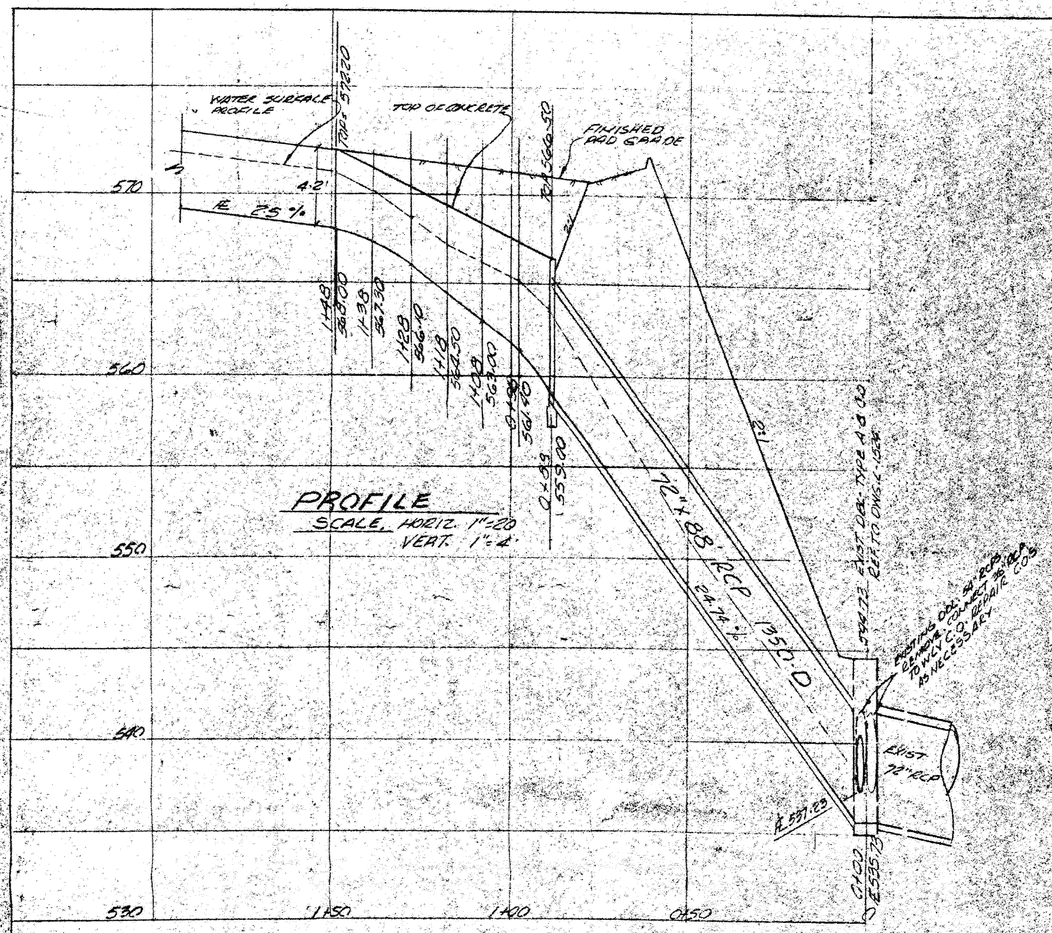
APPROVED
08/08/2013
PLANNING AND DEVELOPMENT SERVICES

REGISTERED PROFESSIONAL ENGINEER
ROBERT E. YOUNG
No. 8454
Exp. 12/31/14
CIVIL ENGINEER
STATE OF CALIFORNIA

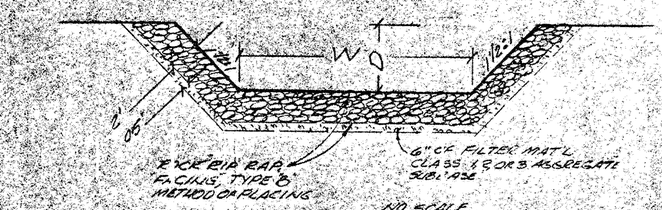
SHEET 5 of 9 SHEETS	COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE	
MODIFICATION TO MAJOR USE PERMIT NO. P78-83 ASPHALT INC.		
TYPICAL CROSS SECTIONS		
	ENGINEER OF WORK: Robert E. Young R.C.E. 8454	REV 6/1/13 DATE

ROBERT YOUNG ENGINEERING 4092

SDC PDS RCVD 08-13-13
MUP78-083W5M1



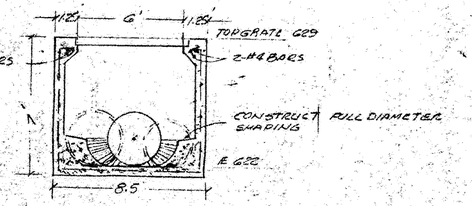
PROFILE
SCALE, HORIZ. 1"=20'
VERT. 1"=4'



NO SCALE

REACH	APPROX GRADE	W	D
A1 TO A2	6%	3'	2.5
A2 TO A3	2%	5	2.5'
A3 TO A4	3.5%	6	3
A4 TO A6	4.2%	7'	3.1
A6 TO A7	2%	10'	3.5'
A7 TO A8	4.5%	10'	3.2'
A8 TO A9	4.7%	10'	3.3'
A9 TO A10	2.5%	10'	3.5
A10 TO A11	2.25%	12'	4'
B1 TO B2	1.25%	3'	2.5

ROCK RIP RAP LINED CHANNEL DETAILS

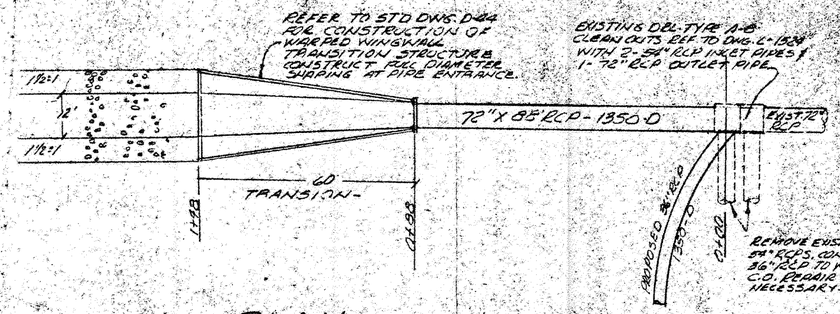


SECTION A-A

NO SCALE

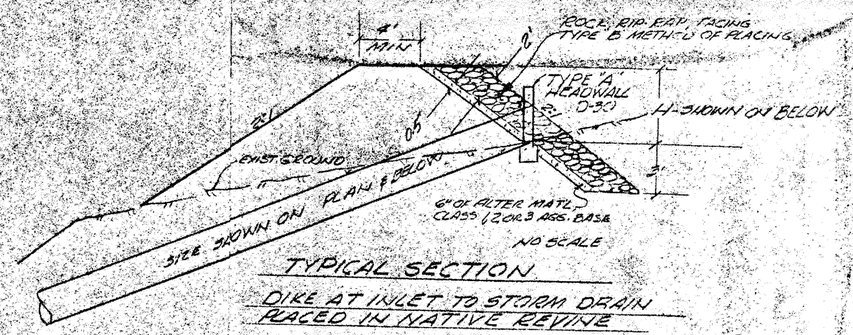
DETAIL
MODIFIED TYPE G CATCH BASIN
(B-G)

GENERAL NOTE
CONSTRUCT FULL DIAMETER SHADING IN THE BOTTOMS OF ALL INLET & JUNCTION STRUCTURES



PLAN
SCALE 1"=20'

DETAIL
WARPED WINGWALL TRANSITION STRUCTURE CONNECTING THE OPEN CHANNEL TO THE EXISTING 72" R.C.P STORM DRAIN SYSTEM.



NO SCALE

TYPICAL SECTION
DIKE AT INLET TO STORM DRAIN PLACED IN NATIVE REVINE

FACILITY NO.	PIPE SIZE RCP OR 1350D CMP OR EQUIV. DIA	H
A1	18" CMP OR RCP	6.5'
A2	21" "	4'
A3	36" "	6'
A4	18" "	3
A5	30" "	6'
A6	36" "	9'
A7	18" "	3'
A9	18" "	—
B1	18" "	3'
B2	18" "	3

APPROVED
PLANNING AND DEVELOPMENT SERVICES
DPW 1993
EXP 12/31/94

REGISTERED PROFESSIONAL ENGINEER ROBERT E. YOUNG No. 9454 CIVIL ENGINEER STATE OF CALIFORNIA

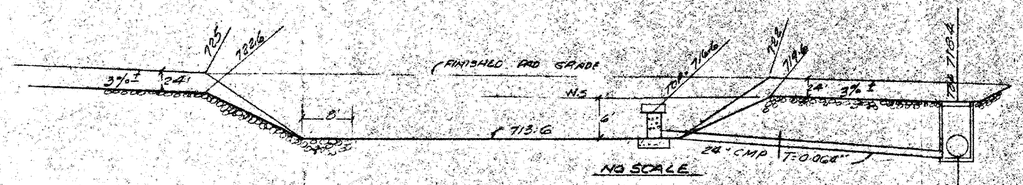
SHEET 6 A OF B	COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE	9 TOTAL SHEETS

MODIFICATION TO MAJOR USE PERMIT NO. P78-83
ASPHALT INC.

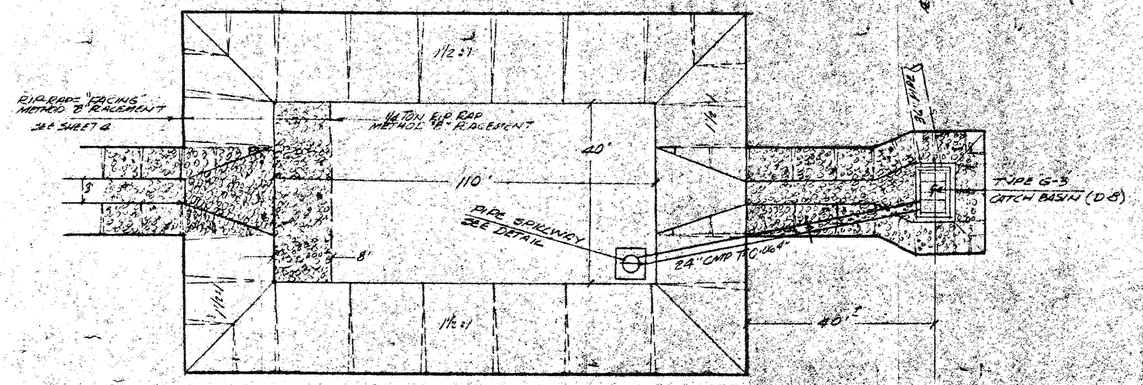
DRAINAGE STRUCTURE DETAILS

ENGINEER OF WORK R.C.E. 8454 — DATE 12/93

SDC PDS RCVD 08-13-13
MUP78-083W5M1

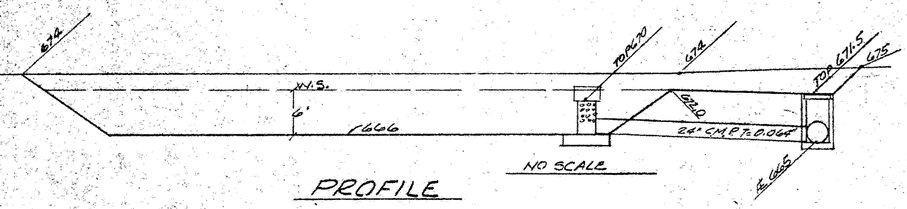


PROFILE

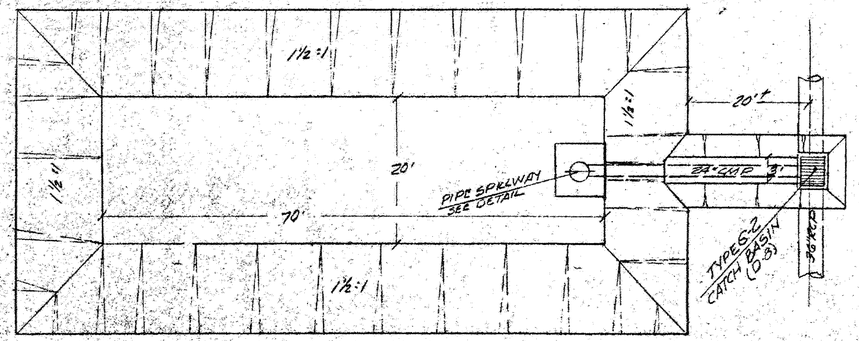


PLAN NO SCALE

BASIN AT LOCATION (B4)

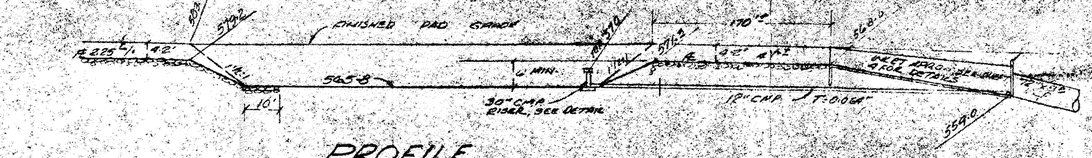


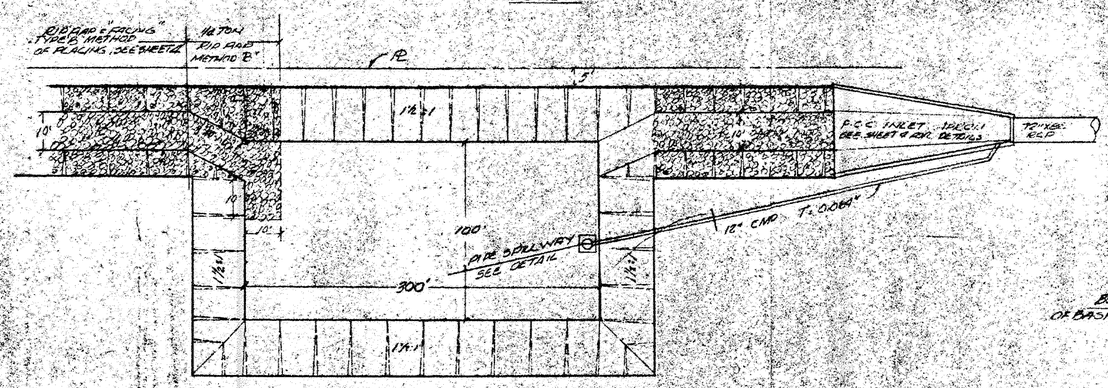
PROFILE



PLAN

BASIN LOCATION (B-10)





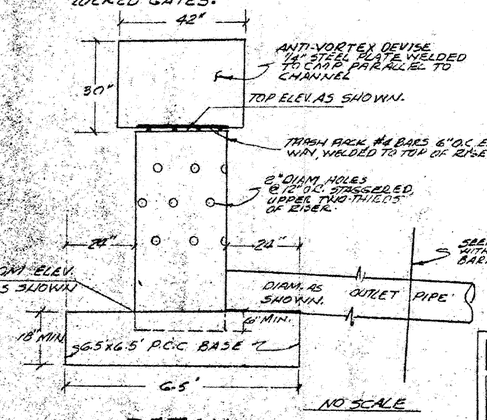
BASIN AT LOCATION (A-11)

NOTES

1. SEDIMENT DETENTION BASIN AT LOCATION (A-11) SHALL BE CONSTRUCTED IN CONJUNCTION WITH PHASE I OF THE PROPOSED PROJECT. BASINS AT LOCATIONS (B4) AND (B-10) SHALL BE CONSTRUCTED UPON COMPLETION OF THE UP STREAM GRADING.

2. THE OWNER SHALL MAINTAIN THE DETENTION BASINS, AS NECESSARY, TO INSURE THE PROTECTION AGAINST SILTATION OF DRAINAGE FACILITIES TO DOWN STREAM OWNERS.

3. EACH DETENTION BASIN SHALL BE ENCLOSED WITHIN A 6' CHAIN LINK FENCE WITH LOCKED GATES.



DETAIL

PIPE SPILLWAY

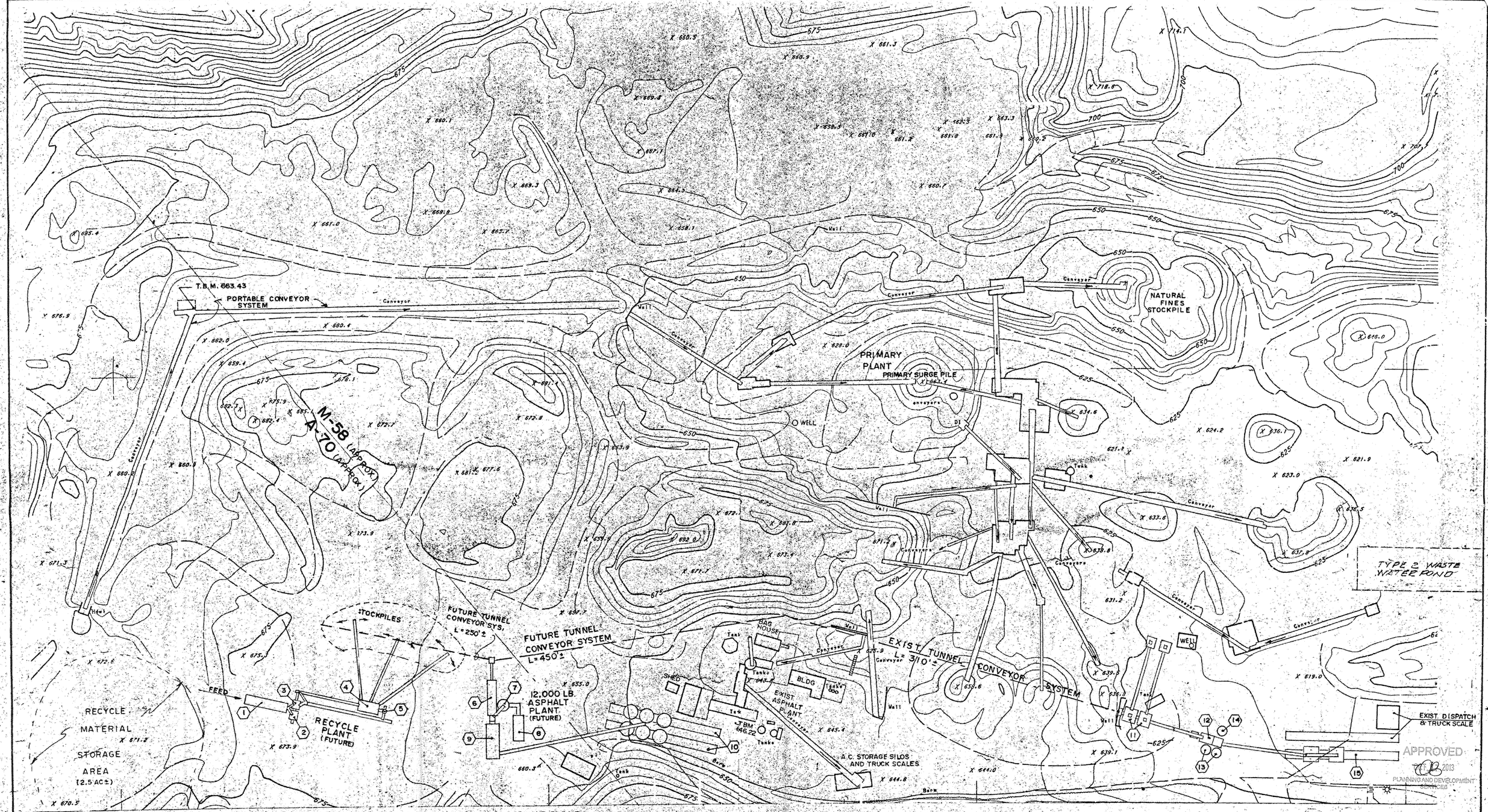
APPROVED
08/08/2013
PLANNING AND DEVELOPMENT SERVICES

REGISTERED PROFESSIONAL ENGINEER
ROBERT E. YOUNG
No. C4764
EXP. 12/31/14
CIVIL ENGINEER
STATE OF CALIFORNIA

SHEET 1 OF 1	COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE	9 TOTAL SHEETS
MODIFICATION TO MAJOR USE PERMIT NO. P78-83 ASPHALT INC.		
DETAILS SEDIMENT DETENTION BASINS		
	ENGINEER OF WORK'S SIGNATURE, PRINTED NAME, TITLE, REGISTRATION NUMBER AND DATE	

ENGINEER'S NAME: ROBERT YOUNG ENGINEERING
PHONE NO.: 668 0630

SDC PDS RCVD 08-13-13
MUP78-083W5M1



RECYCLE PLANT (PORTABLE)

1. FEEDER/GRIZZLY COMBO
2. JAW CRUSHER
3. IMPACT CRUSHER
4. TRIPLE DECK SCREEN
5. CONE CRUSHER

12,000 LB. ASPHALT PLANT

6. DRYER
7. CYCLONE
8. BAGHOUSE
9. 12,000 BATCH-SCREEN PLANT
10. 130' TRUCK SCALE W/3 OVERHEAD A.C. STORAGE SILOS, TOTAL: 2 SCALES, 6 SILOS

NO.	DATE	REVISION	APPROVAL

SHEET 8 of 8 | COUNTY OF SAN DIEGO | SHEETS 7 of 8

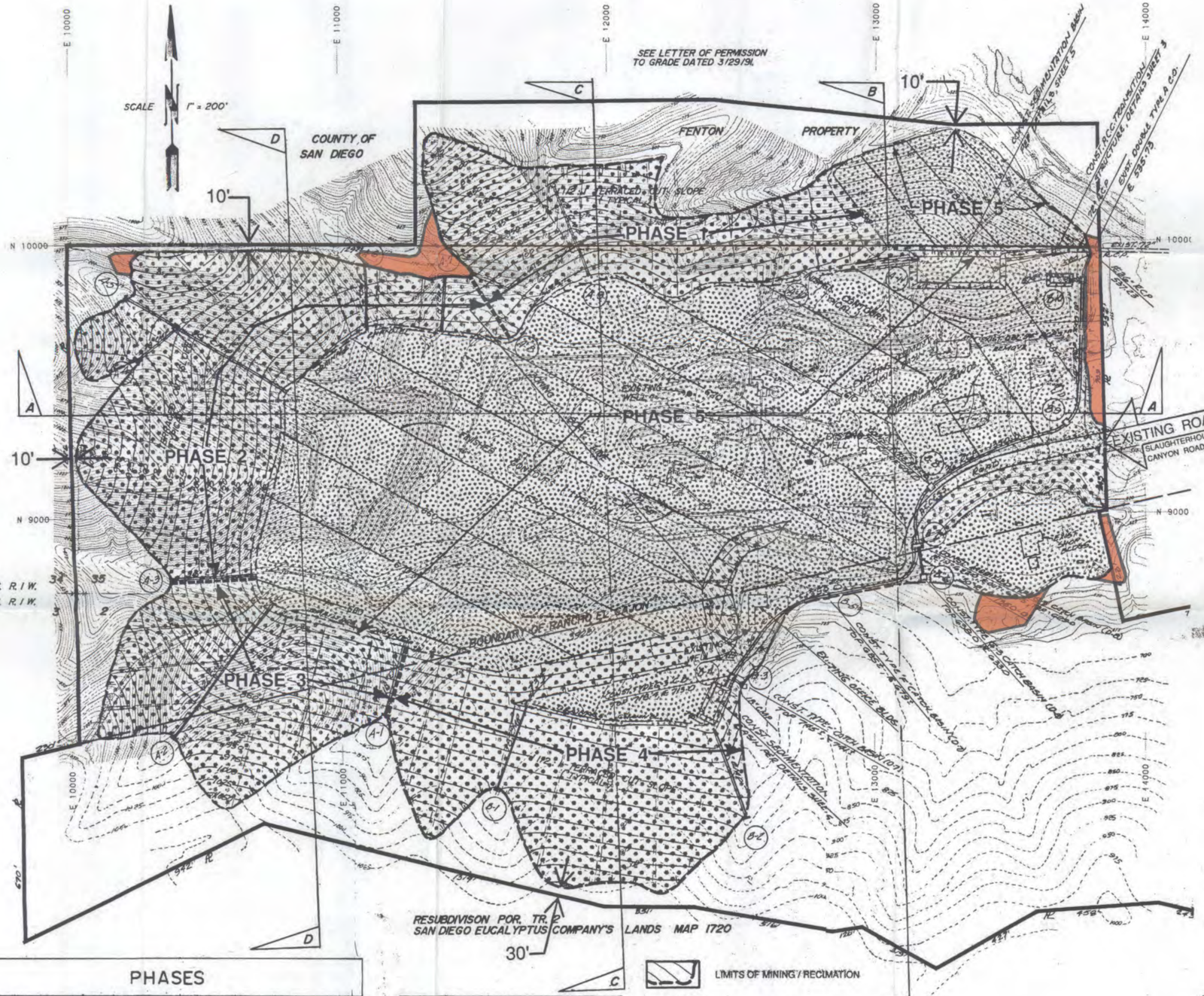
MODIFICATION TO MAJOR USE PERMIT NO. P78-083

OWNER-APPLICANT:

ASPHALT, INC.
P.O. BOX 1356
EL CAJON, CA. 92022
PH. (619) 561-8500

APPROVED
DEC 2013
PLANNING AND DEVELOPMENT SERVICES

SDC PDS RCVD 08-13-13
MUP78-083W5M1



PHASHING - REVEGETATION NOTES

THE SITE IS DIVIDED INTO 5 PHASES (SEE TABLES BELOW). PHASE 1 WILL BE THE FIRST TO BE EXCAVATED TO ITS' LIMITS, AND THE FIRST PHASE OF RECLAMATION. PHASE 1 IS PRIMARILY LOCATED IN WHAT IS KNOWN AS THE "FENTON" PROPERTY.

THE AREA NORTHERLY OF THE RANCHO EL CAJON AND SOUTHERLY OF THE FENTON PROPERTY HAS BEEN INTENSIVELY MINED AND IS PRESENTLY DEVOID OF NATURAL VEGETATION, WITH THE EXCEPTION OF AN APPROXIMATE 250 FT. BUFFER ZONE ALONG THE WESTERLY PROPERTY LINE AND THE RANCHO LINE.

MINING WITHIN PHASE 5 NORTHERLY OF THE RANCHO LINE IS AN ON-GOING OPERATION AND WILL CONTINUE IN ASSOCIATION WITH PHASES 1 THROUGH A PORTION OF PHASE 4. THIS PORTION OF PHASE 5 INCLUDES MINING TO APPROXIMATELY 60 FEET BELOW THE PROPOSED FINISH GRADE AND BACKFILLING WITH ON-SITE UNSALEABLE MATERIAL, OR SUITABLE IMPORTED SALVAGED MATERIALS THAT ARE NON-MARKETABLE. ALL HAZARDOUS, TOXIC ORGANIC, ETC., MATERIALS ARE UNSUITABLE FOR IMPORT AND UNSUITABLE FOR INCORPORATION INTO FILL MATERIALS FOR THIS PHASE. ALL BACKFILLING WILL BE UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEERING FIRM, IN ORDER THAT THE RESULTING LEVEL AREA WILL BE SUITABLE FOR FUTURE USE AS MAY BE ALLOWED BY THE GOVERNING LAND USE REGULATIONS OR ZONING ORDINANCES.

WHILE PHASE 1 IS PROPOSED TO BE THE FIRST AREA TO BE MINED AND REVEGETATED, THE SEQUENCE OF MINING MAY INVOLVE CONTINUED MINING IN PHASES 2 THROUGH 4 NORTHERLY OF THE RANCHO LINE.

RECLAMATION OF PHASES 1 - 4 WILL CONSIST OF COMPLETION OF TERRACED CUT SLOPES AT A RATIO NOT TO EXCEED 1.5 HORIZONTAL TO 1 VERTICAL, WITH BENCHES AT MAXIMUM INTERVALS OF 30 FEET VERTICAL BETWEEN BENCHES; DRAINAGE SWALES AS SHOWN ON SHEET 3 OF PLANS; PLANTING THE SLOPES WITH THE NON-IRRIGATION HYDROSEED MIXTURES SHOWN BELOW:

EROSION CONTROL MIXTURE A

ZORRO FESCUE	(VULPIA MEGALURA)	10#/AC
PLANTAIN	(PLANTAGO ERCTA)	10#/AC

INOCULATION MIXTURE B

DEER WEED	(LOTUS SCOPARIUS)	10#/AC
BICOLORED LUPINE	(LUPINUS BICOLOR)	8#/AC
STINGING LUPINE	(LUPINUS HISUTISSIMUS)	5#/AC
COLLAR LUPINE	(LUPINUS TRUNCATUS)	5#/AC
BUR-CLOVER	(MEDICAGO POLYMORPHA)	8#/AC

REVEGETATION SHRUB MIXTURE C

CALIFORNIA SAGEBRUSH	(ARTEMISIA CALIFORNICA)	10#/AC
FLAT-TOP BUCKWHEAT	(ERIOGONUM FASCICULATUM)	20#/AC
WHITE SAGE	(SALVIA APIANA)	4#/AC
BROOM BACCHARIS	(BACCHARIS SAROTHROIDES)	3#/AC
MONKEY FLOWER	(MIMULUS PUNICEUS)	0.5#/AC
GOLDEN BUSH	(HAZARDIA SQUARROSUS)	10#/AC
LAUREL-LEAF SUMAC	(MALOSMA LAURINA)	5#/AC
BUSH MALLOW	(MALACOTHAMNUS FASCICULATUS)	5#/AC
GOLDEN YARROW	(ERIOPHYLLUM CONFERTIFLORUM)	3#/AC
RAMONA WILD-LILAC	(CEANOTHUS TOMENTOSUS)	3#/AC
TOYON	HETEROMELES ARBUTIFOLIA)	4#/AC
BLACK SAGE	(SALVIA MELLIFERA)	4#/AC
San Diego County Viguiera	Viguiera Laciniata	10#/AC

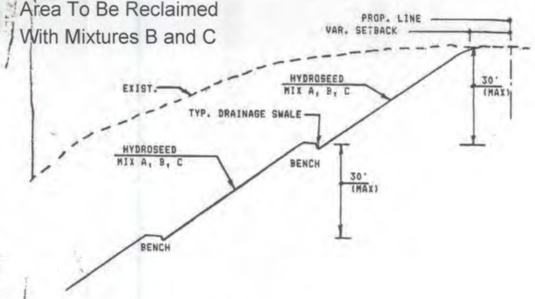
WHEREVER POSSIBLE, NATIVE TOPSOIL WILL BE SALVAGED AND SPREAD OVER THE FINISHED GRADE TO PROMOTE REVEGETATION) NATIVE VEGETATION WILL BE MULCHED AND INCORPORATED INTO THE TOPSOIL. AMENDED TOPSOIL WILL BE USED AS REQUIRED.

PHASE 5 WILL BE PLANTED WITH THE FOLLOWING NON-IRRIBATION SEED MIX:

FLAT AREAS - GRASS MIXTURE D

ZORRO FESCUE	(VULPIA MEGALURA)	20#/AC
ARABRASS	(SCHISMUS BARBATUS)	10#/AC

Area To Be Reclaimed With Mixtures B and C



PHASES

PHASE	EXTRACT (MILLION C.Y.)	SLOPE AREA	FLAT AREA
1	1.15	14.0 AC.	7.5 AC.
2	5.43	21.9 AC.	0.0
3	4.00	13.5 AC.	0.0
4	4.84	20.3 AC.	3.6 AC.
5	7.74	0.0	75.0 AC.
TOTALS	23.16	69.7 AC.	86.1 AC.

SUMMARY	
EXTRACTION	23.2 MILLION CU. YD.
SLOPE AREA	70 ACS. (24%)
FLAT AREA	86 ACS. (30%)
UNDISTURBED AREA	132 ACS. (46%)
SITE AREA	288 ACS. (100%)

LIMITS OF MINING / RECLAMATION

EXISTING CONTOURS

PROPOSED FINAL CONTORS

Minor Deviation

Original Excavation Area: 164 Acres
Area to be Added: 2.8 Acres
Percent Change: 1.7%

ENGINEER
ROBERT YOUNG ENGINEERING
9854 SHADOW ROAD
LA MESA CA 91941
TEL 668 0680

REGISTERED PROFESSIONAL ENGINEER — ROBERT E. YOUNG — No. 8454 — Exp. 12/31/96 — CIVIL ENGINEER — STATE OF CALIFORNIA

APPROVED
07/02/2013
PLANNING AND DEVELOPMENT SERVICES

COUNTY APPROVED CHANGES

No.	Description	Approved by	Date

PERMITS

REZONE PERMIT NO.
SPECIAL USE PERMIT NO.
TENTATIVE MAP NO.

BENCH MARK

DESCRIPTION: #T-0281 STD. DISK IN CONCRETE POST
LOCATION: VICINITY OF VIGALANTE ROAD & HWY. 67
RECORD FROM: COUNTY OF SAN DIEGO
ELEVATION: 457.13 DATUM: M.S.L.

SHEET 1 OF 3 SHEETS
COUNTY OF SAN DIEGO
DEPARTMENT OF PLANNING AND LAND USE

MODIFICATION TO MAJOR USE PERMIT NO. P78-83 ASPHALT INC.

RECLAMATION PLAN

ENGINEER OF WORK
Robert E. Young 4/9/91
R.C.E. 8454 DATE
4/9/93

ENGINEER'S NAME: ROBERT YOUNG ENGINEERING
PHONE NO. 619 668 0680

ROBERT YOUNG ENGINEERING 4092

FILE NO. SDC PDS RCVD 08-13-13
MUP78-083W5M1

Attachment B –
Form of Decision
Major Use Permit Modification

VINCE NICOLETTI
Director

County of San Diego

PLANNING & DEVELOPMENT SERVICES

5510 OVERLAND AVENUE, SUITE 210, SAN DIEGO, CALIFORNIA 92123
(858) 505-6445 General ▪ (858) 694-2705 Code Compliance
(858) 565-5920 Building Services

COMMISSIONERS
Ronald Ashman (Chair)
Michael Edwaerds (Vice Chair)
David Pallinger
Yolanda Calvo
Molly Weber
Colton Sudberry
Kevin Sabellico

~~July 20, 2012~~
MARCH 6, 2026

PERMITEE: MARTIN MARIETTA SAN DIEGO AGGREGATES, LLC
MAJOR USE PERMIT: PD S2020-MUP-78-083W6
E.R. NUMBER: PDS2020-78-ER-14-182C
PROPERTY: 12560 SR-67, LAKESIDE, CA 92040
APN(S): 326-051-04, -05, -06, -07, -08, AND 375-171-06

DECISION OF THE PLANNING COMMISSION

GRANT P78-083W2, for a period of 25 years, as per plot plan dated March 1, 1995, consisting of seven sheets, and approved concurrently herewith, a Major Use Permit Modification, pursuant to Sections 2585 and 2705 of The Zoning Ordinance, for the continued operation of a borrow pit for sand and gravel, a rock crushing plant, and an asphalt plant.

GRANT P78-083W3 as per replacement plot plan dated May 30, 2002, consisting of three sheets, as amended and approved concurrently herewith, a Major Use Permit Modification, pursuant to Sections 1730, 2585(d), 6902 and 7350 of The Zoning Ordinance, for an animal waste processing facility, associated parking and landscaping.

ALSO GRANT P78-083W3 as per replacement plot plan dated May 30, 2002, consisting of three sheets, as amended and approved concurrently herewith, a Site Plan, pursuant to Sections 7150 of the Zoning Ordinance, for an animal waste processing facility, associated parking and landscaping.

GRANT P78-083W4 for a period of 5 years, as per replacement plot plan dated June 29, 2006, consisting of one sheet, and approved concurrently herewith, a Major Use Permit Modification, pursuant to Sections 2705.c and 6904 of The Zoning Ordinance for explosive storage.

~~Modification #5:~~ GRANT P78-083W5 for the explosives storage use to continue with the requirement of a compliance report to be submitted to the Department of Planning and Land Use once every 5 years for the life of this permit. The first report is due July 20, 2017. The compliance report shall demonstrate to the satisfaction of the Director, that the explosives storage use meets the requirements of Section 6904 of the Zoning Ordinance and the conditions of this Major Use Permit. As a result of such review, the Director may determine that the use is in compliance with the Major Use Permit or may determine that the Major Use Permit shall be subject to review by

the Approving Authority (County Planning Commission). As the result of such review, or at any time, if said Approving Authority finds that circumstances or conditions have changed so that the use no longer meets the requirements of this section or the conditions of the Major Use Permit. said permit may be modified. or revoked. whichever is more appropriate.

Grant this Major Use Permit Modification, P78-83W6, for the Martin Marietta Slaughterhouse Canyon Mine Time Extension Project. This permit authorizes a 15-year time extension for the use permit of the aggregate mining and processing facility pursuant to Sections 2585 and 2705 of the Zoning Ordinance, for the continued operations shown on the MUP plans for PDS2020-MUP-78-083W5. The permit expiration date is extended from March 17, 2020 to March 17, 2035.

MAJOR USE PERMIT MODIFICATION EXPIRATION: This Major Use Permit Modification shall expire on ~~**July 20, 2014**~~ **March 17, 2035** at 4:00 p.m. (or such longer period as may be approved pursuant to Section 7376 of the Zoning Ordinance of the County of San Diego prior to said expiration date) unless construction or use in reliance on this Major Use Permit has commenced prior to said expiration date.

SPECIFIC CONDITIONS: Compliance with the following Specific Conditions (Mitigation Measures when applicable) shall be established before the property can be used in reliance upon this Major Use Permit. Where specifically indicated, actions are required prior to approval of any grading, improvement, building plan and issuance of grading, construction, building, or other permits as specified.

The applicant shall allow the County to inspect the property for which the Major Use Permit has been granted, at least once every twelve months, to determine if the applicant is complying with all terms and conditions of the Major Use Permit. If the County determines that applicant is not complying with the Major Use Permit terms and conditions the applicant shall allow the County to conduct follow up inspections more frequently than once every twelve months until the County determines the applicant is in compliance.

Building permit plans must conform in detail to this approved design. Failure to conform can cause delay to or denial of building permits and require formal amendment of this approved design. No waiver of the Uniform Building Code standards or any other code or ordinance is intended or implied.

The proposed project is an extension of time to complete the already approved mining and reclamation at the site. The proposed extension request will not change the prior conditions of approval and/or mitigation measures previously applied except for amending Condition G to reflect the applicable expiration date from March 17, 2020, to March 17, 2035 as follows:

A. Prior to obtaining any building or other permit pursuant to this Major Use Permit Modification, and prior to commencement of construction or use of the property in reliance on this Major Use Permit Modification, the applicant shall:

    1. Make application to the Department of Planning and Land Use for a compliance survey inspection of all structures on the property in order to determine what additions, alterations, or modifications will be necessary for the structures to conform to building regulations for the proposed use. The owner shall thereafter make application to the

Department of Planning and Land Use for building, plumbing, and electrical permits for all additions, alterations, and modifications to the structures. (**Condition satisfied**)

2. Monument the boundaries of the Major Use Permit Modification area as follows:

   a. At all corners.

   b. At the beginnings, endings, and midpoints of all curves.

   c. At equally spaced intervals of 500 feet maximum along long curves and tangents.

   Monuments must be Portland cement concrete (PCC), firmly embedded into the ground with a minimum above ground height of two feet. The permittee shall maintain these monuments while the Major Use Permit Modification remains in force. **(Condition satisfied)**

3. Apply to and receive a permit to operate said facility in accordance with the San Diego County Air Pollution Control District Rules and Regulations from the San Diego Air Pollution Control Officer. **(Condition satisfied)**

4. Submit to and receive approval from the Director of Planning and Land Use a revegetation mitigation plan which implements the Reclamation Plan for the project. Revegetation of mined areas shall occur as mining phases are completed. The revegetation plan shall include (but not be limited to) the following to ensure the establishment of the vegetation: objectives, blueline of the Major Use Permit plot plan showing the revegetation areas, site preparation information, the planting material (e.g., species, ratios, source, size of material), planting program, 80 percent success criteria, and detailed cost estimate. The cost estimate shall include planting, plant materials, irrigation, maintenance, fencing around the area to be revegetated, monitoring, and report preparation. The report shall be prepared by a County certified biologist and a State of California licensed landscape architect.

   Additionally, the following items shall be addressed as part of the revegetation plan:

   a. San Diego County viguiera shall be included within the selected seed mix.

   b. Mulched vegetation and surface soils removed prior to mining shall be placed on the terraced slopes.

   c. The hydroseed for the slopes shall include appropriate native grasses, such as Zorro, Fescue, and Plantain.

   A cost estimate shall be submitted and approved by the Director of Planning and Land Use which includes the cost of the plant stock and its installation, irrigation system and installation, cost of monitoring and maintenance of the revegetated areas for the required five year period, and report preparation and staff time to review. The monitoring time starts at the time installation is accepted by a County staff representative. Eighty (80) percent success rate and 100 percent vegetative cover,

excluding herbaceous species, shall be considered satisfactory completion of the revegetation plan. (EIR) **(Condition satisfied)**

5. Grant to the County of San Diego an open space easement over the 2.3+ acre portion of Diegan coastal sage scrub; the 8.0+ acre portion of wildflower fields (*Acanthomintha*) including a 50 foot buffer, and the 114.4+ acres of mixed chaparral and chamise chaparral as shown on the approved plot plan. The easement over the Diegan coastal sage scrub and wildflower fields is for the purpose of preserving sensitive habitat, and the purpose of the easement over mixed chaparral and chamise chaparral is for the protection of four Federal candidate species (rufus-crowned sparrow, San Diego horned lizard, Orange-throated whiptail and Coastal whiptail). This easement is granted in recognition of the temporary loss of 67.6 acres of native habitat that will be replaced by the project with 70+ acres of similar habitat. Such easement shall run for as long as extraction operations are permitted to continue under this Major Use Permit or modifications or extensions thereof. This easement prohibits all of the following on any portion of the land subject to such easements: grading; excavation; placement of soil, sand rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space.

   The sole exceptions to this prohibition are selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard and continued use and maintenance of the existing access to the Asphalt, Inc. office. (EIR) **(Condition satisfied)**

6. Grant to the County of San Diego an open space easement over a minimum of seven acres of Diegan coastal sage scrub in the focused planning study area located in the vicinity of the project site. This easement is for the protection of Diegan coastal sage scrub and prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. (EIR) **(Condition satisfied)**

7. As part of Phase 4, install temporary construction fencing in the area of San Diego thornmint located immediately north of the Asphalt, Inc. offices. (EIR) **(Condition satisfied)**

8. Plans and specifications for a sediment detention basin at the northeast corner of the site shall be provided to the satisfaction of the Director of Public Works. **(Condition satisfied)**

9. Construct the sediment detention basin within 180 days after the beginning of the first phase at the northwest corner of the site to protect the downstream drainage facilities off-site from erosion and desiltation. (EIR) **(Condition satisfied)**

10. Sign a fair share agreement to the satisfaction of Cal Trans and the Director of Public Works to lengthen or cause to be lengthened the lefthand turn pocket along

northbound State Route (SR) 67 at Slaughterhouse Canyon Road. **(Condition satisfied)**

11. Obtain an encroachment permit for work within the State right-of-way. **(Condition satisfied)**

12. As part of Phase 1, temporary construction fencing shall be installed along the southern boundary of the Diegan sage scrub that occurs on the adjacent Fenton property. **(Condition satisfied)**

13. Payoff all existing deficit accounts associated with processing this application to the satisfaction of the Department of Planning and Land Use and the Department of Public Works. **(Condition satisfied)**

B. Prior to any expanded occupancy or use of the premises pursuant to this Major Use Permit Modification, the applicant shall:

1. Furnish to the Director of Planning and Land Use concurrently with the request for final inspection, a letter from the Department of Public Works stating the road improvements required under this permit have been installed to the satisfaction of the Department of Public Works.

2. Improve all parking areas and driveways shown on the approved plot plan with a minimum of one and one-half inches (1-1/2") of road oil mix or surfacing of a more durable type.

3. Obtain approval of a Reclamation Plan Modification, RP 78-001W1, for the project site to the satisfaction of the Director of Planning and Land Use and the County Planning Commission.

4. Mitigate potential slope instability by adherence to the recommendations contained in the applicant's "limited soils investigation" and through the standard regulatory process of the Grading Ordinance.

5. Provide the premises with a supply of water approved by the Air Pollution Control Officer of the County of San Diego as adequate to effectuate the dust and air pollution requirements hereof.

6. Provide the premises with facilities approved by the County Department of Health Services as follows:

   a. A potable water supply.

   b. Proper sanitary facilities, including toilet, handwashing, and sewage disposal facilities, for employees working on the premises. These facilities shall be installed in conformance with the laws applicable thereto.

7. Complete to the satisfaction of the Director of the Department of Planning and Land Use, a letter report that includes a description and brief analysis of a series of acoustical measurements performed by a County-certified acoustical consultant for the following conditions:

   a. Demonstrate compliance by showing that the combined output of all noise-generating equipment when in full operational mode will not exceed the allowable average hourly sound level limit of 75 decibels (dBA) measured at the nearest visible location at each of the project site's property lines (north, south, east, and west).

   b. Document the site activities in the measurements for Condition 7.a by providing a complete list of equipment with specifications and their location on the project site during these measurements.

   c. The minimum height for all measurements shall be five feet above ground. The minimum duration of each measurement shall be one hour. Background noise measurements may be shorter in duration but shall be taken at the same property line locations.

8. Incorporate to the satisfaction of the Director of the Department of Planning and Land Use all of the recommendations or noise attenuation measures as required by the acoustical report(s) to achieve full compliance with the San Diego County Noise Ordinance.

9. Furnish the Director of Planning and Land Use, along with their request for final inspection, a letter from the Director of Public Works, stating Condition A-13 has been completed to that department's satisfaction.

10. Improve all parking areas and driveways shown on the approved plot plan with a minimum of one and one-half inches of road oil mix, two inches of asphaltic concrete, or five inches of Portland cement concrete, all over approved base and delineate parking spaces.

11. Property owners shall agree to preserve and save harmless the County of San Diego and each officer and employee thereof from any liability or responsibility for any accident, loss, or damage to persons or property happening or occurring as the proximate result of any of the work undertaken to complete this work, and that all of said liabilities are hereby assumed by the property owner.

12. Obtain a Composting Solid Waste Facility Permit for the animal waste processing facility from DEH Local Enforcement Agency.

13. The appearance of the proposed office trailer shall be consistent with the photograph dated March 25, 2002 on file with the Department of Planning and Land Use.

14. Conformance with all applicable requirements of the Lakeside Fire Protection District.

15. Conformance with all applicable requirements of the County of San Diego Air Pollution Control District.

16. Provide evidence in the form of photographs to the satisfaction of the Director of Planning and Land Use that an earthen berm has been built around the animal waste processing facility perimeter consistent with the approved plot plan. The berm shall be covered with a mulch, hydro-seed, bonded fiber matrix or other acceptable erosion control measure.

C. Within 30 days following commencement of occupancy of the animal waste processing facility the applicant shall:

1. Submit to and receive approval from the Director of Planning and Land Use a complete and detailed Landscape Plan for the waste processing area. Landscape Plans shall be prepared by a California licensed landscape architect and shall fulfill the requirements of the Landscape Water Conservation Ordinance and Design Manual. The Landscape Plans and review fee shall be submitted to the Current Planning Division, Zoning Counter. Plans shall include:

   a. Indication of the proposed width of any adjacent public right-of-way, and the locations of any required improvements and any proposed plant materials to be installed or planted therein. The applicant shall also obtain a permit from the Department of Public Works approving the variety, location, and spacing of all trees proposed to be planted within said right(s)-of-way. A copy of this permit and a letter stating that all landscaping within the said right(s)-of-way shall be maintained by the landowner(s) shall be submitted to the Department of Planning and Land Use.

   b. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover. Wherever appropriate, native or naturalizing plant materials shall be used which can thrive on natural moisture. These plants shall be irrigated only to establish the plantings.

   c. A complete watering system including the location, size, and type of all backflow prevention devices, pressure, and non-pressure water lines, valves, and sprinkler heads in those areas requiring permanent irrigation system. For areas of native or naturalizing plant material, the Landscape Plan shall show a method of irrigation adequate to assure establishment and growth of plants through two growing seasons.

   d. Spot elevations of the hardscape, building and proposed fine grading of the installed landscape.

   e. The location and detail of all walls, fences, and walkways shall be shown on the plans. A lighting plan and light standard details shall be included in the plans.

   f. Additionally, the following items shall be addressed as part of the Landscape Plans:

1) All planting beds 3:1 or less shall receive a minimum of 2" mulch.

2) A Water Management Plan will be required as outlined in the Landscape Water Conservation Design Manual.

3) Landscape plans shall have a signed compliance statement on all sheets as outlined in Section 6713 (a) of the County Zoning Ordinance.

4) The minimum five-foot high berm around the site shall be mulched where it is not planted.

D. Within 30 days of approval of the animal waste processing facility's landscape plan the applicant shall:

1. Submit to the Director of Planning and Land Use a statement from the project California licensed landscape architect that all landscaping has been installed as shown on the approved landscape planting and irrigation plans.

E. Within 60 days following commencement of operations of the processing plant and other allowable uses at the plant:

1. Prepare a second letter report with measurements of project's noise levels shall be conducted when the site is in a worst-case noise condition.

2. Document the site activities in the measurements for Condition C.1 by providing a complete list of equipment with specifications and their location on the project site during these measurements.

F. The following conditions shall apply during the term of the Major Use Permit Modification:

1. Final grading shall be in substantial conformance with that shown on the approved plot plan and Reclamation Plan RP 78-001W[1]. Any deviation from this grading in excess of ten percent may require additional environmental review. The need for further environmental review shall be determined at the commencement of each phase if grading within the phase is anticipated to deviate from that approved and substantial conformance cannot be granted. (EIR)

2. Upon completion of each phase, a County staff representative of the Department of Planning and Land Use shall document in writing conformance with or deviation from the grading approved for each phase. (EIR)

3. Reclamation and backfilling shall be completed with completion of phases as indicated on the required Reclamation Plan. Prior to the start of excavation of Phase 3, the reclamation of Phase 1 shall be completed and within 180 days from the completion of any phase, reclamation shall commence and shall be completed within 30 months for that phase.

4. Rock-lined channels shall be constructed at the toe of cut slopes created during each phase of the mining operation. Down drain pipes shall be installed to carry runoff to the rock-lined channels. (EIR)

5. During the mining of each phase, concrete-lined terrace ditches shall be constructed on benches occurring at 30 foot intervals along cut slopes. (EIR)

6. Sediment detention basins shall be constructed during Phases 4 and 5 to avoid accumulation of sediment below the basin constructed during Phase 1. (EIR)

7. Drainage facilities shall be constructed in conjunction with all phases to adequately handle the 100 year flood event and to direct runoff into sediment detention basins. (EIR)

8. The detention basins shall be maintained to ensure the protection against siltation of drainage facilities to downstream properties. (EIR)

9. Ninety (90) days prior to commencement of each phase, a County certified archaeologist shall be retained to conduct a standard archaeological field survey of all areas to be brushed and submit a filed report in accordance with the County of San Diego Archaeology/History Report Procedures. The certified archaeologist shall also monitor all earth disturbance activities until a depth of ten feet has been attained or the archaeologist determines no resources to be present.

    a. The survey, testing, and salvage excavation shall be performed prior to final use and reliance on this permit to commence mining.

    b. Upon the discovery of scientifically important archaeological resources, as defined in Sections 21083.2 and 21084.1 of the Public Resources Code, the applicant shall cease earth disturbance operations within 50 feet of the discovery and notify the Department of Planning and Land Use.

    c. Upon determination of scientific importance by the Department of Planning and Land Use, the applicant shall direct the certified archaeologist to prepare a research design and conduct salvage excavation of 16 percent of the archaeological resources.

    d. Should human remains, potentially human bones, or Kumeyaay religious relics or features be discovered during earth disturbance, archaeological monitoring, or archaeological field work, the applicant shall notify the County Coroner, Native American Heritage Commission, and Department of Planning and Land Use, and cease all earth moving operations within 50 feet of the discovery until the resources can be removed in accordance with California and Federal laws.

    e. The applicant shall submit a final archaeology report prepared by the certified archaeologist within six months of the time the Department of Planning and Land Use has determined the earth disturbing and/or mining operations can commence. (EIR)

10. Operations within 300 feet of the property boundary where off-site residential uses occur shall require periodic monitoring to verify compliance with the County of San Diego standard Leq(h)=75 dB(A). Prior to occupancy or use of residential projects adjacent to the project's boundaries, evidence shall be provided to the Director of Planning and Land Use that the quarry operations do not produce noise that exceeds the Leq(h)=75 dB(A) limit at the project's boundary with residential uses. Such evidence shall be in the form of quarterly noise measurements for a minimum of five working days covering time when extractive operations occur within 300 feet of any off-site residential projects. (EIR)

11. All light fixtures shall be low pressure sodium and designed and adjusted to reflect light downward away from any road or street, and away from any adjoining premises, and shall otherwise conform to Section 6324 of the Zoning Ordinance.

12. No loudspeaker or sound amplification system shall be used to produce sounds in violation of the County Noise Ordinance.

13. AII equipment and vehicular parking areas and roads shall be periodically oiled, paved, or otherwise treated, and at all times maintained, so as to prevent dust production to the satisfaction of said Air Pollution Control Officer.

14. Immediately prior to removal from the premises, all materials shall be surface watered in a manner approved by said Air Pollution Control Officer.

15. AII dust or other air pollution emissions at the screens, at material transfer points, or at any equipment, during any phase of the operation shall be controlled by water sprays, or by such other or additional methods as may be required by said Air Pollution Control Officer to control any excessive dust or air pollutant production which, in the opinion of said Air Pollution Control Officer, may develop or has developed.

16. No plumbing or other installation shall be made that could cause pollution of the potable water supply due to an open or potential cross connection or due to back siphonage.

17. The premises shall be graded, and all operations on said premises shall be conducted so that there is no ponding or accumulation of surface waters that could constitute a hazard to persons or property, and so there is no ponding or accumulation of surface waters which, in the opinion of said Department of Health Officer, would or could provide a place for the development or harborage of insects or pests that could cause annoyance or constitute a nuisance to persons or property in the vicinity of such premises.

18. No non-operating equipment, vehicles, junk, or other refuse shall be stored or allowed to exist on the premises described in Application P78-083W[2].

19. The natural channels through the subject property shall not be obstructed, diverted, or otherwise altered to adversely affect adjacent ownerships in the opinion of the Department of Sanitation and Flood Control; and any proposed changes to the drainageways shall be subject to approval of said Department.

20. No excavation shall be done outside the proposed limits of excavation shown on the plot plan attached to said Application P78-083W[2].

21. No slope shall be established having a grade steeper than one foot rise in every one and one-half feet.

22. A 6 foot high woven wire fence shall be placed at the top of all final cut slopes in excess of 20 feet.

23. The applicant shall furnish to the Department of Public Works a soils report from a soils engineer certifying to the stability of final cut slopes and recommendations for the protection of the slopes against erosion.

24. Hours of operations for the animal waste processing facility shall be from 6:00 a.m. to 6:00 p.m. Monday through Saturday.

25. There shall be no odor noticeable from the site at Highway 67.

26. Animal manure is limited to horses and chickens, no cattle manure.

27. The parking areas and driveways shall be well maintained.

28. All landscaping shall be adequately watered and well maintained at all times.

29. All trees and shrubs shall be allowed to grow to attain the desired shading and screening effects without extensive shaping, topping and hatracking (pollarding).

30. All operations associated with the A-1 Soils animal waste composting facility (P78-083w[3]; Log No. 89-14-069A) shall be conducted in accordance with the Vector Control Plan dated June 26, 2002, received July 3, 2002. Any deviation from the approved plan is subject to the approval of the County of San Diego Department of Environmental Health, Vector Surveillance and Control Program.

31. Comply with all applicable stormwater regulations at all times. The activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (Ordinance No. 9424 and Ordinance No. 9426) and all other applicable ordinances and standards. This includes requirements for materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas greater than 1-acre require that the property owner keep additional and updated information on-site concerning stormwater runoff. This requirement shall be to the satisfaction of the Director of Public Works.

32. Property owners shall agree to preserve and save harmless the County of San Diego and each officer and employee thereof from any liability or responsibility for any accident, loss, or damage to persons or property happening or occurring as the proximate result of any of the work undertaken to complete this work, and that all of said liabilities are hereby assumed by the property owner.

33. **EXPLOSIVES FACILITY COMPLIANCE REPORT: [PDLU, PCC] [DPLU, FEE].** **Intent**: In order for the explosives storage facility to comply with Section 6904(e) of the County Zoning Ordinance. a compliance report shall be submitted to [DPLU, PCC] once every five years for the life of this permit. **Description of Requirement**: The compliance report shall demonstrate to the satisfaction of the Director of DPLU that the explosives storage use meets the requirements of Section 6904 of the Zoning Ordinance and the conditions of this Maior Use Permit. **Documentation**: The compliance report shall include the following information:

    1. A project description describing the explosives storage facility use and any changes that have occurred with the facility since the last review by DPLU. Also, any additional development that has occurred within 1.000 feet of the facility since the last review by DPLU shall be documented.

    2. Documentation that the project is in compliance with all explosives-related conditions within this Major Use Permit. There should be documentation that the project is in compliance with all Federal, State, and Local explosives storage requirements.

    3. Provide an updated Fire Service Availability Form.

    Timing: The first report and associated fees for review is due to [DPLU, PCCI] within five (5) years of the date of the granting of this Major Use Permit Time Extension. The Director of DPLU shall review the compliance report and upon receipt of sufficient information, shall determine whether the use is in compliance with the Major Use Permit or whether the Major Use Permit shall be subject to review by the Approving Authority (County Planning Commission). A letter will be provided by the Director of DPLU with this determination. **Monitoring**: The [DPLU, Code Enforcement Division] is responsible for enforcement of this permit.

~~G.~~ This Major Use Permit Modification shall expire on ~~July 20, 2014~~ March 17, 2035, at 4:00 p.m. (or such longer period as may be approved pursuant to Section 7376 of the Zoning Ordinance of the County of San Diego prior to said expiration date) unless construction or use in reliance on this Major Use Permit has commenced prior to said expiration date. ~~Once (if) use and reliance is established, this Major Use Permit and subsequent modifications will expire on March 17, 2020.~~

MITIGATION MONITORING OR REPORTING PROGRAM (MMRP): Public Resources Code Section 21081.6 requires the County to adopt a Mitigation Reporting or Monitoring Program for any project approved with the adoption of a Mitigated Negative Declaration or with the certification of an Environmental Impact Report, for which changes in the

project are required in order to avoid significant impacts. Section 21081.6(a)(1) states in part:

> *The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation.*

Section 21081(b) further states:

> *A public agency shall provide [that] the measures to mitigate or avoid significant effects on the environment are fully enforceable through permit conditions, agreements, or other measures.*

As indicated above, a Mitigation Monitoring or Reporting Program is required to assure that a project is implemented in compliance with all required mitigation measures. The Mitigation Monitoring or Reporting Program (MMRP) for this project is incorporated into the mitigation measures adopted as project conditions of approval. Each mitigation measure adopted as a condition of approval (COA) includes the following five components.

Intent: An explanation of why the mitigation measure (MM) was imposed on the project.
Description: A detailed description of the specific action(s) that must be taken to mitigate or avoid impacts.
Documentation: A description of the informational items that must be submitted by the applicant to the Lead Agency to demonstrate compliance with the COA.
Timing: The specific project milestone (point in progress) when the specific required actions are required to implemented.
Monitoring: This section describes the actions to be taken by the lead agency to assure implementation of the mitigation measure.

The following conditions of approval required to mitigate or avoid significant impacts on the environment are listed below and constitute the MMRP for this project:

a. Subsequent Project Permits

   Compliance with the following conditions is assured because specified subsequent permits or approvals required for this project will not be approved until the conditions have been satisfied:

   Condition B.

b. Enforcement

   Compliance with the following conditions is assured because complaints of non-compliance may be provided by the public to the County which may then investigate the status of compliance and pursue enforcement:

Preamble to Conditions.

c. Ongoing Mitigation

Compliance with the following conditions is assured because County staff will monitor the on-going requirements and, if necessary, pursue the remedies specified in the project permit, the security agreement, or the mitigation monitoring agreement:

Preamble to Conditions.

MAJOR USE PERMIT P78-083 FINDINGS

Special Use Permit:
Pursuant to Section 710 of The Zoning Ordinance, the following findings in support of the granting of the special use permit are made:

(1) The granting of such special use permit will not be materially detrimental to the public health, safety or welfare, or injurious to the property or improvements in such vicinity and zone in which the property is located.

The facts supporting Finding (1) are as follows:

a) There is adequate access to the site.

b) The project is suitable for the area and measures have been taken to insure that there will be no detrimental impacts on the environment or on the public health, safety and welfare.

(2) The granting of such special use permit will not adversely affect any master or precise plan adopted pursuant to law.

The fact supporting Finding (2) is as follows

The continued operation of the borrow pit and related activities is in conformance with the Lakeside Community Plan which designates the area "Heavy Industrial."

MAJOR USE PERMIT MODIFICATION P78-083W2 FINDINGS

Pursuant to Section 7358 of The Zoning Ordinance, the following findings in support of the granting of the Major Use Permit are made:

(a) The location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures with consideration given to

1. Harmony in scale, bulk, coverage, and density

   The facts supporting Finding (a-1) are as follows:

   The excavations and final slope configurations are occurring in an area of similar activities and in conformity with this area. The subject site is zoned and designated for extractive and industrial uses. There are no residential uses in the area and the site is well screened from other types of activities.

2. The availability of public facilities, services, and utilities

   The fact supporting Finding (a-2) is as follows:

All public facilities and utilities to meet the needs of the excavation activities are already available.

3. The harmful effect, if any, upon desirable neighborhood character

   The fact supporting Finding (a-3) is as follows:

   The certified Environmental Impact Report identified in detail any harmful impact, such as noise, and considered the impacts insignificant or placed mitigating measures in the decision of approval that will eliminate them to a level of insignificance.

4. The generation of traffic and the capacity and physical character of surrounding streets

   The fact supporting Finding (a-4) is as follows:

   The extractive materials and the trucks carrying asphaltic concrete and concrete have reasonably direct access from the site to Slaughterhouse Canyon Road to State Route 67.

5. The suitability of the site for the type and intensity of use or development which is proposed

   The facts supporting Finding (a-5) are as follows:

   The site is already being excavated. The site has been established to be suitable for the use by the extractive overlay on the Lakeside Community Plan and by the accepted Environmental Impact Report.

6. Any other relevant impact of the proposed use

   The facts supporting Finding (a-6) are as follows:

   Additional excavations that occur on the westerly side of the site at a higher elevation, will be visible to traffic on State Route 67. This visual impact will be minimized as slopes are revegetated.

(b) The impacts, as described in Findings (a) above, and the location of the proposed use will be consistent with the San Diego County General Plan.

The fact supporting Finding (b) is as follows:

The project is consistent with the General Plan because this area is both zoned industrial and designated for extractive uses.

(c) That the requirements under the California Environmental Quality Act have been complied with.

The fact supporting Finding (c) is as follows:

An Environmental Impact Report was prepared and circulated in accordance with the California Environmental Quality Act which concluded that there will be no adverse environmental impacts that cannot be adequately mitigated to a level of insignificance for this Major Use Permit Modification.

MAJOR USE PERMIT MODIFICATION P78-083W3 FINDINGS

Pursuant to Section 7358 (see Section 7359 for findings required for permits filed pursuant to Regional Land Use Element 3.8) of The Zoning Ordinance, the following findings in support of the granting of the Major Use Permit Modification are made:

(a) The location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures with consideration given to

1. Harmony in scale, bulk, coverage, and density

Scale and Bulk. The proposed project is a Major Use Permit Modification to allow the Animal Waste Processing use to occupy a six-acre portion of a larger 288-acre property currently approved for aggregate material extraction, a cement and asphalt recycling plant, asphalt batch plant and a soil blending operation. Surrounding land uses consists of industrial land uses to the east of the site with vacant lands to north, south, and west. The industrial land uses include an existing trucking company which has a number of large buildings utilized for truck storage and repair. The proposed animal waste processing facility will include a 456 square-foot office trailer, 10,000 gallon water tank, and storage bins in which material stock piles will be kept. These stockpiles will be similar in appearance to existing material stockpile commonly found on the site as a result of aggregate extraction operations and will blend in with the backdrop of the existing mining operations. Material composting windrows approximately 10 feet in height and a custom blending pad will also be located on the site however these have minimal profiles. A five-foot high landscaped berm will be located around portions of the site which are most visible from the surrounding area which will assist in further enhancing off-site views of the operations. When compared to the existing mining operations being conducted on the site as well as adjacent heavy commercial and industrial land uses, the bulk and scale of the proposed uses is consistent and compatible with the surrounding area.

Coverage. The project proposes to site an animal waste processing facility at an existing mining and processing facility approved under existing Major Use Permit P78-083W2. The animal waste processing facility is located on a six-acre portion of a larger 288-acre site currently utilized for aggregate extraction. Coverage on the six-acre area in terms of buildings will consist of a 465-office trailer, 10,000-gallon water tank and portable restrooms. Material stockpiles, material windrows and a soil blending pad will also contribute to approximately 50 percent coverage of the site. Other industrial and heavy commercial uses in the area have similar site characteristics. When the six-acre animal waste-processing site is considered as part of the larger 288 mining site the coverage of the proposed uses are rather minimal. For the following reasons the project is compatible in terms of coverage.

Density. The project will not result in any additional residential density onsite because the existing use is agricultural in scope.

2. The availability of public facilities, services, and utilities

   The project proposes to site an animal waste processing facility at an existing mining and processing facility approved under existing Major Use Permit P78-083W2.The site has existing facilities for access and utility services. Access is taken via Slaughterhouse Canyon Road, an improved public street. A service availability letter has been received from the Lakeside Fire District for fire service. Portable toilets will be available on the site for use by customers. A 10,000-gallon water tank will be used for applicable site operations. Therefore, the proposed project will not have an adverse impact on public facilities, services, or utilities and will be compatible with adjacent uses.

3. The harmful effect, if any, upon desirable neighborhood character

   The project proposes to site an animal waste processing facility at an existing mining and processing facility approved under existing Major Use Permit P78-083W2. The original permit plot plan indicated topsoil blending as part of site operations which often times are associated with mining and processing uses. The applicant now wishes to compost animal waste on the site in conjunction with a soil blending operation, Animal waste processing requires a Major Use Permit in the M-58 High Impact Industrial Use Regulations. The animal waste processing facility would be located on a 6-acre portion of the mining site within an existing graded and disturbed area.

   The existing land uses in the vicinity of the proposed project consist of industrial land uses to the east of the site with vacant lands to north, south, and west. The nearest residential land use is located approximately three-quarters mile to the south. Due to the substantial distances between potentially sensitive land uses (i.e., residential) and the presence of topographic barriers, the location of the composting operations would not be expected to have adverse impacts on these uses.

   A portion of the subject site will be visible from State Route 67 a County Designated Scenic Highway. When considering the sites backdrop (existing mining operations) and the context of the surrounding land uses the site will blend in with the existing industrial/heavy commercial nature of the area. However, a landscape berm will be located around the project's perimeter to assist in screening and enhancing the site from off-site views. ln addition, the project is subject to conformance with the Lakeside Design Guidelines to assure compatibility with the desired community character.

   Project operations will also be regulated and permitted through the Air Pollution Control District as well as the Department of Environmental Health's Vector Control Division. Additionally, the project is located in an area currently utilized for industrial type land uses and is devoid of residential or highly populated areas. The project site is located within a setting consistent with the proposed use and is relatively isolated from sensitive land uses. For the above reasons, the proposed project will not have a harmful effect upon desirable neighborhood character.

4. The generation of traffic and the capacity and physical character of surrounding streets

   The project proposes 25 truck trips associated with the proposed use which equates to approximately 110 Average Daily Trips (ADT) (per SANDAG traffic rates 25 truck trips x 2.2 passenger car equivalents per truck x 2 ADT for leave and return trips = 110 ADT). This number is not a significant increase to existing traffic on SR67. Currently there are 24,000 ADT on State Route 67. The existing level of service on SR 67 is "F". The level of service with the project will be "F". When built out to its classification (Major Road) SR 67 will handle 29,600 ADT at Level of Service "C".

5. The suitability of the site for the type and intensity of use or development which is proposed

   The project proposes to site an animal waste processing facility at an existing mining and processing facility approved under existing Major Use Permit P78-083W2 served by improved public streets. The site is located on a previous mined and graded area and therefore will not require extensive grading for the proposed use therefore no sensitive environmental resources are located on-site. Public service for fire protection is available to the site and sanitation and water needs will be adequately accommodated. Since the site is currently being utilized for aggregate extraction, the project site is suitable for the type and intensity of the development proposed.

6. Any other relevant impact of the proposed use

   None.

(b) The impacts, as described in Findings (a) above, and the location of the proposed use will be consistent with the San Diego County General Plan.

The proposed project is located on property that encompasses the (16) General Industrial, (18) Multiple Rural Use and contains the (25) Extractive Overlay Land Use Designations. The proposed project is located entirely within the (16) General Industrial Land Use Designation which is consistent with the General Plan and the Lakeside Community Plan because it proposes an Agricultural Use which is allowed in the M58 High Impact Industrial Use Regulation with the granting of a Major Use Permit. The proposed use is entirely located within the M58 High Impact Industrial Use Regulations. Therefore, the project as proposed is consistent with existing zoning.

(c) That the requirements of the California Environmental Quality Act have been complied with.

An Addendum to the previously Certified Final Environmental Impact Report has was prepared on July 15, 2002.

FINDINGS FOR ZONING ORDINANCE SECTION 6902 (ANIMAL WASTE PROCESSING)

a. Location. No animal waste processing operation shall be located closer than 1/2 mile from property in a zone which does not permit animal waste processing operations; provided that

this requirement need not be met if the Planning Environmental Review Board, Planning Commission or Board of Supervisors finds that a closer location will not adversely affect property in a zone which does not permit animal waste processing because of one or both of the following circumstances:

1. The effect of natural topography will largely negate any adverse influences of the waste processing operation on property in such zone; or

   The project site is located in a hilly area that is isolated from potentially sensitive land uses. Although A70 zoned lands are located approximately one-quarter mile to the west, these lands are owned by the applicant and are involved in aggregate extraction operations. Incompatible land uses would not be allowed without modification of the Major Use Permit which currently allows extraction and processing, asphalt and concrete batching, asphalt and concrete recycling, and topsoil blending.

2. The property in such zone is vacant or essentially vacant due to its topography, location, access, or other factors, is not reasonably expected to be developed within the time period for which the major use permit is granted.

   The proposed project is compatible with surrounding land uses. Areas to the west are zoned and occupied by industrial land uses. These uses include construction equipment storage and repair, mining and processing, trucking yards, and automobile dismantling. Lands to the south are currently unoccupied with a prominent hill separating the proposed site from residential land uses. Ownership of the prominent hill is held by the project applicant as part of P78-083. This land is designated as open space. The residential land uses are located approximately three-quarters mile south of the proposed composting operations. The applicant's property extends for approximately 4,000 feet to the west of the site which abuts open space owned by the County of San Diego. Lands to the north are currently unoccupied and are owned by the applicant. This land is held as future reserve for continued aggregate extraction operations.

b. Minimum Site Area. No animal waste processing operation shall be established or maintained on a lot or parcel unless such lot or parcel is 5 acres or more in area.

   The Major Use Permit area for P 78-083 includes 296.4 acres. This exceeds the requirement for a five-acre minimum parcel size.

c. Setback. No building, machinery or stockpile in connection with the operation of animal waste processing subject to this section shall be maintained closer than 1,000 feet from the nearest pool, tennis court, public playground or dwelling located outside the boundary of the parcel or contiguous parcels associated with the animal waste processing operation at the time the Major Use Permit is granted. This requirement need not be met if the Planning Environmental Review Board, Planning Commission or Board of Supervisors finds that the animal waste processing facilities will not create significant adverse impacts to residences within said 1,000 feet and that the Major Use Permit findings at Section 7358 can be made.

   The proposed composting operations will not be located within 1,000 feet of a pool, tennis court, public playground, or dwelling. The nearest land use that would potentiality meet these

criteria is located approximately three-quarters mile to the south. Due to the substantial distances between potentially sensitive land uses (i.e., residential) and the presence of topographic barriers, the location of the composting operations would not be expected to have adverse impacts on these uses.

d. Operation Plan. The applicant shall submit with his application plans, specifications and a description of the operation in sufficient detail so that the proposed operation can be fully evaluated as to any potential adverse effects on surrounding territory. Such plans shall include but not necessarily be limited to the following:

1. Site Plan showing the location of all structures and functions of the operation.

A Site Plan is provided at 1" = 40' scale. The site plan shows the location of all structures and functions of the operation.

2. A description of machinery, process and products.

A-1 Soils Project Description:

A-l Soils a topsoil blending and custom soil manufacturing concern that provides retail and bulk soil sales. This business is currently operated from a 5-acre site at Hanson Aggregates' Carroll Canyon site. However, due to a number of site constraints, the owner is proposing to move the composting and custom blending retail sales operations to the company's Slaughterhouse Canyon (AKA, Asphalt, Inc.) site in Lakeside, CA.

Relocation of A-1 Soils to Slaughterhouse Canyon will require modification of P78-083W[2] to allow animal waste composting. P78-083W[2] currently allows a variety of uses consistent with mineral resource extraction and processing, including topsoil blending. The requested permit modification does not request approval of A-1 Soils topsoil blending activities, only allowances for animal waste composting in compliance with the County of San Diego Zoning Ordinance Section 2580, M58 High Impact Industrial Use Regulations, and Section 6902 Animal Waste Processing.

Operations typically conducted by A-1 Soils includes the following:

- *Import of soil materials (currently allowed by P78-083W[2]).*
- *Import of organic feedstock manure from the Del Mar fair, local horse stables, and chicken ranches (requires modification of P78-083W[2]).*
- *Import of sand, fertilizer, and other custom soil blending materials (currently allowed by P78-083W[2]).*
- *Utilization of overburden soil products that result from the mining of aggregates at the Slaughterhouse Canyon site (currently allowed by P78-083W[2]).*
- *Blending of topsoil materials to meet product specifications (currently allowed by P78-083W[2]).*
- *Export of finished product topsoil materials (currently allowed by P78-083W[2]).*
- *Import of exotic soil amendments for use in custom blended nursery soils (currently allowed by P78-083W[2]).*

- *Stockpiling bark and landscape products for sale to general public (currently allowed by P78-083W[2]).*

The topsoil blending operations currently allowed by P78-083W[2] would include the use of the following equipment:

3 Front End Loaders- Caterpiller 966, Caterpiller 920, Caterpiller 950
2 Materials Screens - Finley and Powerscreen
1 Water Truck - Peterbuilt
2 Forklifts - Toyota & Clark
1 Soil blending Plant - Trans-America Blend Plant with Diesel Caterpiller Motor
1 Case Skip-Loader

The proposed animal waste composting operation would require the use of the following additional equipment and is the subject of this Maior Use Permit Modification application:

1 Cat 966 Front End Loader
1 Farm Tractor and Windrow Turner - Case International 5220
1 Power Screen, 125 horse power Ford Diesel engine
1 10,000 gallon water tank
1 Office trailer

Site operations are managed to develop a variety of topsoil products and custom blended soils. These products are developed by blending and composting appropriate on-site and imported materials. In a given year, approximately 26,000 cubic yards of animal waste will be composted in conjunction with the A-I Soils operations. This total is made up of 21,000 cubic yards of stable bedding materials (10% manure + 90% wood shavings), 5,000 cubic yards of chicken manure (30% manure + 70% saw dust). Of the total stable bedding materials, the majority is received from the Del Mar Fair during the summer fair season and during the horse racing season. The remainder originates from the Budweiser Horses (Seaworld) and from local horse owners. At no time will there be more than 10,000 cubic yards of animal waste materials at the site. Typical conditions find approximately 5,000 cubic yards of materials at the site in the process of composting.

Deliveries of livestock manure are seasonal and, in large part, depend upon activities at the Del Mar Fairgrounds. Deliveries of chicken manure occur on a daily basis with approximately 50 to 100 cubic yards being received per week. Deliveries from local sources are expected to occur intermittently.

All composting is regulated by state mandated pathogen mortality standards. Composting is accomplished by blending stable bedding feedstock materials with saw dust and composted in windrows averaging 8 to 10 feet in height. The windrows are then turned and watered regularly to further blend the materials and encourage rapid decomposition. These practices eliminate odor and fire hazards. No chemicals or other organic materials are used in the composting process. Once these materials have been thoroughly composted, they are blended with natural topsoil materials to achieve custom blends for a variety of horticultural applications.

Typical operations result in approximately 25 average daily truck and trailer trips (in and out). This traffic is about evenly divided between imported material deliveries to the site and export of finished blended soil materials.

Location of the A-I Soils operations at the Slaughterhouse Canyon site will occupy approximately six acres of the existing pad area. Facilities to be included in the operations will include an office trailer, 10,000 gallon water tank, and materials storage bins. The remainder of the area will be devoted to materials storage, blending, composting, processing, and stockpiling. As a final note, with exception to animal waste composting, all of the above listed activities are currently allowed by P78-083W[2].

3. Specifications for the mechanisms and techniques to be used in the suppression of odors, air contaminants and flies at all times before, during and after the processing operation.

   When animal manure is received at the site, it is blended with equal parts of saw dust and stacked in windrows. The windrows are subsequently watered and turned on a daily basis to aid in decomposition. This daily maintenance activity eliminates odors and fire hazards.

e. Director of Environmental Health Review. The Director of Environmental Health shall review all applications and make recommendations thereon, including recommendations as to conditions deemed necessary to assure adequate suppression of odors, air contaminants, flies and other hazards of the public health.

   The applicant has received approval of a Vector Control Plan through the Department of Environmental Health Vector Control and Surveillance Division. The applicant will be required to obtain a Composting Solid Waste Facility Permit through the Department of Environmental Health Local Enforcement Agency.

f. Water Quality Control Board Review. The Director shall send a copy of each application to the appropriate California Regional Water Quality Control Board for information and, if said Board so elects, for recommendation to the Approving Authority.

   The application was forwarded to the RWQCB on February 6, 2002. No comments have been received from the RWQCB .

SITE PLAN FINDINGS PURSUANT TO SECTION 7150 OF THE ZONING ORDINANCE

This Major Use Permit is subject to the "B" Community Design Review designator and has been reviewed to assure compliance with the Lakeside Design Guidelines.

a. That the proposed development meets the intent and specific standards and criteria prescribed in Sections 5760 and 7158 of The Zoning Ordinance because the development is compatible with adjacent land uses and is not detrimental to the scenic resources present in the adjacent areas.

b. That the proposed development is compatible with the Lakeside Community Plan because it proposes an agricultural use in an area designated for agricultural uses on the Lakeside Community Plan.

c. That any applicable standards or criteria waived by the Director pursuant to Section 7158d have been or will be fulfilled by the condition or conditions of a use permit or Variance. No standard or criteria has been waived.

MAJOR USE PERMIT MODIFICATION P78-083W4 FINDINGS

Pursuant to Section 7358 (see Section 7359 for findings required for permits filed pursuant to Regional Land Use Element 3.8) of The Zoning Ordinance, the following findings in support of the granting of the Major Use Permit are made:

(a) The location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures with consideration given to

1. Harmony in scale, bulk, coverage, and density

   The project site proposed for the explosive storage encompasses 0.69 acres of a 116.14-acre parcel, and the portable magazines of 128 square feet within the proposed enclosure are significantly less in area than any of the structures comprising the existing mining and animal composting operations. The explosive storage is therefore harmonious with the scale, bulk, and coverage of existing uses. The project site has no residential density.

2. The availability of public facilities, services, and utilities

   Service availability forms from the Lakeside Water District and Lakeside Fire Protection District attest to the availability of water and fire suppression services to the project site.

3. The harmful effect, if any, upon desirable neighborhood character

   The project site is located at a minimum of 300 feet at the base of natural landforms which serve to buffer the use and is additionally located over a third of a mile beyond the improved sections of Slaughterhouse Canyon Road and State Route 67. There are no public views of the site in this location, and this substantial buffering ensures the project has no adverse impact to the industrial vicinity within which it is located.

4. The generation of traffic and the capacity and physical character of surrounding streets

   The project will not generate a significant number of vehicle trips other than routine maintenance and inspection and is therefore substantially less than the trips required for the existing mining and animal waste composting operations. The improvement requirements for these uses are adequate to cover any traffic impacts associated with the explosive storage.

5. The suitability of the site for the type and intensity of use or development which is proposed

   The project site is entirely disturbed with impacts evaluated and mitigated under the previously certified EIR for the original mining project. There are no known biological or

cultural resources present on the explosive storage site. The area does not contain any identified geologic hazards, nor would it displace any residential or agricultural use. The terrain is already level and no further landform modification is necessary.

6. Any other relevant impact of the proposed use

   None identified.

(b) The impacts, as described in Findings (a) above, and the location of the proposed use will be consistent with the San Diego County General Plan.

The project site is designated (18) Multiple Rural Use with a (25) Extractive Use Overlay by the County General Plan. The storage of explosives is a commercial use consistent with the permitted uses of applicable zoning and is ancillary to the principal extraction of mineral resources of the site without interfering with those operations. The project impacts and location are thus consistent with the General Plan.

(c) That the requirements of the California Environmental Quality Act have been complied with.

An addendum to the previously certified EIR has been prepared for this project and is on file at the Department of Planning and Land Use as Environmental Review 89-14-069B.

MAJOR USE PERMIT MODIFICATION P78-083W5 FINDINGS

Pursuant to Section 7358 (see Section 7359 for findings required for permits filed pursuant to Regional Land Use Element 3.8) of The Zoning Ordinance, the following findings in support of the granting of the Major Use Permit Modification are made:

(a) The location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures with consideration given to:

1. Harmony in scale, bulk, coverage, and density

   The Major Use Permit Modification would allow for the continued use of the property for explosives storage on approximately 0.69 acres. The project does not result in the construction of any new structures, including residential development, within the Major Use Permit boundaries. The project is surrounded by industrial development and undeveloped lands. As such, the project is similar in scale. bulk. coverage. and density to surrounding development.

2. The availability of public facilities, services, and utilities

   A Service Availability Letter has been received from the Lakeside Fire Protection District for the continued provision of fire service to the site. A Service Availability Letter has been received from the Lakeside Water District that services are expected to be available for this project. The project obtains its water from an onsite well. Therefore. continuance of the project will not have an impact on the availability of public facilities, services. or utilities.

3. The harmful effect, if any, upon desirable neighborhood character

   This area is comprised of several sand and gravel extraction operations. concrete and asphalt batching plants. explosive storage, and other industrial/commercial business. The continued use of the site for explosive storage would be compatible with the existing adjacent land use. As such, there would be no harmful effects upon the surrounding character of the area.

   The project site is located at a minimum of 300 feet from the base of natural landforms which serve to buffer the use and is additionally located over a third of a mile beyond the improved sections of Slaughterhouse Canyon Road and State Route 67. There are no public views of the site in this location. and this substantial buffering ensures the project has no adverse impact to the industrial vicinity within which it is located.

4. The generation of traffic and the capacity and physical character of surrounding streets

   The project will would not result in any additional trips to local roadways beyond those previously analyzed. Therefore, the project would not have an impact on traffic and circulation in the project vicinity.

5. The suitability of the site for the type and intensity of use or development which is proposed

   The project site is entirely disturbed with impacts evaluated and mitigated under the previously certified EIR for the original mining project. There are no known biological or cultural resources present on the explosive storage site. The area does not contain any identified geologic hazards, nor would it displace any residential or agricultural use. The terrain is already level and no further landform modification is necessary.

   6. Any other relevant impact of the proposed use

   None.

(b) The impacts, as described in Findings (a) above, and the location of the proposed use will be consistent with the San Diego County General Plan.

The project site is designated Rural Lands (RL-20) and High Impact Industrial (I-3) by the County General Plan. The storage of explosives is a commercial use consistent with the permitted uses of applicable zoning and is ancillary to the principal extraction of mineral resources of the site without interfering with those operations. The project impacts and location are thus consistent with the General Plan.

(c) That the requirements of the California Environmental Quality Act have been complied with.

The project relies on the previously certified Environmental Impact Report dated March 2. 1995 on file at the Department of Planning and Land Use as Environmental Review Number 89-14-069. There is no new information, and no changes or substantial increase in the

severity of previously identified significant effects as explained in the Environmental Review Update Checklist dated July 20,2012.

MAJOR USE PERMIT MODIFICATION P78-083W6 FINDINGS

Pursuant to Section 7358 of The Zoning Ordinance, the following findings in support of the extension of the Major Use Permit are made:

(a) The location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures with consideration given to

1. Harmony in scale, bulk, coverage, and density

   The proposed project requests only an extension of time (15 years) to complete the already approved mining and reclamation at the site. Further, the proposed project is a continuation of an existing on-going extraction operation in an area where similar type land uses occur and are encouraged by the community plan. The proposed project would not expand the area already approved for mining and reclamation or otherwise expand or intensify the existing use.

2. The availability of public facilities, services, and utilities

   The proposed project requests only an extension of time (15 years) to complete the already approved mining and reclamation at the site. The proposed project would not expand the area already approved for mining and reclamation or otherwise expand or intensify the existing use. The proposed project would not alter operations such that a substantial increase in demand for public services would occur, and the construction of new or expanded facilities related to such services would not be required. Additionally, the proposed project would not require the relocation or construction of new utility infrastructure and would not alter the utility infrastructure necessary to support the facility.

3. The harmful effect, if any, upon desirable neighborhood character

   The proposed project requests only an extension of time (15 years) to complete the already approved mining and reclamation at the site. The proposed project would not expand the area already approved for mining and reclamation or otherwise expand or intensify the existing use. The project would continue to be subject to the existing conditions of approval related to aesthetics.

4. The generation of traffic and the capacity and physical character of surrounding streets

   The proposed project requests only an extension of time (15 years) to complete the already approved mining and reclamation at the site. The proposed project would not increase the aggregate tonnage produced or otherwise expand or intensify the existing use. Further, the proposed project would not alter the vehicle trip generation, trip distribution, or trip length relative to what was analyzed in the prior EIR. Thus, with implementation of the proposed project, VMT would not increase relative to the approved

project. In addition, the project would continue to be subject to the existing conditions of approval related to transportation outlined above.

5. The suitability of the site for the type and intensity of use or development, which is proposed

   The proposed project requests only an extension of time (15 years) to complete the already approved mining and reclamation at the site. The proposed project would not expand the area already approved for mining and reclamation or otherwise expand or intensify the existing use.

6. Any other relevant impact of the proposed use

   None.

(b) The impacts, as described in Findings (a) above, and the location of the proposed use will be consistent with the San Diego County General Plan.

The site is subject to the Rural Lands (RL-40) and High Impact Industrial (I-3) Land Use Designations. The Project is consistent with the relevant General Plan goals, policies, and actions, as described in the staff report. The proposed project requests only an extension of time (15 years) to complete the already approved mining and reclamation at the site. The proposed project would not expand the area already approved for mining and reclamation or otherwise expand or intensify the existing use.

(c) That the requirements of the California Environmental Quality Act have been complied with.

The Project has been reviewed for compliance with the California Environmental Quality Act and an Environmental Impact Report (EIR) was prepared for the processing of the initial Project. An EIR for A Modification to Major Use Permit No. 78-0831, SCH #93061053, was certified on April 5, 1995. The certified EIR found significant effects to the following: aesthetics, biological resources, cultural resources, geology and soils, hydrology, and noise (Attachment A). All of these effects were determined to be mitigated or avoided to a level below significance. An addendum to the certified EIR for A-1 soils animal waste composting, P78-083W3; ER 89- 14-069A, found significant impacts to noise and hazards. These effects were determined to be mitigated or avoided to a level below significance. An addendum to the certified EIR for an explosives facility, P78-083W4, ER 89-14-069B, found no new or substantially more severe environmental effects compared to those identified in the previously certified EIR. An addendum to the certified EIR was also prepared for the current extension of time request (15 years) and found no new substantial impacts resulting from the project.

.....

ORDINANCE COMPLIANCE AND NOTICES: The project is subject to, but not limited to the following County of San Diego, State of California, and US Federal Government, Ordinances, Permits, and Requirements:

NOISE ORDINANCE COMPLIANCE: In order to comply with the County Noise Ordinance 36.401 et seq. and the Noise Standards pursuant to the General Plan Noise Element (Policy 4.b). the property and all of its uses shall comply with the approved plot plan. specific permit conditions and approved building plans associated with this permit. No loudspeaker or sound amplification system shall be used to produce sounds in violation of the County Noise Ordinance. The property owner and permittee shall conform to the approved plot plan(s). specific permit conditions. and approved building plans associated with this permit as they pertain to noise generating devices or activities. If the permittee or property owner chooses to change the site design in any way. they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

COMPLIANCE INSPECTION: In order to comply with Zoning Ordinance Section 7362.e the County shall inspect the Use Permit property for compliance with the terms of this Use Permit. The County Permit Compliance Officer will perform a site inspection and review the on-going conditions associated with this permit. The inspection shall be scheduled no later than the six months subsequent to establishing the intended use of the permit. If the County determines the applicant is not complying with the Major Use Permit terms and conditions the applicant shall allow the County to conduct follow up inspections more frequently than once every twelve months until the County determines the applicant is in compliance. The Property Owner/Permitee shall allow the County to inspect the property for which the Major Use Permit has been granted. at least once every twelve months, to determine if the Property Owner/Permitee is complying with all terms and conditions of the Use Permit. This requirement shall apply during the term of this permit.

NOTICE: The project will be required to pay the Department of Planning and Development Services ~~Land Use~~ Mitigation Monitoring and Condition Review Fee. The fee will be collected at the time of the first submittal for Condition Satisfaction to DP~~LU~~DS, including Mitigation Monitoring requests. The amount of the fee will be determined by the current Fee Ordinance requirement at the time of the first submittal and is based on the number of DP~~LU~~DS conditions that need to be satisfied. The fee amount will only be paid one time for those [two conditions with two fees each] conditions that are indicated with the [**DP~~LU~~DS, FEE**] designator. The fee will not apply to subsequent project approvals that require a separate submittal fee such as, Revegetation and Landscape Plans, Resource (Habitat) Management Plans. Habitat Loss Permits. Administrative Permits, Site Plans. and any other discretionary permit applications.

NOTICE: This project has been found to conform to the San Diego County Multiple Species Conservation Program Subarea Plan, Biological Mitigation Ordinance and Implementing Agreement. Upon fulfillment of the requirements for permanent mitigation and management of preserved areas as outlined in Section 17.1 (A) of the County's Implementing Agreement for the Multiple Species Conservation Program (MSCP) Plan, Third Party Beneficiary Status can be attained for the project. Third party beneficiary status allows the property owner to perform "incidental take" under the State and Federal Endangered Species Acts, of species covered by the MSCP Plan while undertaking land development activities in conformance with an approval granted by the County in compliance with the County's Implementing Agreement.

NOTICE: The issuance of this permit/approval by the County of San Diego does not authorize the applicant for said permit/approval to violate any federal, state, or county laws, ordinances,

regulations, or policies including, but not limited to, the federal Endangered Species Act and any amendments thereto.

NOTICE: Fish and Game Fees have been paid in the amount of $875 for the review of the EIR, Receipt number 99427, date paid July 19, 2002.

NOTICE: This subject property is known to contain Coastal sage scrub plant community. Such plant community is habitat for the coastal California gnatcatcher. The Federal government recently listed the gnatcatcher as a threatened species under the Federal Endangered Species Act of 1973 (16 U.S. C. Section 1531 et seq.). THE LISTING MAY RESULT IN AN APPLICANT'S INABILITY TO PROCEED WITH HIS/HER PROJECT WITHOUT A PERMIT FROM THE FEDERAL GOVERNMENT IF THE SPECIES OR ITS HABITAT ARE PRESENT ON THE PROJECT SITE. It is advisable to contact the United States Fish and Wildlife Service to determine the applicability of the prohibitions under the Act to each applicant's property.

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations, the activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance No. 10410 and all other applicable ordinances and standards for the life of this permit. The project site shall comply with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Management Plan, all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas one acre or greater require that during construction the property owner keeps the Storm Water Pollution Prevention Plan (SWPPP) onsite and update it as needed. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

DRAINAGE COMPLIANCE NOTICE: The project shall comply with the County of San Diego Flood Damage Prevention Ordinance No. 10091, adopted December 8, 2010.

ENCROACHMENT PERMIT REQUIRED: An Encroachment Permit is required for any and all proposed/existing facilities within the County road rights-of-way. At the time of construction of future road improvements, the proposed facilities shall be relocated at no cost to the County, to the satisfaction of the Director of Public Works. The Encroachment Permit application form can be found at the following link:
https://www.sandiegocounty.gov/content/sdc/dpw/pfdlist.html

EXCAVATION PERMIT REQUIRED: An excavation permit is required for undergrounding and/or relocation of utilities within the County road rights-of-way. The Excavation Permit application form can be found at the following link: https://www.sandiegocounty.gov/content/sdc/dpw/pfdlist.html

EXCAVATION MORATORIUM NOTICE: Department of Public Works policy prohibits trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three (3) years following project surface application. Therefore, you will need to notify all adjacent property owners who may be affected by this policy and are

considering development of applicable properties. The owners of this project will be required to sign a statement that they are aware of the County of San Diego, Department of Public Works, Pavement Cut Policy and that they have contacted all adjacent property owners and solicited their participation in the extension of utilities.

JURISDICTIONAL WATERBODIES NOTICE: The subject property contains wetlands, a lake, a stream, and/or waters of the U.S. which may be subject to regulation by State and/or federal agencies, including, but not limited to, the Regional Water Quality Control Board, U.S. Army Corps of Engineers and the California Department of Fish and Wildlife. It is the applicant's responsibility to consult with each agency to determine if a permit, agreement or other approval is required and to obtain all necessary permits, agreements or approvals before commencing any activity which could impact the wetlands, lake, stream, and/or waters of the U.S. on the subject property. The agency contact information is provided below.

- U.S. Army Corps of Engineers: 6010 Hidden Valley Rd, Suite 105, Carlsbad, CA 92011-4219; (858) 674-5386; http://www.usace.army.mil/
- Regional Water Quality Control Board: 9174 Sky Park Court, Suite 100, San Diego, CA 92123-4340; (858) 467-2952; http://www.waterboards.ca.gov/sandiego/
- United States Fish and Wildlife Service: 2177 Salk Ave, Suite 250, Carlsbad, CA 92008;(760)431-9440; https://www.fws.gov/
- California Department of Fish and Wildlife: 3883 Ruffin Rd., San Diego, CA 92123; (858) 467-4201; http://www.dfg.ca.gov/

NOTICE: To comply with State law, the applicant/owner must file the Notice of Determination (NOD)/Notice of Exemption (NOE) signed by the lead agency and remit required fees to the County Clerk's Office within five (**5**) working days of the date of project approval. Payment or sufficient proof of prior payment to the County Clerk is required at the time of filing. The filing of a NOD or NOE reduces the period of time the CEQA document can be challenged to **35 days**. However, if the NOD/NOE is not filed, this period is extended to **180 days**. The CDFW adjusts fees annually based on inflation. You must pay the amount effective January 1 of the year of the project decision.

EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS			
Planning & Development Services (PDS)			
Project Planning Division	PPD	Land Development Project Review Teams	LDR
Permit Compliance Coordinator	PCC	Project Manager	PM
Building Plan Process Review	BPPR	Plan Checker	PC
Building Division	BD	Map Checker	MC
Building Inspector	BI	Landscape Architect	LA
Zoning Counter	ZO		
Department of Public Works (DPW)			
Private Development Construction Inspection	PDCI	Environmental Services Unit Division	ESU

Department of Environmental Health (DEH)			
Land and Water Quality Division	LWQ	Local Enforcement Agency	LEA
Vector Control	VCT	Hazmat Division	HMD
Department of Parks and Recreation (DPR)			
Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		
Department of General Service (DGS)			
Real Property Division	RP		

APPEAL PROCEDURE: Within ten calendar days after the date of this Decision of the Planning Commission, the decision may be appealed to the Board of Supervisors in accordance with Section 7366 of the County Zoning Ordinance. An appeal shall be filed with the Director of Planning & Development Services or by mail with the Secretary of the Planning Commission within TEN CALENDAR DAYS of the date of this notice AND MUST BE ACCOMPANIED BY THE DEPOSIT OR FEE AS PRESCRIBED IN THE DEPARTMENT'S FEE SCHEDULE, PDS FORM #369, pursuant to Section 362 of the San Diego County Administrative Code. If the tenth day falls on a weekend or County holiday, an appeal will be accepted until 4:00 p.m. on the following day the County is open for business. Filing of an appeal will stay the decision of the Director until a hearing on your application is held and action is taken by the Planning Commission. Furthermore, the 90-day period in which the applicant may file a protest of the fees, dedications or exactions begins on the date of approval of this Decision.

DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES
VINCE NICOLETTI, DIRECTOR

BY:

Mark Slovick, Deputy Director
Project Planning Division
Planning & Development Services

cc: Martin Marietta San Diego Aggregates, LLC, c/o Erika Guerra,
4211 Ponderosa Avenue, Suite C, San Diego, CA 92123

email cc:

Taylor Ryan, Team Leader, Land Development/Engineering, PDS
Daniella Hofreiter, Project Planning, PDS

Attachment C –
Form of Decision
Reclamation Plan Amendment

VINCE NICOLETTI
Director

County of San Diego

PLANNING & DEVELOPMENT SERVICES

5510 OVERLAND AVENUE, SUITE 210, SAN DIEGO, CALIFORNIA 92123
(858) 505-6445 General ▪ (858) 694-2705 Code Compliance
858-565-5920 Building Services

COMMISSIONERS
Ronald Ashman (Chair)
Michael Edwaerds (Vice Chair)
David Pallinger
Yolanda Calvo
Molly Weber
Colton Sudberry
Kevin Sabellico

~~March 17, 1995~~
MARCH 6, 2026

PERMITEE: MARTIN MARIETTA SAN DIEGO AGGREGATES, LLC
MAJOR USE PERMIT: PDS2020-RP-78-001W2
E.R. NUMBER: PDS2020-78-ER-14-182C
PROPERTY: 12560 SR-67, LAKESIDE, CA 92040
APN(S): 326-051-04, -05, -06, -07, -08, AND 375-171-06

DECISION OF THE PLANNING COMMISSION

GRANT, as per Reclamation Plan, dated ~~March 1, 1995~~ March 6, 2026, a Reclamation Plan Amendment pursuant to Section 87.701-714 et seq. of the County Code and in compliance with the State Surface Mining and Reclamation Act of 1975 (SMARA) for a mining operation.

The Plan shall reclaim the land consistent with the M58 and A70 Land Use Regulations.

The following conditions are imposed with the granting of this Reclamation Plan:

A. This Reclamation Plan shall not be in effect until and unless the applicant provides an agreement and required security. The agreement to reclaim the land shall be secured by financial assurance in the amount specified by Section ~~87.706~~ 87.707, Subsection (d) of Chapter 7 of Division 7 of Title 8 of the San Diego County Code of Regulatory Ordinances and the San Diego County Grading Ordinance to assure compliance with the Reclamation Plan. The assurance shall be made payable to the County and the State Department of Conservation and may take the form of surety bonds, irrevocable letters of credit, trust funds, or other forms of financial assurance adopted by the State Mining and Geology Board, which the County reasonably determines will be readily available to pay for reclamation in accordance with the surface mining operation's approved Reclamation Plan.

Reclaim disturbed areas in sequential order upon completion of extraction in accordance with the phasing portion of this permit. Reclamation of any phase shall be completed within 30 months of the commencing of excavation of said phase, or excavation of any subsequent phase shall cease.

B. **ANNUAL INSPECTION DEPOSIT ACCOUNT [PDS PCC], [UO, OG]**
INTENT: In order to comply with County of San Diego Regulatory Ordinances Section 87.710, an annual inspection deposit account shall be setup and funded for the life of the Reclamation Plan. **DESCRIPTION OF REQUIREMENT:** The applicant shall initially fund a deposit account with PDS in the sum of $2,000. Thereafter, the Director of PDS will determine the amount of deposit based on the cost to inspect the surface mining operation. If the Director determines the annual inspections should include volume calculations or a boundary survey, the cost of this work shall be included in the deposit. The Director of PDS shall notify the mining operator of the amount of the required deposit. **DOCUMENTATION:** A receipt of payment is required to be given to the PDS PCC. **TIMING:** Prior to use in reliance of this Reclamation Plan, the inspection deposit account shall be funded with at least $2,000. Annual deposits thereafter shall be required to be made no later than July 1st of each year. **MONITORING:** The PDS PCC shall verify that the inspection account is setup, funded, and maintained.

~~Within 60 days of the granting of this permit, fund a deposit account with the Department of Planning and Land Use in the sum of $2,000.00. This deposit will be used for inspections to ensure compliance with the conditions of this permit. This account will continue to be funded in accordance with the County Code Section 87.706 of Chapter 7 of Division 7 of Title 8 as attached hereto as Exhibit 1.~~

~~C. Within 60 days of the granting of this permit, fund a deposit account with the Department of Public Works in the sum of $l,000.00. This deposit will be used for inspections to ensure compliance with the conditions of this permit. This account will continue to be funded in accordance with the County Code Section 87.706 of Chapter 7 of Division 7 of Title 8 as attached hereto as Exhibit 1.~~

~~D.~~ C. An inspection of ~~extraction~~ surface mining and reclamation activities shall be conducted by the Code Compliance Division ~~Zoning Enforcement Officer~~ at least once in each calendar year in compliance with Section ~~87.711~~ 87.701 of the County Grading Ordinance and SMARA.

~~E~~. D. The following conditions shall apply while the Reclamation Plan is in force and effect pursuant to Section 87.701 - 714 et seq. of the County Code and SMARA:

1. Whenever any surface mining operation or portion of an operation subject to the Grading Ordinance is sold, assigned, conveyed, exchanged, or otherwise transferred, the successor-in-interest shall be bound by the provisions of any Reclamation Plan approved pursuant to the provisions of the County Grading Ordinance (Section ~~87.712~~ 87.711).

2. All final grades established pursuant to the Reclamation Plan shall comply with the "Design Standards -- Performance Requirements" contained in Chapter 4 of the County Grading Ordinance (Section ~~87.713~~ 87.712).

3. Neither the issuance of a Major Use Permit or Reclamation Plan under the provisions of this chapter, nor the compliance with any provisions or conditions thereof, shall relieve any person from any liability or responsibility resulting from grading operations as specified elsewhere in the County Grading Ordinance (Section ~~87.714~~ 87.707.e and 87.710.d).

~~F~~. E. The mining operation shall be consistent with the application which states (Section 4) that proposed use after reclamation shall be limited to purposes or other uses consistent with the Lakeside Community Plan area of the San Diego County General Plan, and evidence shall be provided satisfactory to the Director of Planning and Development Services ~~Land Use~~ that all owners of possessory interests in the land have been notified of the proposed uses of the land after reclamation.

~~G~~.F. If property ownership is transferred, the new owner shall meet all provisions of Section 87.701 through 87.714 of the County Code including the "Right of Entry", and security for its future restoration. Said security shall be in an amount and form satisfactory to the Director of Planning and Development Services ~~Land Use~~.

~~H~~.G. Within 30 months of completion of extractive activity, or expiration of ~~P78-083W2~~ P78-083W6, whichever comes first. the applicant shall comply fully with this Reclamation Plan.

This Reclamation Plan Modification, PDS2020-RP-78-001W2, is granted and is in effect concurrently with Major Use Permit PDS2020-MUP-78-083W6 ~~P78-083W2~~. However, the permittee and the owner remain responsible for reclaiming in accordance with this

Reclamation Plan all areas disturbed due to extractive activities if the County revokes Major Use Permit PDS2020-MUP-78-083W6 ~~P78-083W2~~.

ORDINANCE COMPLIANCE AND NOTICES: The project is subject to, but not limited to the following County of San Diego, State of California, and US Federal Government, Ordinances, Permits, and Requirements:

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations, the activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance No. 10410 and all other applicable ordinances and standards for the life of this permit. The project site shall comply with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Management Plan, all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas one acre or greater require that during construction the property owner keeps the Storm Water Pollution Prevention Plan (SWPPP) onsite and update it as needed. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

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NOTICE: To comply with State law, the applicant/owner must file the Notice of Determination (NOD)/Notice of Exemption (NOE) signed by the lead agency and remit required fees to the County Clerk's Office within five (**5**) working days of the date of project approval. Payment or sufficient proof of prior payment to the County Clerk is required at the time of filing. The filing of a NOD or NOE reduces the period of time the CEQA document can be challenged to **35 days**. However, if the NOD/NOE is not filed, this period is extended to **180 days**. The CDFW adjusts fees annually based on inflation. You must pay the amount effective January 1 of the year of the project decision.

EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS
Planning & Development Services (PDS)

Project Planning Division	PPD	Land Development Project Review Teams	LDR
Permit Compliance Coordinator	PCC	Project Manager	PM
Building Plan Process Review	BPPR	Plan Checker	PC
Building Division	BD	Map Checker	MC
Building Inspector	BI	Landscape Architect	LA
Zoning Counter	ZO		
Department of Public Works (DPW)			
Private Development Construction Inspection	PDCI	Environmental Services Unit Division	ESU
Department of Environmental Health (DEH)			
Land and Water Quality Division	LWQ	Local Enforcement Agency	LEA
Vector Control	VCT	Hazmat Division	HMD
Department of Parks and Recreation (DPR)			
Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		
Department of General Service (DGS)			
Real Property Division	RP		

APPEAL PROCEDURE: Within ten calendar days after the date of this Decision of the Planning Commission, the decision may be appealed to the Board of Supervisors in accordance with Section 7366 of the County Zoning Ordinance. An appeal shall be filed with the Director of Planning & Development Services or by mail with the Secretary of the Planning Commission within TEN CALENDAR DAYS of the date of this notice AND MUST BE ACCOMPANIED BY THE DEPOSIT OR FEE AS PRESCRIBED IN THE DEPARTMENT'S FEE SCHEDULE, PDS FORM #369, pursuant to Section 362 of the San Diego County Administrative Code. If the tenth day falls on a weekend or County holiday, an appeal will be accepted until 4:00 p.m. on the following day the County is open for business. Filing of an appeal will stay the decision of the Director until a hearing on your application is held and action is taken by the Planning Commission. Furthermore, the 90-day period in which the applicant may file a protest of the fees, dedications or exactions begins on the date of approval of this Decision.

DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES
VINCE NICOLETTI, DIRECTOR

BY:

Mark Slovick, Deputy Director
Project Planning Division
Planning & Development Services

cc: Martin Marietta San Diego Aggregates, LLC, c/o Erika Guerra, 4211 Ponderosa Avenue, Suite C, San Diego, CA 92123

email cc:

Taylor Ryan, Team Leader, Land Development/Engineering, PDS
Daniella Hofreiter, Project Planning, PDS

Attachment D –
Environmental Documentation

ENVIRONMENTAL IMPACT REPORT

A MODIFICATION TO MAJOR USE PERMIT NO. 78-0831

MUP 78-083W2, RP 78-001W1
EAD Log Number 89-14-69
SCH No. 93061053

Lead Agency:

COUNTY OF SAN DIEGO
Department of Planning and Land Use
5201 Ruffin Road, Suite "B"
San Diego, California 92123-1666
(619) 694-2960

Applicant:

ASPHALT, INC.
P.O. Box 1856
El Cajon, California 92022

Prepared by:

T&B PLANNING CONSULTANTS, INC.
5897 Oberlin Drive, Suite 208
San Diego, California 92121
(619) 546-8366

Draft: December 27, 1994

SDC DPLU RCVD 02-29-12
P78-083W5

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EXECUTIVE SUMMARY

INTRODUCTION

This Environmental Impact Report (EIR) is an informational document intended for use by the County of San Diego, decision makers and members of the general public in evaluating the potential environmental effects of the proposed **ASPHALT, INC. MUP MODIFICATION** project. This document has been prepared in accordance with the criteria, standards and procedures of the California Environmental Quality Act (CEQA) of 1970 as amended (PRC 2100 *et seq.*) and State EIR Guidelines (CAC 15000 *et seq.*). The County of San Diego is the *Lead Agency* under whose authority this document has been prepared.

PROJECT DESCRIPTION

This document provides a detailed review and analysis of the potential environmental effects which could result from implementation of the proposed **ASPHALT, INC. MUP MODIFICATION** project, located in the Lakeside community in the unincorporated portion of San Diego County. The MUP Modification request evaluated in this document was submitted by the project applicant, ***ASPHALT, INC.***, in 1991 to allow for the extraction of additional materials in unmined portions of the site as approved mining areas are depleted, replacement of the existing asphalt batch plant with a newer model and implementation of a new salvaged construction materials recycling plant. The existing MUP (P78-83) in effect on approximately 121 acres of the project site allows for the mining/processing of aggregate material on approximately 49 acres.

The proposed modification would add approximately 108 acres to the mining operation (92.4 acres proposed for mining and 15.6 acres of slope rights on the adjacent H.G. Fenton property) allowing for the phased mining of materials on approximately 157 acres total. As resources are depleted in one area, mining would proceed in a sequential manner to the next phase. The recycling operation would consist of importing and stockpiling materials on-site and bringing in portable crushing equipment to process the stockpiles. The on-site aggregate processing plant and related activities (such as trucking, weighing, shop maintenance and administrative offices) would continue as would the asphalt batch plant and related facilities (such as weighing, trucking and maintenance facilities), which have been ongoing since the 1950s. Accompanying the MUP is a proposed Reclamation Plan. The Reclamation Plan provides for revegetation of mined slopes and reclamation of the land in a manner suitable for the industrial and multiple rural land uses called for in the Lakeside Community Plan.

PROJECT LOCATION AND SETTING

The 296.4-acre site is located in the east-central portion of San Diego County, within the Lakeside community, west of State Route 67 at the western terminus of Slaughterhouse Canyon Road. The project site is bordered on the north by property owned by the H.G. Fenton Material Company. **ASPHALT, INC.** has permission from Fenton to grade on the southern portion of Fenton's property adjacent to the project site for slope rights purposes to maximize use of quality aggregate materials on

associated with unsightliness, noise, traffic and other hazards associated with certain industrial uses, would not adversely impact residential or commercial areas. Extractive uses are permitted within the M-58 zone, subject to a Major Use Permit. The A-70 zone is intended primarily for agricultural crop production; however, extractive use types such as mining and processing also are permitted in the A-70 zone subject to a Major Use Permit and Section 6550 of the San Diego County Zoning Ordinance, *Extractive Use Regulations*. The Extractive Use Regulations, as amended, allow the recycling of used concrete, asphalt and rock only if the recycling facility is sited with either a rock crushing, asphalt pavement production or concrete batching operation. The regulations require an *"Application for Reclamation Plan"* to accompany any application for a Major Use Permit for mineral extraction with the permittee complying within the conduct of mining activities and in the rehabilitation of the mining site.

The proposed project would be consistent with the Extractive Overlay land use applied to the site. Approval of the MUP modification would result in the project being in conformance with the underlying M-58 and A-70 zones, and approval and implementation of the proposed Reclamation Plan would be in accord with the Extractive Land Use Regulations.

- **LANDFORM ALTERATION/VISUAL QUALITY**

Topographically, the project site is characterized by a canyon landform, with the central portion of the canyon undergoing various phases of resource extraction and the surrounding canyon sides left undisturbed. Approximately 212 acres, or 70 percent of the project site, consists of steep slopes in excess of a 25 percent gradient.

The project site is visible to surrounding areas, including motorists travelling on SR-67 and visitors to the adjacent Sycamore Canyon Open Space Preserve. Existing terrain limits extensive visibility of the project's approved on-going mining and resource processing activities. The curvilinear nature of SR-67 as it passes through this area and travel speeds also limit visibility to passing motorists.

The existing ASPHALT, INC. aggregate mining facility is located in an area where the visual environment is dominated by similar type land uses. A wrecking yard occurs north of the project site and is the prominent view as motorists on SR-67 descend the foothills into Moreno Valley. As motorists approach the site from the south, the Nelson-Sloan resource extraction operation, located east of the project site, dominates views. Other extractive uses, truck storage and construction equipment storage areas are located between the project site and SR-67, blocking direct views of the project site. Beyond the existing resource extraction and industrial uses, distant views of the natural landscape and terrain of Sycamore Canyon Open Space Preserve are possible. Steep slopes and native vegetation dominate views into this area. From higher elevations within the preserve, distant views of the project site and surrounding heavy industrial development are possible.

The proposed project would result in significant impacts associated with visual quality and landform alteration. The project would mitigate impacts through revegetation of slopes as

The source of water for the existing on-site operations, as well as those proposed by the MUP modification, is on-site wells. The County's groundwater geologist conducted a review of the on-site wells to determine existing safe yield and potential impacts associated with the project. Based on this site-specific investigation, it was concluded that the proposed MUP modification would not *"increase the groundwater production over the current usage"* and that the project would be consistent with the County's groundwater policy.

Significant impacts to groundwater supply and quality are not expected to occur with approval of the ASPHALT, INC. MUP MODIFICATION project. Therefore, no mitigation measures are required. The project would continue its on-site recycling and re-use of wash water on-site, which reduces groundwater requirements for the project.

- **DRAINAGE**

The project site drains off-site to an adjacent industrial area to Slaughterhouse Canyon Creek and ultimately to San Vicente Creek and the San Diego River. Natural drainage is accomplished via sheet flow and the well-developed drainage swales. Within the existing excavation and processing areas however, the natural drainage has been altered. Grading and installation of drainage facilities to accommodate runoff from the current Major Use Permit was done in accordance with the previous Grading Permit No. L-1524.

The proposed on-site drainage facilities include the installation of down drain pipes to carry runoff flowing in the natural channels to rock-lined channels to be constructed at the toe of the cut slopes. The rock-lined channels would discharge into existing storm drains after passing through a sediment detention basin. The existing and proposed on- and off-site drainage facilities have been determined to be adequate to handle runoff from the project area and all facilities are designed to accommodate a 100-year frequency precipitation event.

The existing and proposed on- and off-site drainage facilities have been determined to be adequate to handle runoff from the project area. In order to ensure protection to downstream areas, measures would be incorporated into the project as conditions of the MUP.

- **BIOLOGICAL RESOURCES**

Vegetation on-site is dominated by chamise chaparral. Areas of southern mixed chaparral, Diegan coastal sage scrub and wildflower field also are present. Three sensitive plant species are located within the project limits and include ashy spike moss, San Diego thornmint and San Diego County Viguiera. No state or federally listed wildlife species were detected on-site.

The project would result in the mining of an approximately 75 acres vegetated in native plant communities or in an area returning to native plant community. Approximately 139.4 acres of the project site would not be disturbed. This area is dominated by mixed chaparral and chamise chaparral plant communities. The project has been redesigned to eliminate mining in

Implementation of the proposed project will not result in any significant short term or long term impacts to the adjacent circulation systems. Therefore, mitigation measures are not required to ameliorate project impacts.

- **NOISE**

Ambient noise levels in the project area are the result of heavy industrial land uses along SR-67 (including existing mining operations) and other traffic on SR-67. The ASPHALT, INC. MUP MODIFICATION project contributes primarily to truck noise on SR-67, with the majority of truck activity occurring from 5:00 a.m. to 4:00 p.m. Under *"worst case"* conditions, maximum average daily traffic generated by the project under existing operations as well as the proposed MUP modification would be approximately 800 ADT. The results of the acoustical calculations show that the project-generated traffic could only result in an increase in the community noise equivalent level (CNEL) along the SR-67 corridor of less than 0.5 decibels (dB) north of the project and less than 1 dB south of the project. Therefore, significant noise impacts associated with project-generated traffic would not occur.

Significant noise impacts associated with on-site operations or project-generated traffic are not anticipated, and the project would be required to comply with the County Noise Ordinance. However, there is a potential that ordinance level for extractive industries could be exceeded for continuous operations within 300 feet of the property boundary with a direct line of sight from source to receiver. Measures would be made a condition of the MUP which mitigate this potential impact.

- **CUMULATIVE EFFECTS**

The proposed project would contribute to the cumulative effects associated with other projects in the Lakeside area. The cumulative effects which would be associated with the proposed project include traffic impacts to SR-67, decreased air quality due to automobile emissions, a reduction of sensitive wildlife habitat, and depletion of natural resources. The project proposes measures to mitigate its contribution to cumulative impacts to below a level of significance. Mitigation of regional impacts is presented in the Cumulative Effects Analysis in this EIR.

- **GROWTH INDUCEMENT**

The proposed project is not growth inducing. It is indirectly tied to regional growth but has no effect in either causing nor altering that growth.

- **EFFECTS FOUND NOT TO BE SIGNIFICANT**

Pursuant to CEQA Section 15063, an Environmental Initial Study was prepared for the project. In addition to potentially significant environmental issues addressed in this EIR, such issues as energy, light and glare, risk of upset, population and housing, public services and utilities, and human health were also evaluated. The results of this initial study determined that the project

- **REDUCED PROJECT ALTERNATIVE**

The project proposes mining approximately 157 acres over a 25-year period. Under the Reduced Project Alternative, the MUP would be limited to 20 years, instead of the proposed 25 years, and mined material would be reduced to 15 MCY, instead of the proposed 23.4 MCY. This alternative would be accomplished by reducing the amount of excavation in each phase of the project.

Implementation of the Reduced Project Alternative would result in a concomitant reduction in environmental effects; however, reductions would be relatively minor. A minor reduction in the visual effect of the project and impacts to landform alteration would result, because less material would be excavated. Mined slopes would be reduced in height and a portion of the viewsheds which would be composed of mined slopes under the proposed project would be retained as natural slopes. The Reduced Project Alternative would result in a sooner replacement of relatively low volume truck traffic associated with the project with higher traffic-generating land uses permitted under the General Industrial and Multiple Rural Use land uses identified by the community plan for the site once resource extraction activities are complete. Also, air quality and noise impacts associated with extractive uses, albeit not significant with the proposed project, would more quickly be replaced by air quality and noise impacts associated with General Industrial and Multiple Rural land uses.

This alternative would not result in the maximized mining of high quality material in an area identified for such use. Additionally, this alternative would result in a reduction in the amount of area available for re-use of the site following completion of the mining operations. For these reasons, the applicant has rejected this alternative.

- **BIOLOGICALLY SENSITIVE ALTERNATIVE**

Under the Biologically Sensitive Alternative, the project would be modified to avoid Diegan coastal sage scrub vegetation and the area restoring as Diegan coastal sage scrub. In order to avoid the undisturbed Diegan coastal sage scrub, this alternative would result in eliminating mining in a portion of Phase 1 and avoiding the filling of a portion of the central quarry as part of Phase 5. To avoid the area recovering to coastal sage scrub, Phase 2 would need to be significantly modified, because this area occurs on a prominent landform which encroaches the site from the west. It is likely that the entire landform would need to be retained, substantially reducing mining opportunities in Phase 2. Surrounded by mined areas, the long-term viability of the small area of restoring coastal sage scrub vegetation is questionable. The applicant has rejected this alternative because of the economic impacts associated with potentially limiting mining activities to half that proposed under the project.

1.0 INTRODUCTION

1.1 PURPOSE AND LEGAL AUTHORITY

This Environmental Impact Report (EIR) is an informational document intended for use by the County of San Diego, decision-makers and members of the general public in evaluating the potential environmental effects of the proposed modification to an existing resource extraction Major Use Permit (MUP 78-083W2) operated by ASPHALT, INC. This document has been prepared in accordance with the November 9, 1988, guidelines for the preparation of EIRs issued by the County of San Diego and complies with all criteria, standards and procedures of the California Environmental Quality Act (CEQA) of 1970 as amended (PRC 21000 *et seq.*) and State EIR Guidelines (CAC 15000 *et seq.*). Per Section 21067 of CEQA and Sections 15367 and 15050 through 15053 of the State CEQA Guidelines, the County of San Diego is the *LEAD AGENCY* under whose authority this document has been prepared.

1.2 PROJECT BACKGROUND

Aggregate mining and processing activities have occurred on the project site since the mid-1950s. A permit was issued in 1969 (P69-71) for a period of ten years authorizing the on-site operation of a borrow pit, a rockcrushing plant and an asphalt plant. A renewal of that permit and approval of a Reclamation Plan was granted in 1979 (P78-83) allowing for the continuation of the on-site aggregate mining and processing operation for a period of 25 years.

The MUP Modification request evaluated in this document was submitted by the project applicant, ASPHALT, INC., in 1991 to allow for the extraction of additional materials in unmined portions of the site as approved mining areas are depleted, replacement of the existing asphalt batch plant with a newer model and implementation of a new salvaged construction materials recycling plant. The County of San Diego Planning and Environmental Review Board reviewed the MUP Modification request on June 20, 1991, and determined that preparation of an EIR is necessary due to potential for the project to result in significant effects on the environment.

1.3 PROJECT OBJECTIVES

This document provides a detailed review and analysis of the potential environmental effects which could result from implementation of the proposed ASPHALT, INC. MUP MODIFICATION project, located in the Lakeside community in the unincorporated portion of San Diego County. The primary project objectives associated with the proposal evaluated in this EIR are:

1) To provide additional aggregate material to the County, where it has been determined by the State that there is a potential shortfall of long-term aggregate reserves.

1.4 SCOPE AND CONTENT OF EIR

An Initial Study has been conducted for the project by the County of San Diego Department of Planning and Land Use, which determined that the proposed project may have a significant effect on the environment and that preparation of an EIR is required. As a result of the Initial Study, in a letter dated July 11, 1991, the County of San Diego Planning Department identified the potential for environmental impacts associated with the following issue areas: Geology and Soils, Visual Quality, Drainage, Ground Water Supply and Quality, Biological Resources, Cultural Resources, Traffic and Noise. A Notice of Preparation (NOP), dated June 8, 1993, was prepared and distributed to all Responsible and Trustee Agencies, as well as other agencies and members of the public who may have an interest in the project. A second NOP was prepared (dated March 2, 1994) which revised the project boundaries and expanded the environmental issues to be addressed in the EIR to include Land Use/Community Character, Landform Alteration and Aggregate Resources. A copy of the two NOPs and letters received in response to them are included in Appendix B of the *Technical Appendices*.

Under each issue area identified for analysis by the County of San Diego, this EIR includes a description of the existing conditions relevant to each environmental topic, assesses any impacts associated with implementation of the project and recommends mitigation measures, as appropriate, for each issue area. Cumulative impacts are presented under a separate discussion section based on issues which were found to be cumulatively significant. A discussion of potential growth inducement also is presented in a separate section. A section titled *Effects Found Not To Be Significant* presents a brief discussion of environmental effects of the project which were evaluated as part of the Initial Study process and were found not to be potentially significant. The EIR also includes mandatory CEQA discussion areas as well as a discussion of project alternatives which could avoid or reduce potentially significant environmental impacts associated with implementation of the project.

Printed under separate cover and as an accompaniment to this EIR are the technical appendices. The technical appendices include the various supporting documents used in preparing the EIR such as the Geological Reconnaissance, Drainage Study, Biological Resources Technical Report, Cultural Resources Survey Form and Traffic Impact Analysis Report.

1.5 RESPONSIBLE AND TRUSTEE AGENCIES

State law requires that all EIRs be reviewed by trustee and responsible agencies. A *Trustee Agency* is defined in Section 15386 of the State CEQA Guidelines as "a state agency having jurisdiction by law over natural resources affected by a project which are held in trust for the people of the State of California." Per Section 15381 of the CEQA Guidelines, "the term *Responsible Agency* includes all public agencies other than the *Lead Agency* which have discretionary approval power over the project." In the case of the proposed project, the *Lead Agency* is the County of San Diego, as defined by Section 15367 of CEQA. Responsible and/or Trustee Agencies which may have an interest in the project include those listed below.

The City of San Diego has prepared a Habitat Evaluation Map to be used as a guidance in determining focus planning areas. According to the MSCP's Habitat Evaluation model, the majority of the project site is identified as "developed", indicating its on-going use as an extraction site. Fringe areas on the southern part of the site are shown as "low" and "moderate" habitat value. The project site is not shown as located in an area of core gnatcatcher population and does not provide a link between areas of higher value habitat.

2.0 ENVIRONMENTAL SETTING

2.1 PROJECT LOCATION AND BOUNDARIES

The project site is located in the east-central portion of San Diego County, California, within the Lakeside Community Planning Area as shown in Figure 1, *Regional Map*. Specifically, the project site is located on approximately 296.4 acres immediately west of State Route 67 (SR-67), at the western terminus of Slaughterhouse Canyon Road and east of the Sycamore Canyon Open Space Preserve (see Figure 2, *Vicinity Map*).

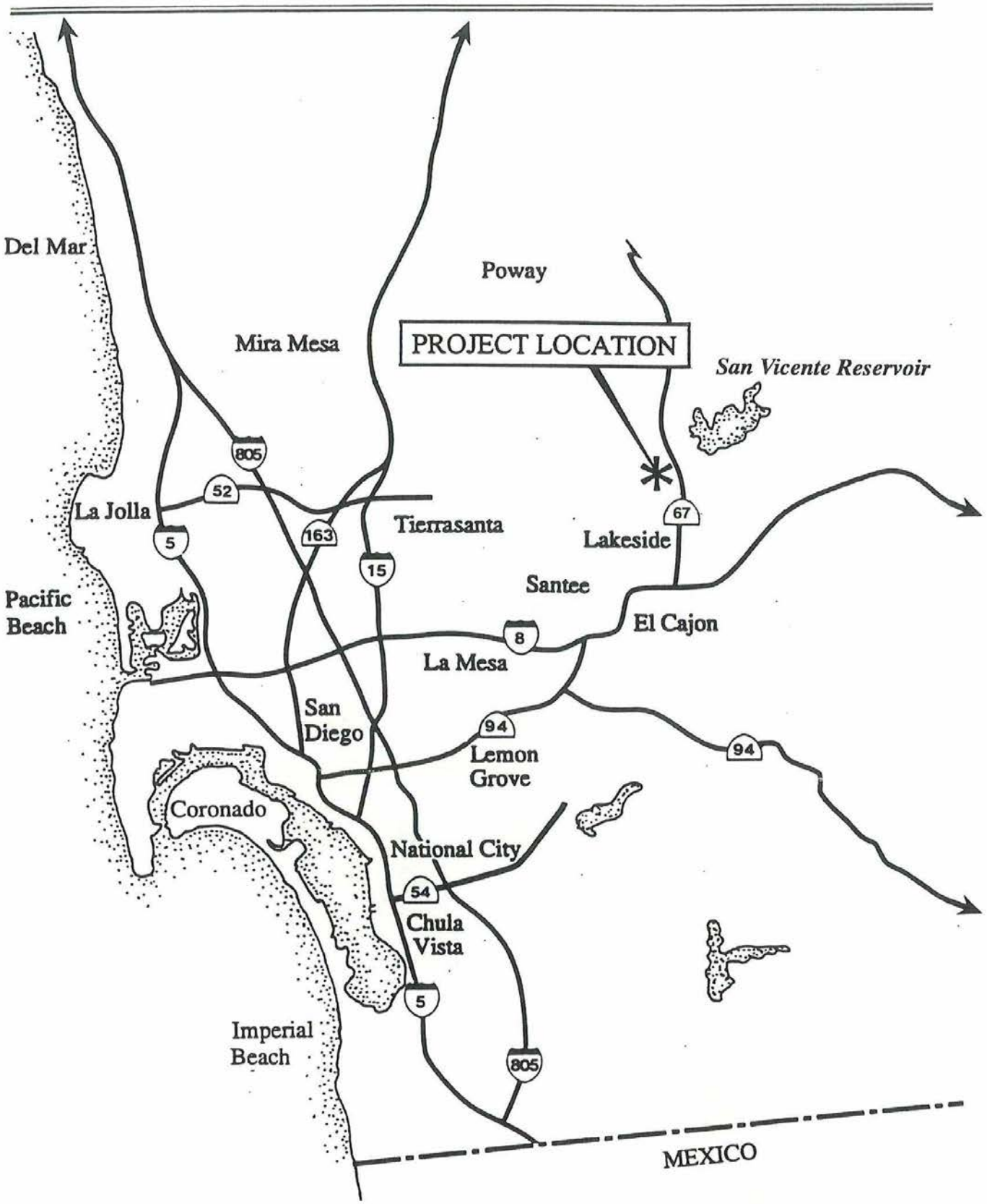
The ASPHALT, INC. MUP MODIFICATION project site is located in the northern portion of the Lakeside Community. Lakeside is a predominantly rural residential community with a character indicative of a western town. The upper reaches of the San Diego River traverse the community. The Lakeside Town Center occurs south of the project site and south of the San Diego River. Large-lot residential development skirts the Town Center in the western foothills of the community. Small-scale agriculture also occurs in the community, and existing sand and gravel resource extraction activities are located on and immediately adjacent to the project site. SR-67 provides the primary regional connection to other areas north and south of the community and to the interstate freeway network.

2.2 REGIONAL SETTING AND SURROUNDING DEVELOPMENT

Figure 3, *Surrounding Land Uses*, shows the relationship of the project site with other existing land uses within the community. The project site is bordered on the north by property owned by the H.G. Fenton Material Company. ASPHALT, INC. has permission from Fenton to grade on the southern portion of Fenton's property adjacent to the project site for slope rights purposes to maximize use of quality aggregate materials on ASPHALT, INC.'S property. This existing grading is visible in Figure 4, *Aerial Photograph*, and is a part of the ASPHALT, INC. MUP. Property immediately south of the project site is undeveloped. Further south are larger-lot residential development and small-scale farming. At the intersection of Willow Road and SR-67, a small commercial center occurs.

East of the project site is SR-67, a north-south highway providing connection between the Santee/ Lakeside area on the south and Ramona on the north. SR-67 also provides direct connection to Interstate 8 (I-8), a major east-west freeway located south of the project site. SR-67 is part of the County's Scenic Highways Element and is identified as a third-priority scenic route. A scenic corridor study has not been initiated for SR-67.

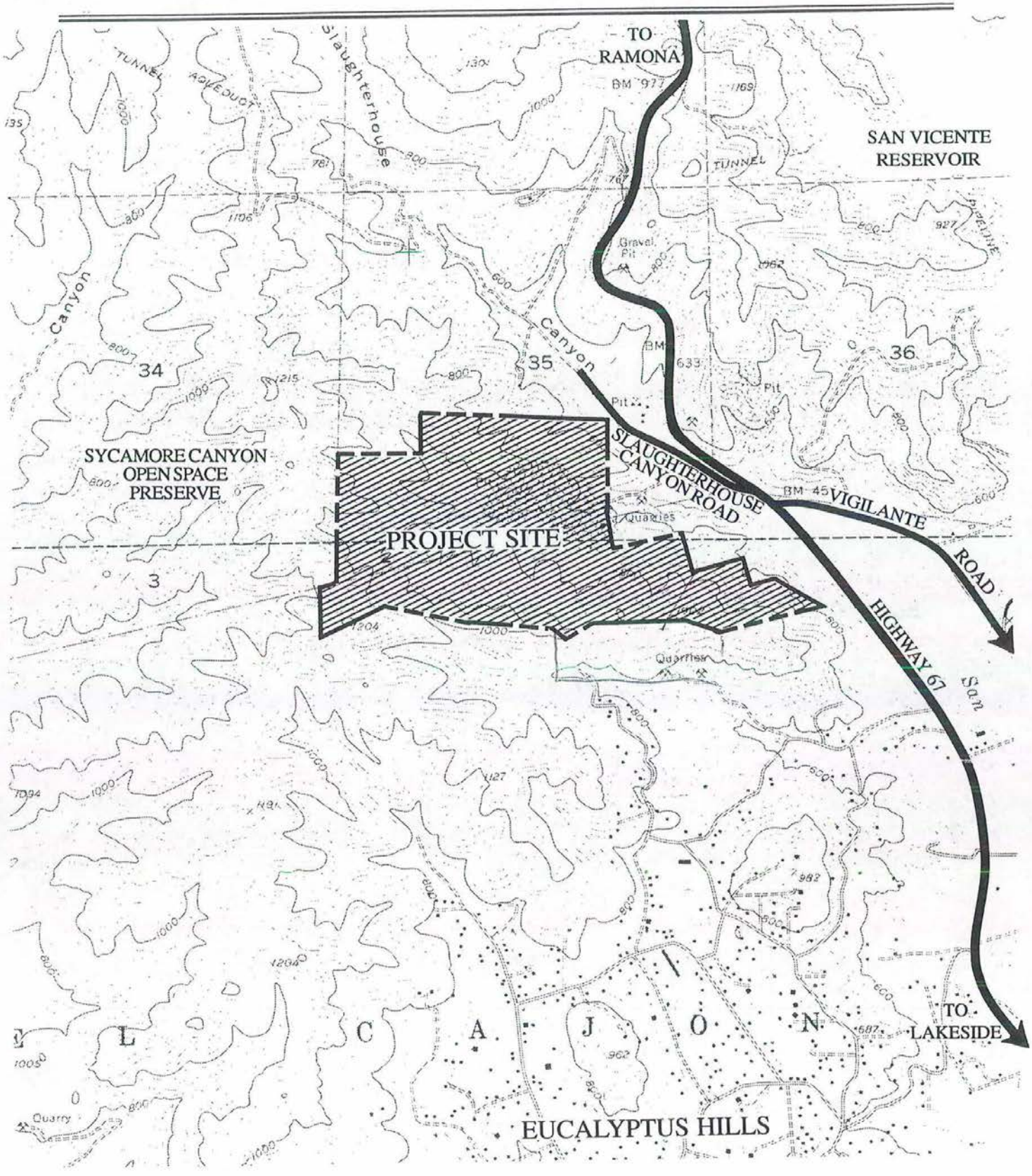
Existing heavy industrial land uses occur between the project site and SR-67. These include a construction storage yard (Chilcote Construction), a trucking storage facility (Bud's Trucking), a heavy equipment rental company (Biggs Equipment Rental), a concrete batch plant and rock extraction operation (TTT Concrete), North County Gunite and a wrecking yard. East of SR-67 is the Nelson-



REGIONAL MAP

Figure 1

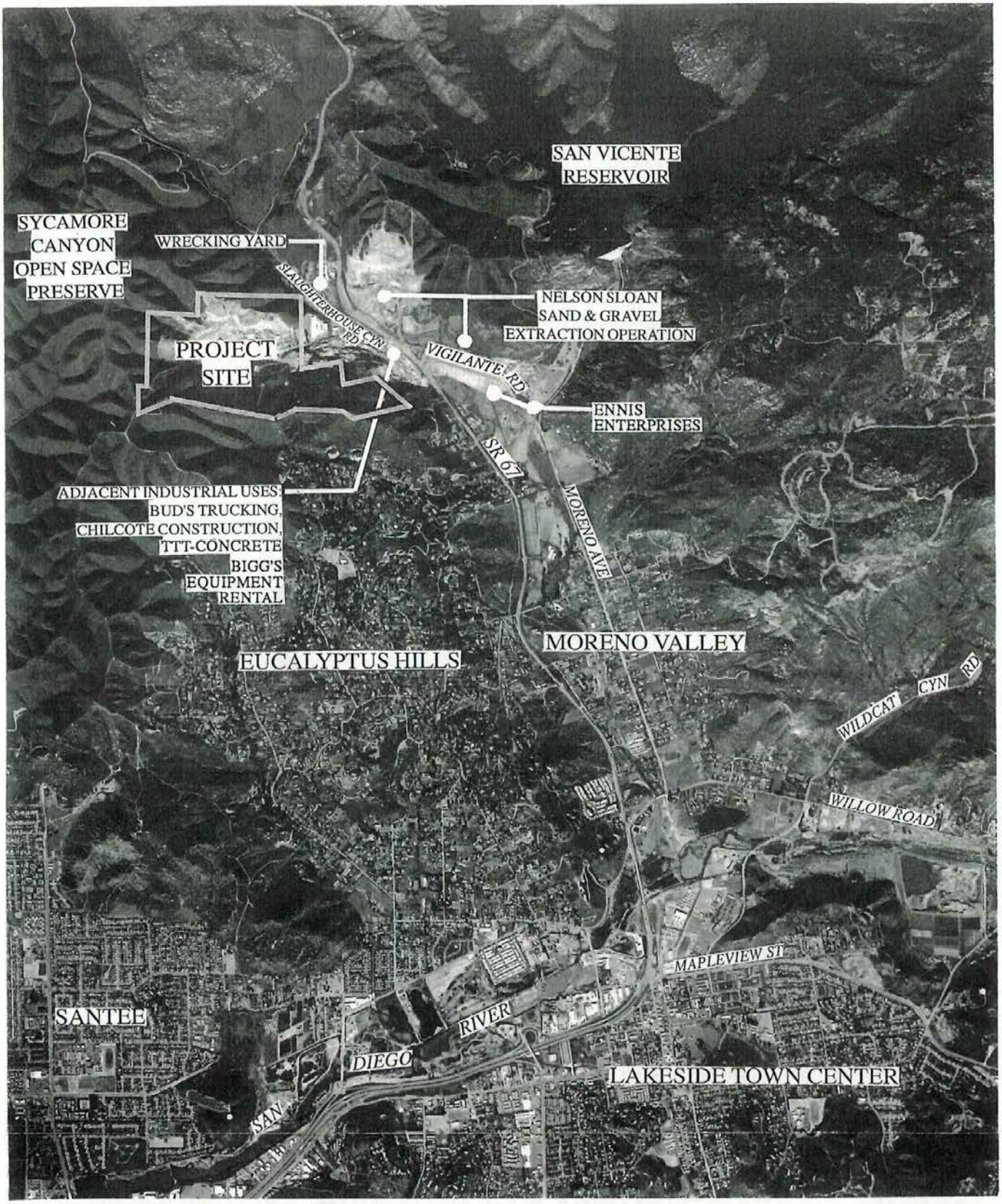
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VICINITY MAP

Figure 2

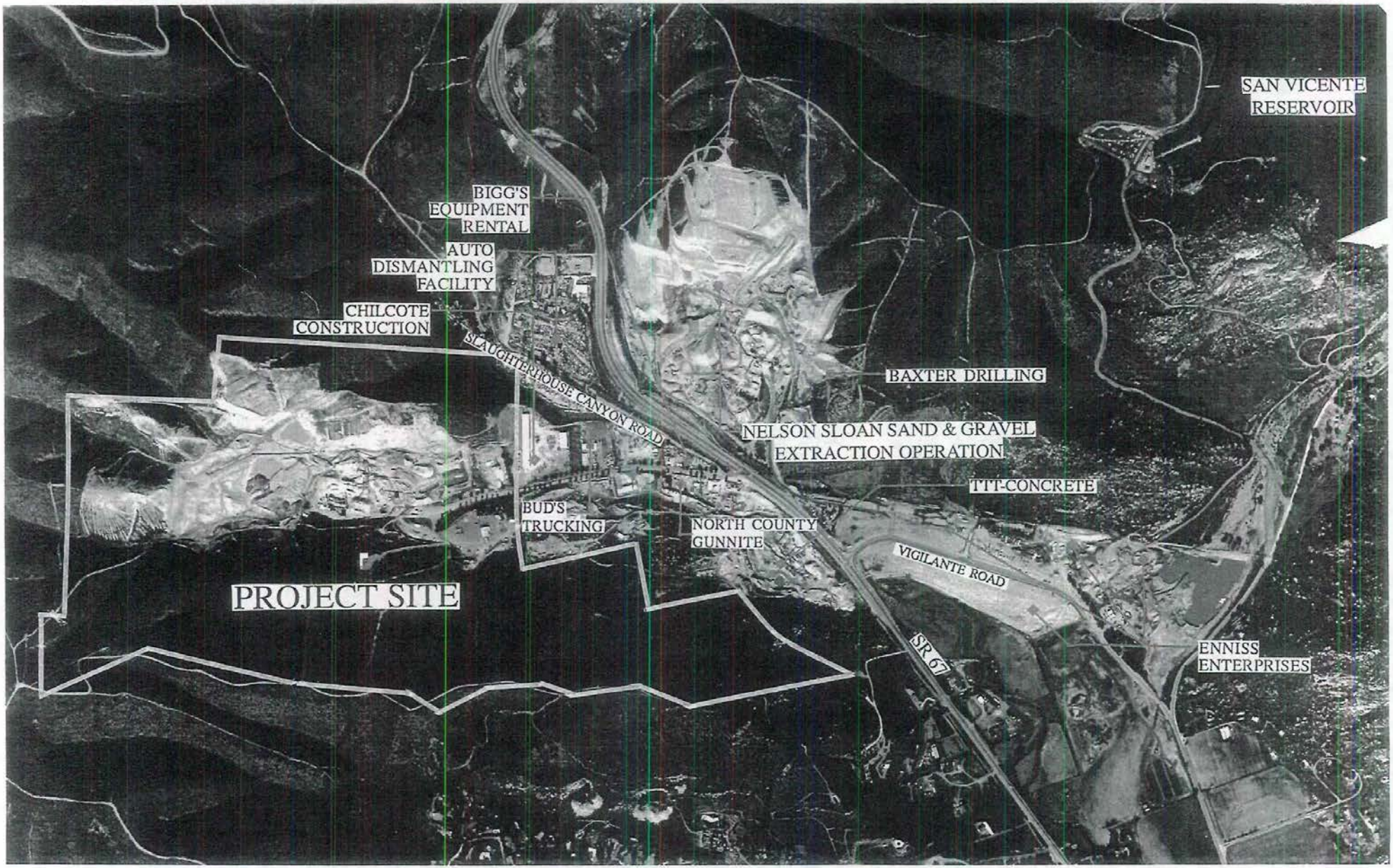
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SURROUNDING LAND USES

Figure 3

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AERIAL PHOTOGRAPH

Figure 4

Sloan resources extraction facility, Enniss Enterprises, undeveloped industrial pads constructed by Enniss Enterprises, and Baxter Drilling.

The ASPHALT, INC. MUP MODIFICATION project site shares its western boundary with the Sycamore Canyon Open Space Preserve. Sycamore Canyon is identified as a Resource Conservation Area (RCA) in the Lakeside Community Plan. Resources within the Preserve include rare and endangered plant species, riparian woodlands, coastal sage scrub and chaparral vegetation. This resource provides habitat for local wildlife.

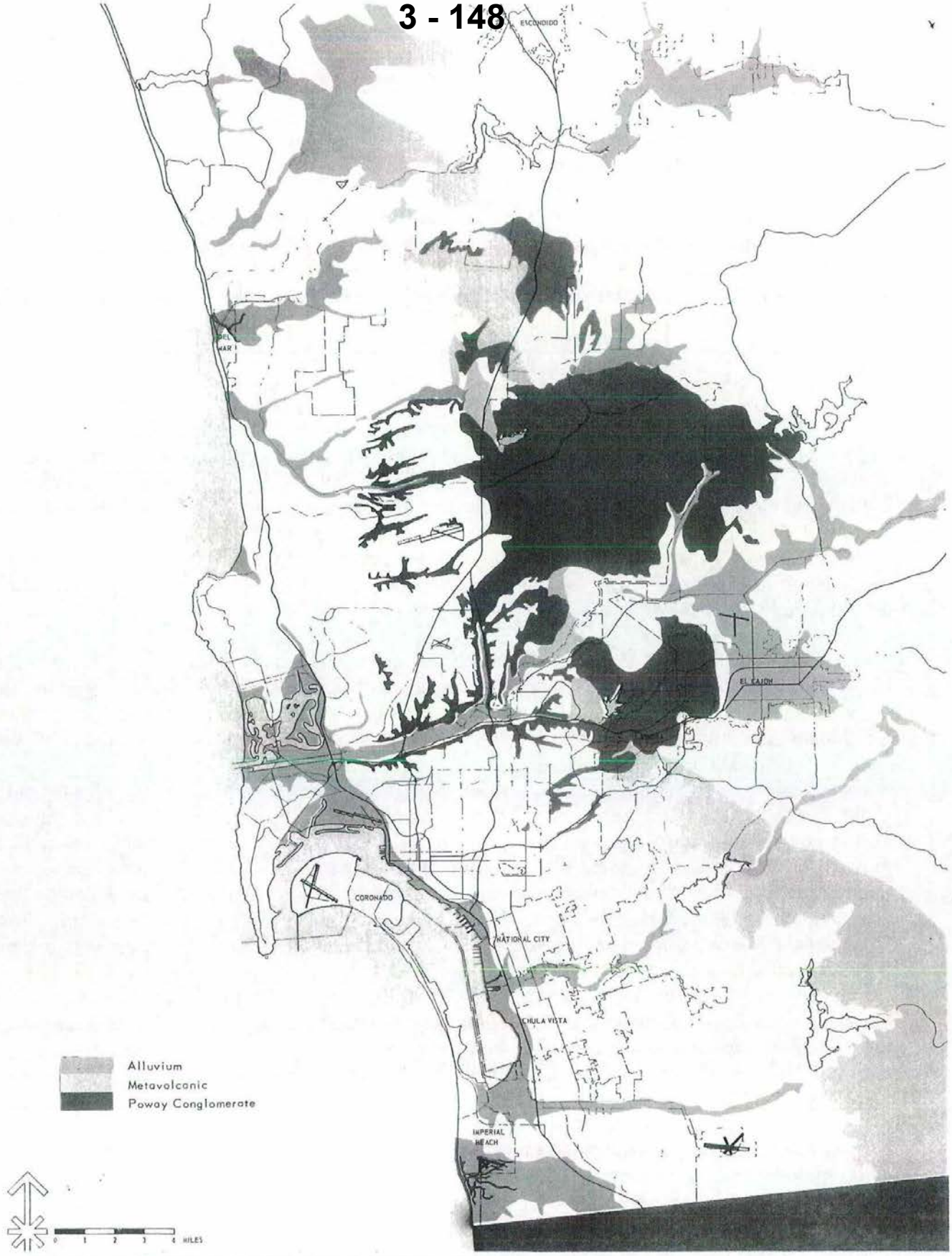
2.3 PHYSICAL SITE CONDITIONS

The ASPHALT, INC. MUP MODIFICATION project site is located in a canyon landform, surrounded by steep canyon slopes. Numerous side canyons incised by drainage are tributary to the primary canyon landform. Elevations on the project site range from 550 feet above mean sea level in the eastern portion of the site where extraction has occurred to 1,175 feet above mean sea level in the undisturbed southwest portion of the site. The project site is situated between the broad Moreno Valley to the south, where most of the Lakeside community's development has occurred, and hilly undeveloped areas to the north and northwest. The location of these resources is shown in Figure 5, *Geologic Sources for Sand and Gravel Resources in San Diego County.*

The geology of the project site includes Stadium Conglomerate in the north, west and southern portions of the site. The central portion of the project is underlain predominantly by Cretaceous granitic rock, with a small pocket of artificial fill occurring in the area of the existing ASPHALT, INC. offices. Quaternary-age alluvium, colluvium, residual soils and artificial fill overlies these substrata. No faults have been mapped on the project site.

In the San Diego area, sand and gravel are obtained from three principal geological sources: Alluvium; Poway conglomerate; and Metavolcanic rock. Alluvium is the most desirable source of sand and gravel; however, the most limited source in San Diego County. The project site's mining operation obtains a majority of its material from Poway conglomerate (also known as Stadium Conglomerate), a mixture of cobbles, pebbles, boulders, clay, sand and silt bound together as a solid mass. Poway conglomerate is the most predominant source of sand and gravel in the San Diego area, with extensive deposits located throughout the Poway Valley and Camp Elliot, along the north rim of Mission Valley, and in portions of Murray, San Clemente, Rose, Carroll, Murphy, Beeler and Los Peñasquitos Canyons. Deposits of Poway conglomerate are known to extend to depths of approximately 600 feet. For the project site and adjacent areas, conglomerate deposits are estimated to range between 10 feet to 100 feet in depth. Overburden and extraneous material ordinarily comprise approximately 35 percent of these deposits.

ASPHALT, INC.'s existing resource processing operations and support facilities are located on the interior of the project site. In this area, the processing, stockpiling and distributing of aggregate material occurs. Interior roads, a tunnel conveyor system, truck scales, the existing asphalt plant, maintenance and storage areas, surge piles and stockpiles also are located in this area. Surge piles and stockpiles



GEOLOGIC SOURCES FOR SAND AND GRAVEL RESOURCES IN SAN DIEGO COUNTY

Figure 5

EIR - MODIFICATION TO MUP NO. 78-083
EAD Log No. 89-14-69

range in height from 11 feet to 45 feet and in length from 80 feet to 270 feet. These areas are in constant flux as material is removed and replaced as part of the aggregate mining process. Administrative offices are located immediately adjacent to and south of the central processing/ distribution area. Minimal landscaping has occurred on the project site and is located primarily adjacent to the access drive and adjacent to the ASPHALT, INC. offices.

Mining is occurring to the north and west of the central processing/distribution area. The resultant landform of the mined portions of the site is characterized by slopes approximately 125 feet in height and at a slope gradient of 1.5:1.

The area west and south of the existing mining operations is in a relatively natural state. The steeply sloping topography characterizing this portion of the site is covered in native vegetation dominated by the chaparral plant community.

2.4 PLANNING BACKGROUND

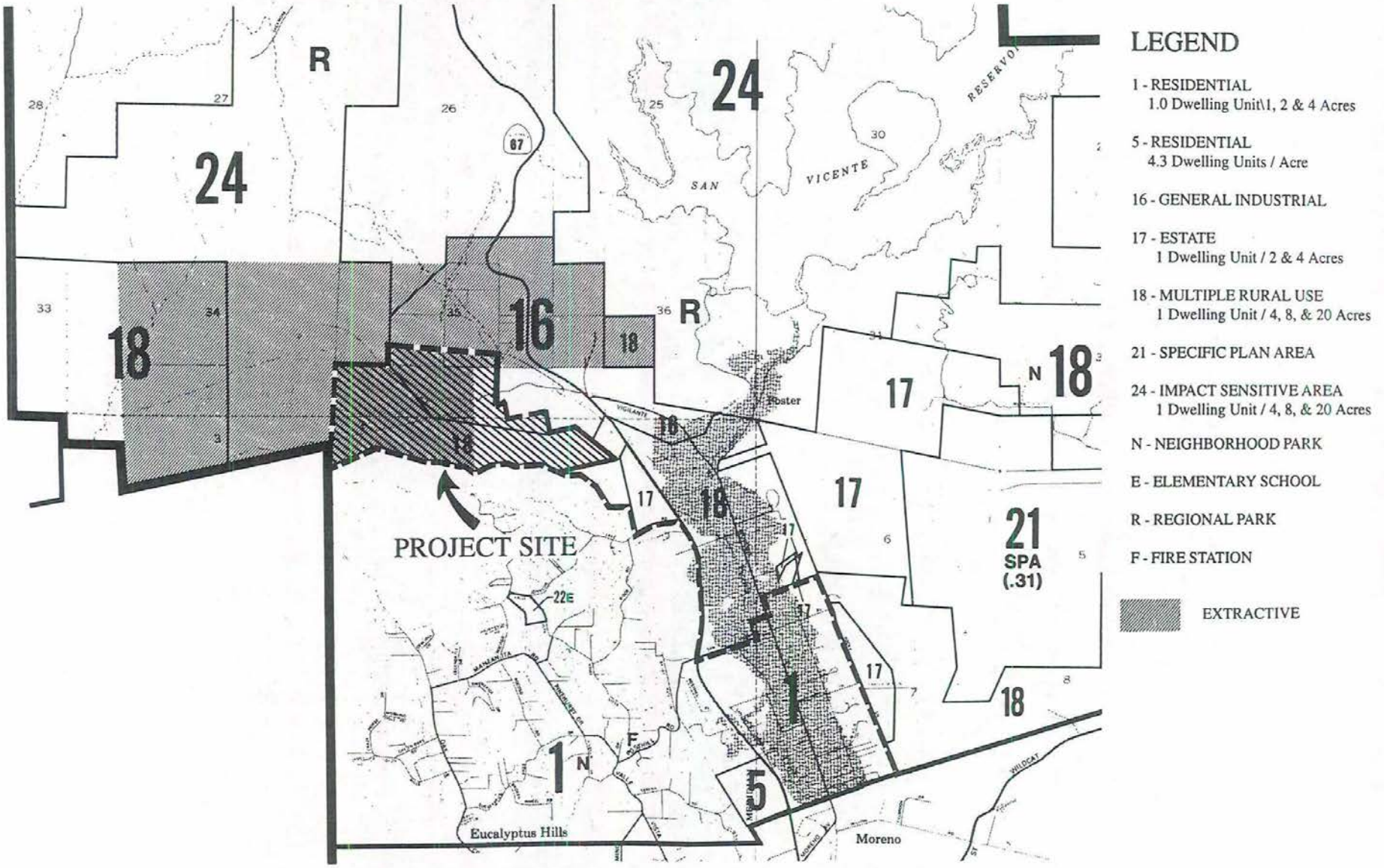
2.4.1 GENERAL PLAN

According to the County of San Diego's General Plan Regional Land Use Plan, the project site is designated within the Rural Development Area (RDA). The Rural Development Area *"includes all privately owned properties outside the service boundaries of the County Water Authority. This area is primarily made up of agricultural or unimproved lands and remote pockets of residential development. Parcel sizes will generally be dictated by the availability of groundwater and other environmental and resource constraints."*

2.4.2 LAKESIDE COMMUNITY PLAN

The Lakeside Community Plan was first adopted in 1975 and subsequently amended in 1990. It includes goals, policies and recommendations for development within the community. As shown in Figure 6, *Existing Land Use Designations - Lakeside Community Plan*, the project site is designated (16) General Industrial and (18) Multiple Rural Use. The General Industrial land use designation provides for uses exhibiting moderate to severe nuisance characteristics. The Multiple Rural land use designation is applied to areas which are not suitable for intensive agriculture, have rugged terrain, watershed areas, desert lands, lands susceptible to fires or erosion, lands which rely on groundwater for water supply, and/or other environmentally constrained areas.

An Extractive land use designation has been applied to portions of the project site designated for Multiple Rural and General Industrial land uses. Approved and proposed mining operations are occurring and would occur within the (16) General Industrial designation and within the (18) Multiple Rural designation where the Extraction overlay has been applied. According to the General Plan, the Extractive land use designation is applied to areas containing economically or potentially economically extractable mineral resources. It is intended to promote



EXISTING LAND USE DESIGNATIONS - LAKESIDE COMMUNITY PLAN Figure 6

extraction as the principal and dominant use. Uses other than extraction and processing of mineral resources are allowed only when they will not interfere with present or future extraction. Uses such as processing, agriculture and open space which are supportive of, or compatible with, mining also are allowed. Interim uses which are not compatible, but which will be removed, may be allowed.

The Extractive land use designation is an overlay and is temporary in nature. According to the Regional Land Use Element of the General Plan, the County will initiate a general plan amendment to remove the Extractive designation, once extraction and rehabilitation is complete. In this manner, the land use would, through the general plan amendment process, be redesignated to the underlying designation. Such general plan amendment and redesignation may be adopted for portions of individual properties in order to accommodate phased rehabilitation and new uses. For the project site, the underlying Multiple Rural and General Industrial land use designations will continue to be shown on General Plan maps, but will have no regulatory effect while the Extractive designation exists.

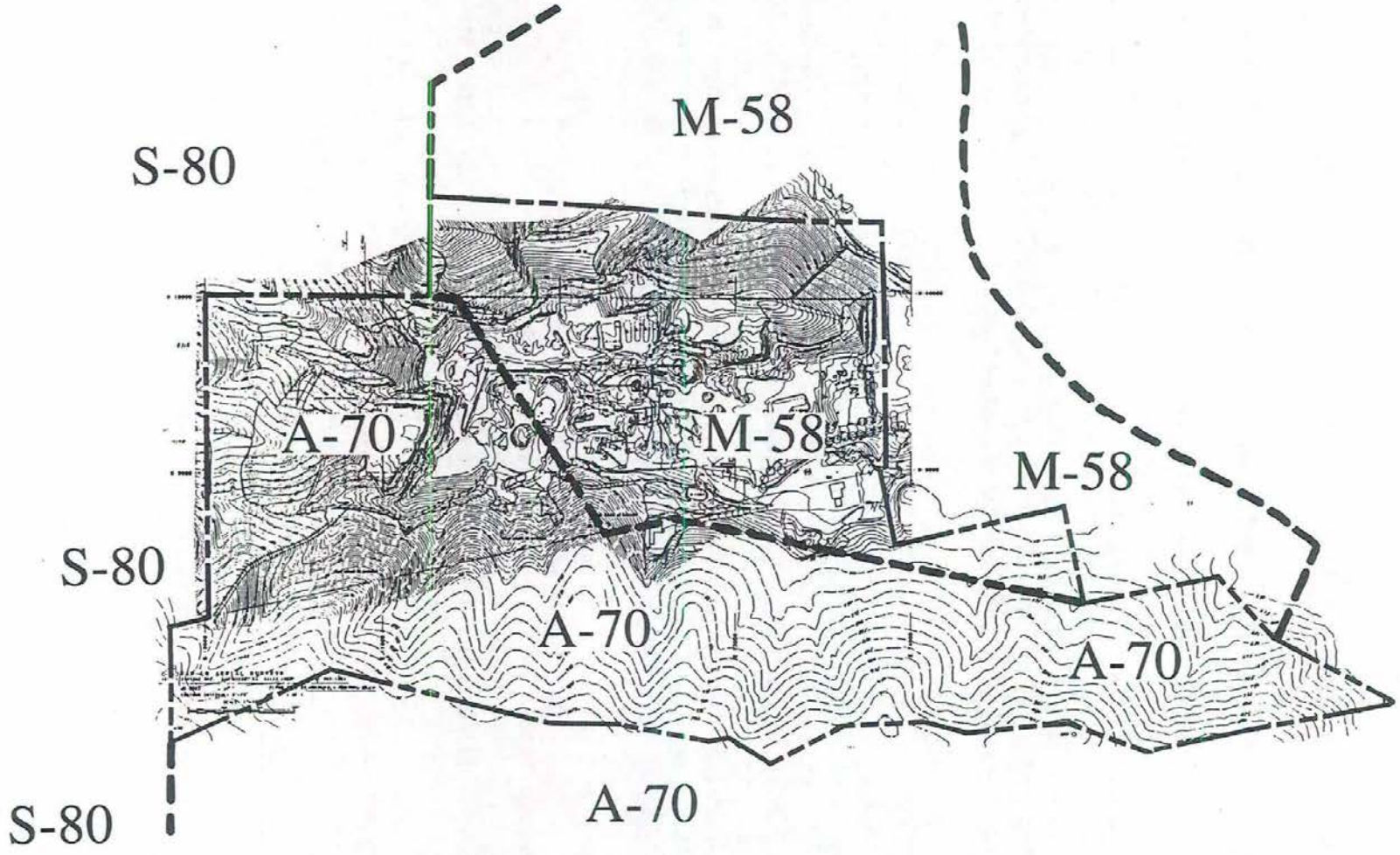
2.4.3 ZONING

As shown in Figure 7, *Existing Zoning*, the project site is zoned M-58 and A-70. The M-58 zone is intended to create and preserve areas where a full range of industrial uses with moderate to high nuisance characteristics may locate. According to the San Diego County Zoning Ordinance, the M-58 zone designation is typically applied to locations where large land acreages are available and where the impacts associated with unsightliness, noise, traffic and other hazards associated with certain industrial uses, would not adversely impact residential or commercial areas. Extractive uses are permitted within the M-58 zone, subject to a Major Use Permit.

The A-70 zone is intended primarily for agricultural crop production; however, extractive use types such as mining and processing also are permitted in the A-70 zone subject to a Major Use Permit and Section 6550 of the San Diego County Zoning Ordinance, *Extractive Use Regulations*. The Extractive Use Regulations, as amended, allow the recycling of used concrete, asphalt and rock only if the recycling facility is sited with either a rock crushing, asphalt pavement production or concrete batching operation. The regulations require an *"Application for Reclamation Plan"* to accompany any application for a Major Use Permit for mineral extraction with the permittee complying within the conduct of mining activities and in the rehabilitation of the mining site.

2.4.4 RESOURCE PROTECTION ORDINANCE

In accordance with Article V. *Exemptions* of the County's Resource Protection Ordinance (No. 7968), the proposed project is not subject to RPO. Specifically, paragraph 4 of Article V exempts:



LEGEND

S-80 - OPEN SPACE M-58 - HIGH IMPACT INDUSTRIAL A-70 - LIMITED AGRICULTURE

EXISTING ZONING

Figure 7

4. *Any sand, gravel or mineral extraction project, provided that the following mitigation measures are required as a condition of a major use permit approved for such project:*

   a. *Any wetland buffer area shall be restored to protect environmental values of adjacent wetlands;*

   b. *In a floodplain, any net gain in functional wetlands and riparian habitat shall result in or adjacent to the area of extraction;*

   c. *Native vegetation shall be used on steep slope lands to revegetate and landscape cut areas and fill areas in order to substantially restore the original habitat value, and slopes shall be graded to produce contours and soils which reflects a natural landform which is consistent with the surrounding area; and,*

   d. *Mature riparian woodland may not be destroyed or reduced in size due to sand, gravel and mineral extraction.*

   Use of the extraction area after reclamation shall be subject to all conditions of this Ordinance.

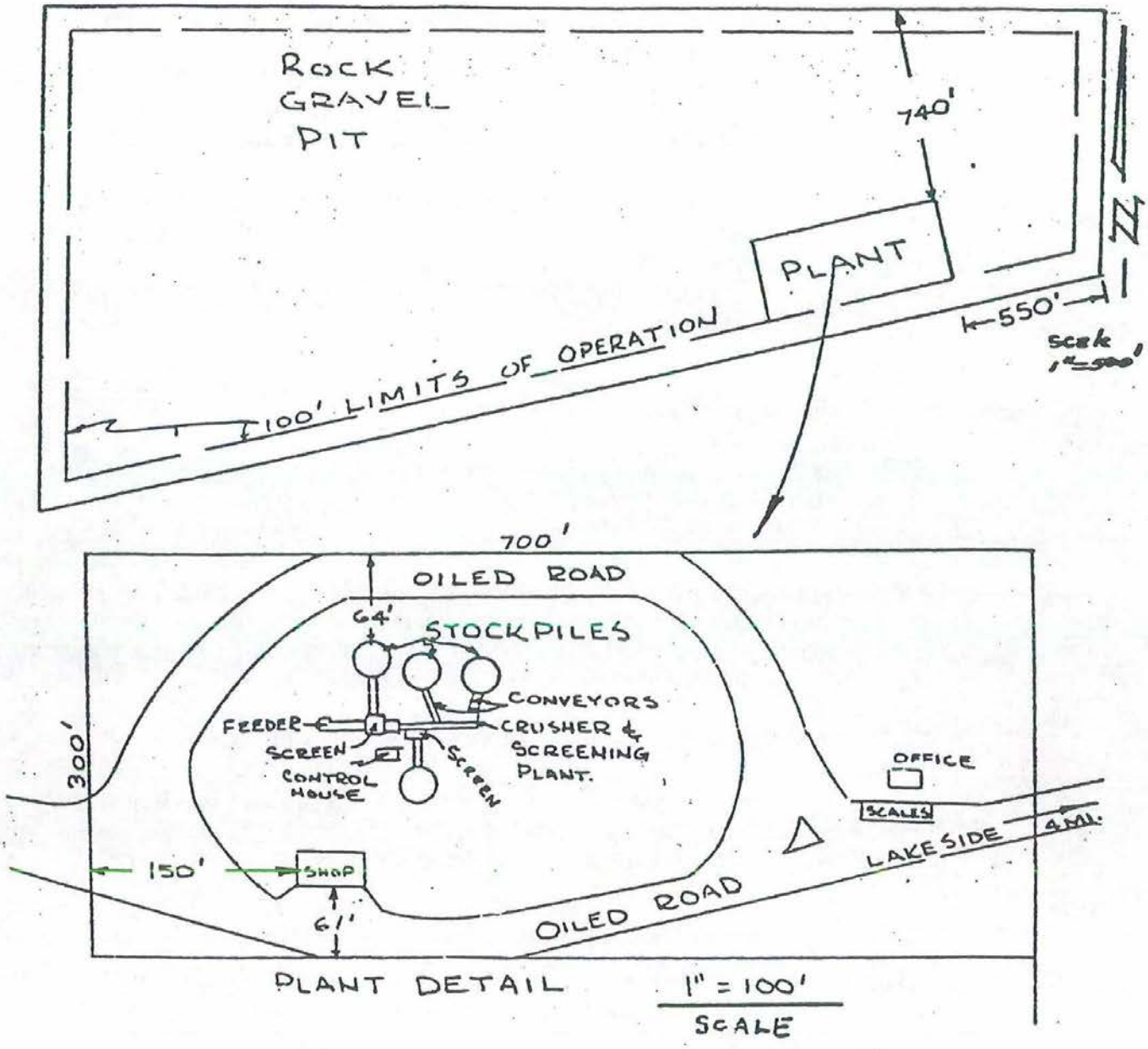
For the proposed project, items 4a., b. and d. do not apply. There are no wetlands or riparian woodlands on the project site, and the project is not located in a floodplain. Related to item 4c., the project includes a revegetation plan utilizing native mulch and hydroseed mix reflective of the surrounding natural vegetation. The Reclamation Plan includes terracing of mined slopes and rounding of the tops of slopes to blend with the landform of the area.

2.4.5 PREVIOUS APPROVALS IN EFFECT ON THE PROPERTY

The project site has been granted several approvals in conjunction with resource extraction and processing use on the property. Provided below is a summary of previous actions approved for the project site. Approvals which are still in effect are identified.

- **Permit P69-71**

Resource extraction activities have taken place on the project site since 1958. In 1969, the project applicant, ASPHALT, INC., acquired the property. At that time, mining operations were functioning under permit P69-71, which was approved by the County Planning Commission on April 11, 1969, for a period of ten years. According to the *"Decision of the Commission"* P69-71 provided for *"a borrow pit for sand and gravel, a rock crushing plant, an asphalt paving plant and a soil concrete plant."* The operations were restricted to that area identified on the



P69-71 PLOT PLAN

Figure 8

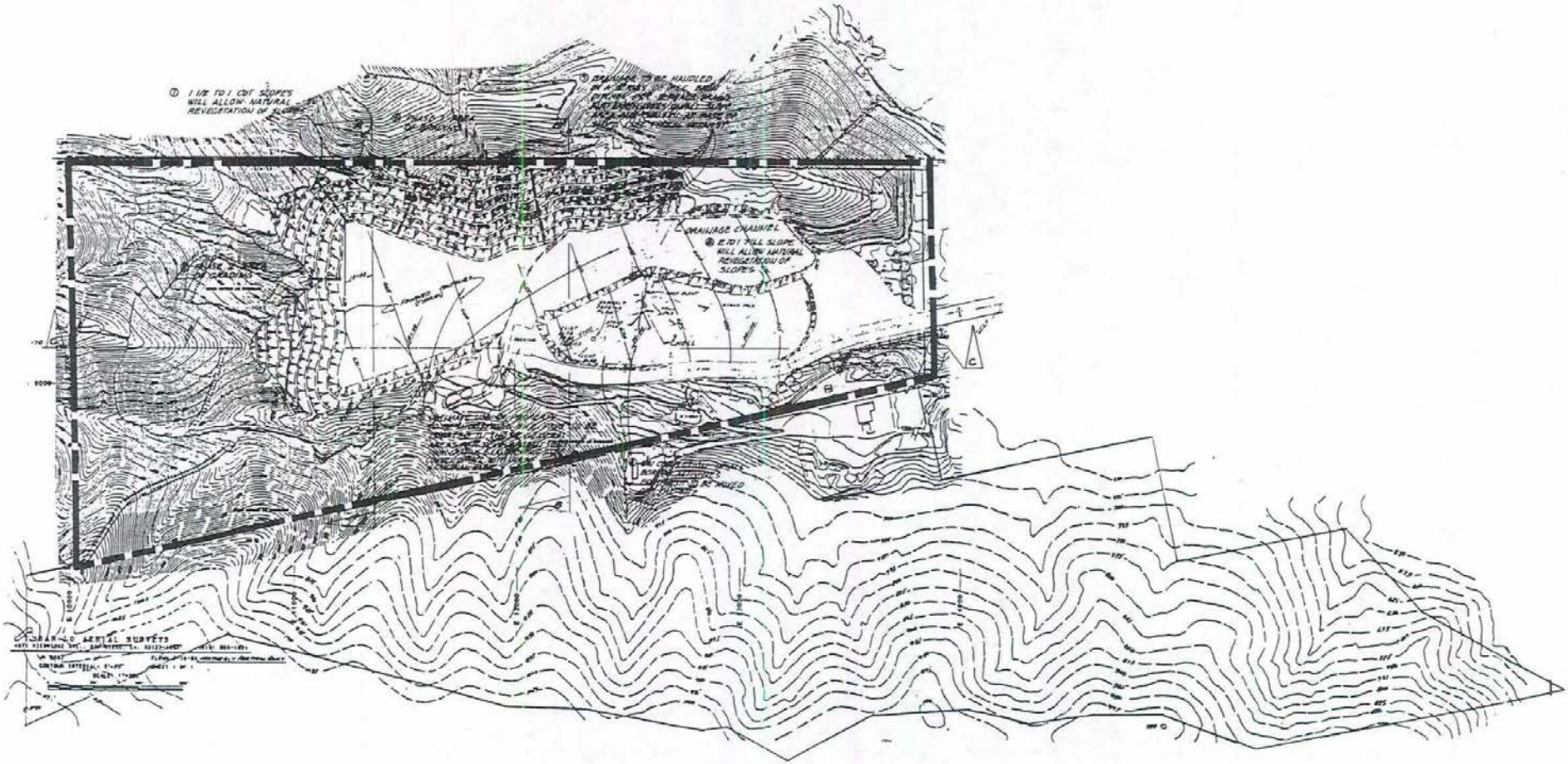
Plot Plan (see Figure 8, *P69-71 Plot Plan*), and all manufactured slopes were limited to a gradient of 1.5:1 or less. The Planning Commission stated the following as reasons for approving the permit:

> *"1. Subject property was used for many years prior to 1959 as a rock quarry and since 1959 as a borrow pit, processing plant for crushed rock and an asphalt plant. The use of the property has been well established.*
>
> *2. The surrounding property consists of rough terrain and is undeveloped, except for a wrecking yard to the northeast and another borrow pit to the east. The use appears not to be detrimental to the area."*

- **Permit P78-83**

On October 6, 1978, the San Diego County Planning Commission granted, for a period of 25 years, Major Use Permit P78-83 for the continued operation of a borrow pit, rock-crushing plant, and asphalt plant on-site, which was previously authorized under P69-71. In processing of MUP P78-83, the applicant proposed mining areas which would allow use of the property for 25 years. County staff denied the request for a 25-year mining operation and requested that the applicant instead submit a plan for a 10-year mining operation. The proposal was revised limiting the potential for resource extraction to that which could occur within a 10-year period. However, when Special Use Permit P78-83 was approved by the Planning Commission, the permit was issued for a period of 25 years, setting life of the permit for 25 years when the mining operation was based on use of the property for 10 years. Figure 9, *Approved Major Use Permit/Reclamation Plan*, represents MUP P78-83, which is currently in effect on the project site.

The Environmental Review Board issued a Negative Declaration and decided that an Environmental Impact Report was not necessary. Several conditions were imposed with the granting of P78-83 including three environmental mitigation measures: 1) major landform alteration was mitigated by a reclamation plan; 2) slope instability was mitigated by adherence to recommendations in the applicant's "limited soils investigation" and through the standard regulatory process of the Grading Ordinance; and, 3) dust generation was mitigated through obtaining a permit through the Air Pollution Control District. On August 10, 1979, a Reclamation Plan (78-01M') for the project was granted to be in effect concurrently with P78-83. To date, the Reclamation Plan has not been implemented as extraction is on-going. The proposed Reclamation Plan (78-001W1) would supersede the previously approved Reclamation Plan (78-01M') and would be implemented as mining operations cease.



APROVED MAJOR USE PERMIT / RECLAMATION PLAN P78-83

EIR - MODIFICATION TO MUP No. 78-083
EAD Log No. 89-14-69

Figure 9

- **Minor Amendment to Plot Plan/Reclamation Plan RP 78-01M'**

On November 17, 1993, the applicant filed for a *"Minor Amendment"* to the Reclamation Plot Plan approved in conjunction with the Major Use Permit (P78-83) approved in 1978 and in effect on the property. The Minor Amendment proposed a deviation to the approved Reclamation Plan to allow mining of aggregate within the approved permit boundaries.

The purpose of the Minor Amendment was to allow the applicant to continue mining an additional amount of quality material proximate to existing mining operations, while the proposed MUP Modification is being processed.

The Planning Director determined that *"the proposed amendment does not constitute a substantial change in the approved Reclamation Plan"* and *"that said amendment will not adversely affect adjacent property or adjacent property owners."* In accordance with Section 7609 of the Zoning Ordinance, the Minor Amendment was approved by the Planning Director on November 19, 1993. (See Figure 10, *Minor Amendment to Reclamation Plan RP 78-01M/Major Use Permit P78-83.)*

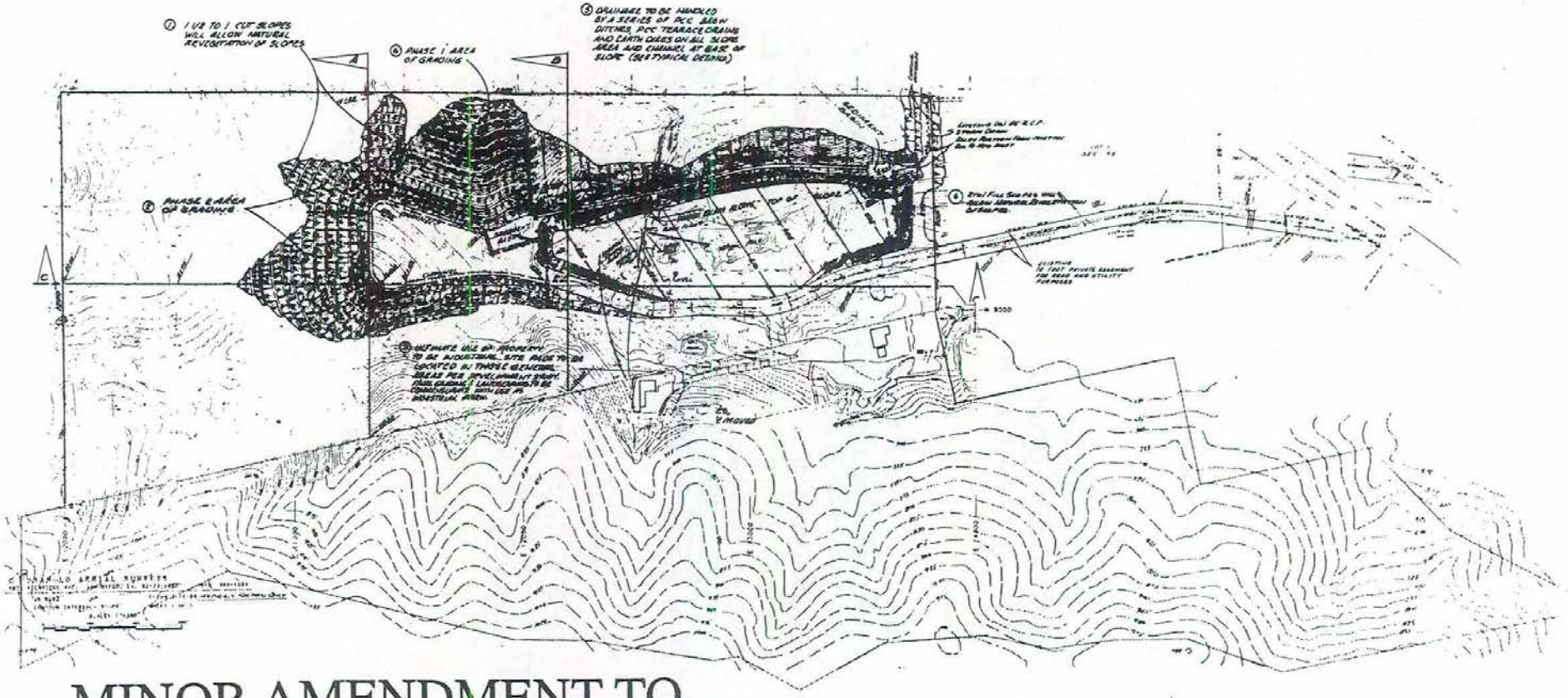
2.4.6 RESULTS OF COUNTY PLANNING AND ENVIRONMENTAL REVIEW BOARD RELATIVE TO PROPOSED PROJECT AND RELEVANT CEQA SUBSTANTIATION

The proposed ASPHALT, INC. MUP MODIFICATION project was presented to the County's Planning and Environmental Review Board (PERB) on June 20, 1991. At that hearing, the project was reviewed and the appropriate environmental documentation was discussed. Issues associated with groundwater, biology, proposed and existing uses, noise and traffic were the focus of the environmental discussion. Staff and PERB also discussed project alternatives.

Staff and PERB addressed the options of conducting an Extended Initial Study or requiring preparation of an Environmental Impact Report. Due to the degree of modification requested for the proposed project and the proposed increase in mined material, PERB determined that preparation of an EIR would be required. Additionally, staff stated that an EIR would allow opportunities to examine project alternatives. Therefore, in accordance with CEQA Guidelines Section 15063(b)(1), which states that:

> *If the agency determines that there is substantial evidence that any aspect of the project, either individually or cumulatively, may cause a significant effect on the environment, regardless of whether the overall effect of the project is adverse or Beneficial, the Lead Agency shall . . .*
> *(A) Prepare an EIR*

PERB concluded that consideration of the ASPHALT, INC. MUP MODIFICATION project requires preparation of an EIR. This conclusion is also supported by CEQA Guidelines Section 15064(g)(1):



MINOR AMENDMENT TO RECLAMATION PLAN RP 78-01M/ MAJOR USE PERMIT P78-83

Figure 10

(1) If the Lead Agency finds there is substantial evidence in the record that the project may have a significant effect on the environment, the Lead Agency shall prepare an EIR.

This section of CEQA provides general criteria to guide agencies in determining the significance of environmental effects of their project as required by Section 21083 of the Act. This section is necessary because the determination of significance is one of the key decisions in the CEQA process. This decision leads to the preparation of either a Negative Declaration or an EIR which involves the additional requirements to investigate the significant effects, to propose mitigation measures and alternatives, to respond to public comments, and to make findings on the feasibility of changing the project to reduce or avoid the significant effects. Regarding subsection (g), the court in Sundstrom v. Mendocino (1988) 202 Cal. App. 3d 296, stated that when the local agency has failed to study an area of possible environmental impact, the resulting deficiencies in the record may actually enlarge the scope of fair argument by lending a "logical plausibility" to a wider range of inferences, i.e., a fair argument may be based on the limited facts in the record.

3.0 PROJECT DESCRIPTION

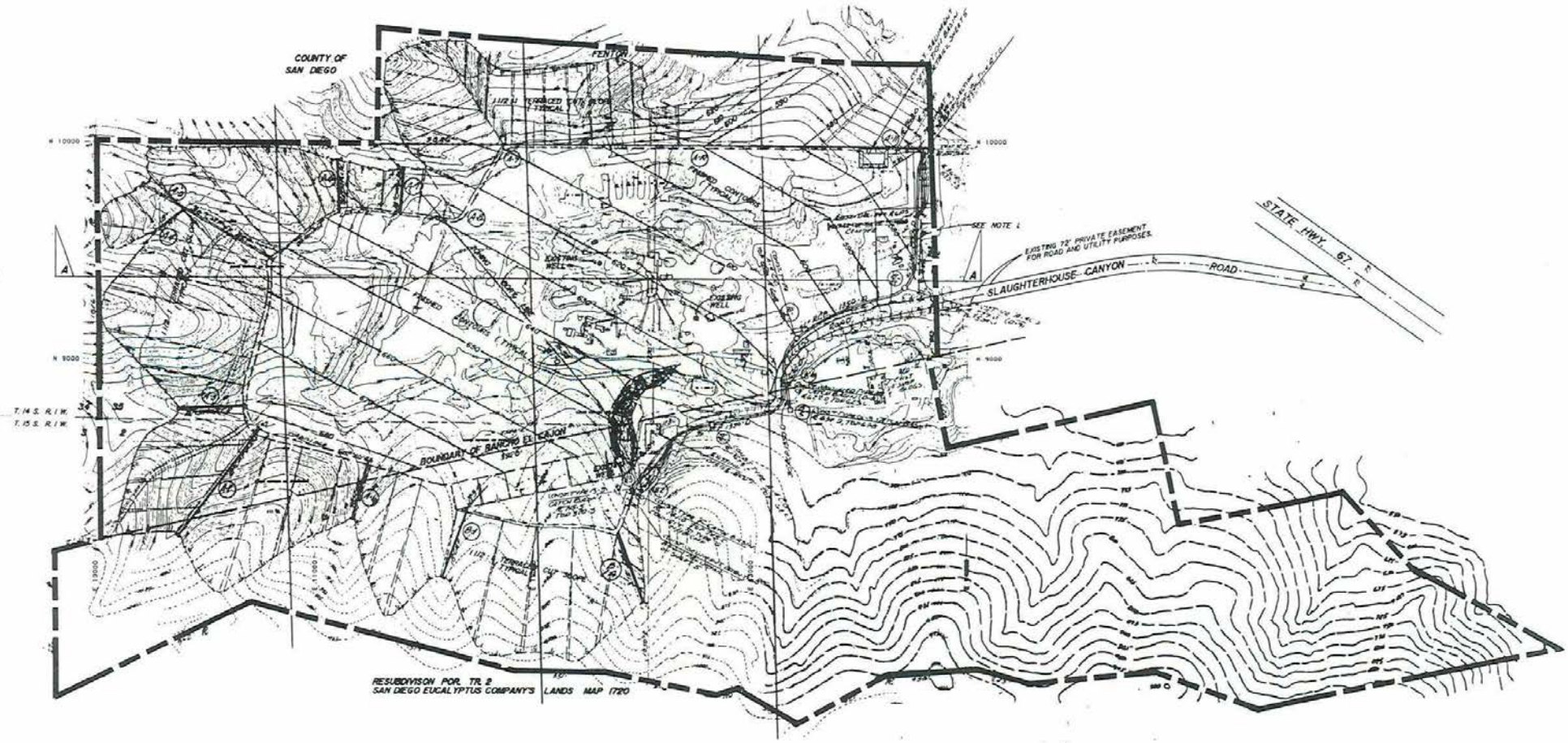
ASPHALT, INC. is requesting approval of a modification to an existing Major Use Permit (P78-83) to allow continued operation of the materials extraction and mining activities occurring on-site. Mining of natural resources has occurred on the site since the 1950's. The applicant has owned and operated the property since 1969. As shown in Figure 9, *Approved Major Use Permit/Reclamation Plan*, the existing mining processing and distribution of aggregate materials occurs on approximately 49 acres of the original 121-acre MUP site.

The purpose for the proposed MUP modification is to accomplish the following project objectives: 1) mine aggregate on an additional 108 acres beyond that permitted under the approved MUP (expanding the mined area from 49 acres allowed on 121 acres under the approved MUP to approximately 157 acres of the 296.4-acre MUP modification site including approximately 15.6 acres in slope rights on the adjacent H.G. Fenton Material property); 2) provide for an on-site recycling plant for asphalt and concrete; and, 3) upgrade and relocate on-site the existing asphalt batch plant. These project objectives are further expanded under the discussion below. The project also includes a Reclamation Plan reflecting the proposed MUP modification, which also is addressed in detail below.

3.1 MAJOR USE PERMIT

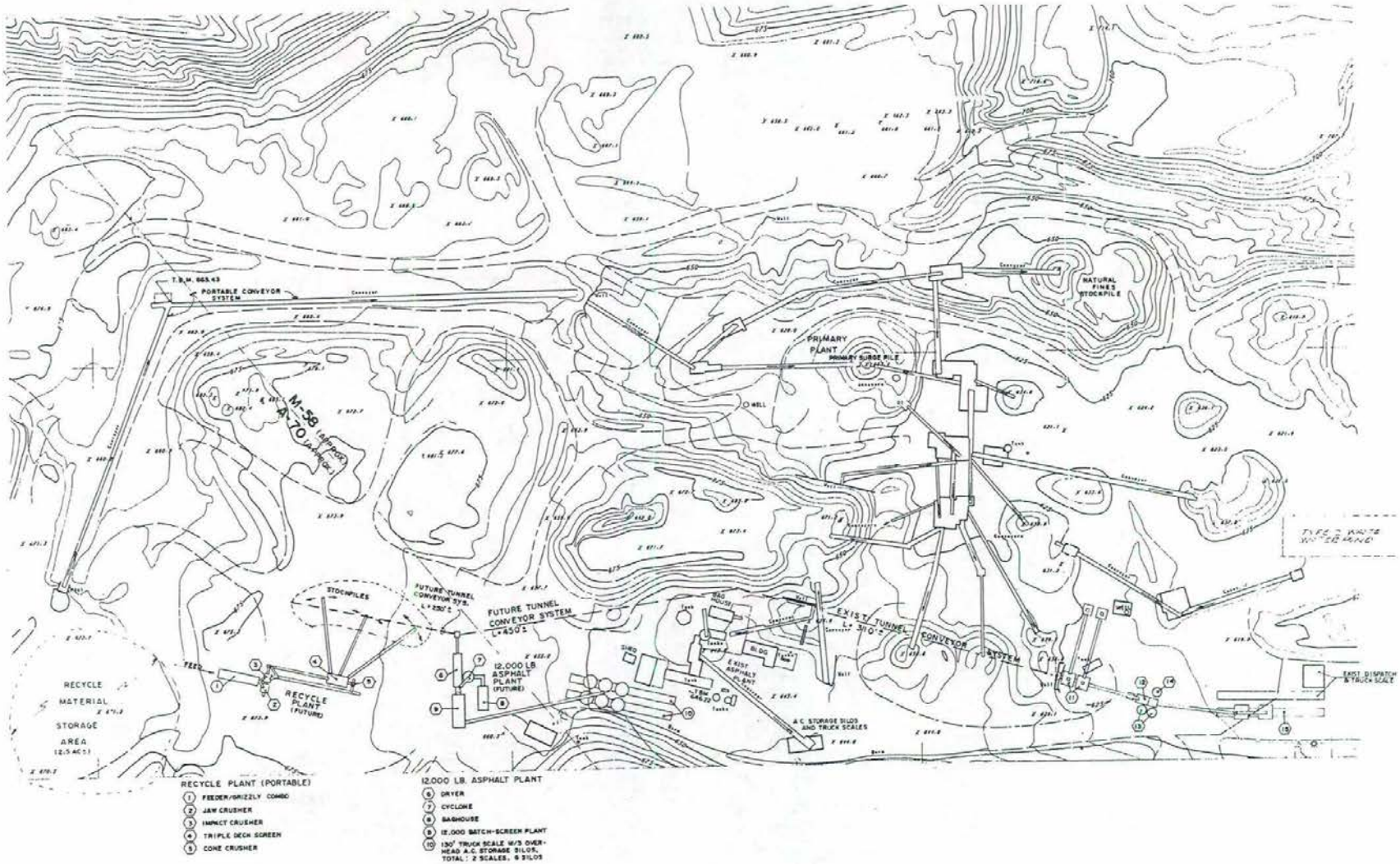
The proposed ASPHALT, INC. MUP MODIFICATION would allow for the continued operation of a comprehensive mining facility on approximately 157 acres (49 acres approved under the existing MUP plus an additional 92.4 acres of mining and 15.6 acres of slope rights under the proposed MUP Modification). The facility would include excavation, processing and distribution of aggregate material as well as concrete and asphalt batch plant products. Figure 11, *Proposed Modification to Major Use Permit No. 78-083W2*, illustrates the plot plan for the project; Figure 12, *Existing and Proposed Processing and Distribution Facilities*, identifies the different activity areas for the project site.

The primary purpose of the MUP modification request is to continue the existing mining of aggregate as depleted phases are completed by extending into an additional 92.4 acres of the project site and onto approximately 15.6 acres of the adjacent H.G. Fenton Material property for slope rights (see Figure 11, *Proposed Modification to Major Use Permit No. 78-083*). The majority of the mining activities would occur in the north and west portions of the site. These areas would be graded to remove granitic rock and decomposed granite for production of a variety of construction aggregate materials. The course extracted aggregate is blended with sand from other deposits to make asphalt concrete. The project would extract approximately 23.4 million cubic yards (MCY) of additional material over a period of 25 years. Approximately 14.2 MCY of material would be exported from the site as asphalt and rock products. Approximately 9.2 MCY of material would be used on-site as backfill in final phases.



PROPOSED MODIFICATION TO MAJOR USE PERMIT No. 78-083W2

Figure 11



EXISTING & PROPOSED PROCESSING AND DISTRIBUTION FACILITIES

Figure 12

EIR - MODIFICATION TO MUP No. 78-083
EAD Log No. 89-14-69

The extraction areas would be mined in a phased manner to remove and process Stadium conglomerate for production of a variety of construction aggregate materials. Excavation would involve a sequence of *"ripping"* and *"pushing"* in order to extract the rock material. Blasting is not used in the project's mining operations. The mined slopes would be excavated at a gradient of 1.5:1. The quarry floor would be extracted to a depth of 550 feet above mean sea level and backfilled after extraction is completed. After completion of excavation in an area, the final gradient for mined slopes would be 1.5:1 and terraced. These slopes would be revegetated with a native plant material hydroseed mix to stabilize the slopes, control erosion and enhance visual appearance.

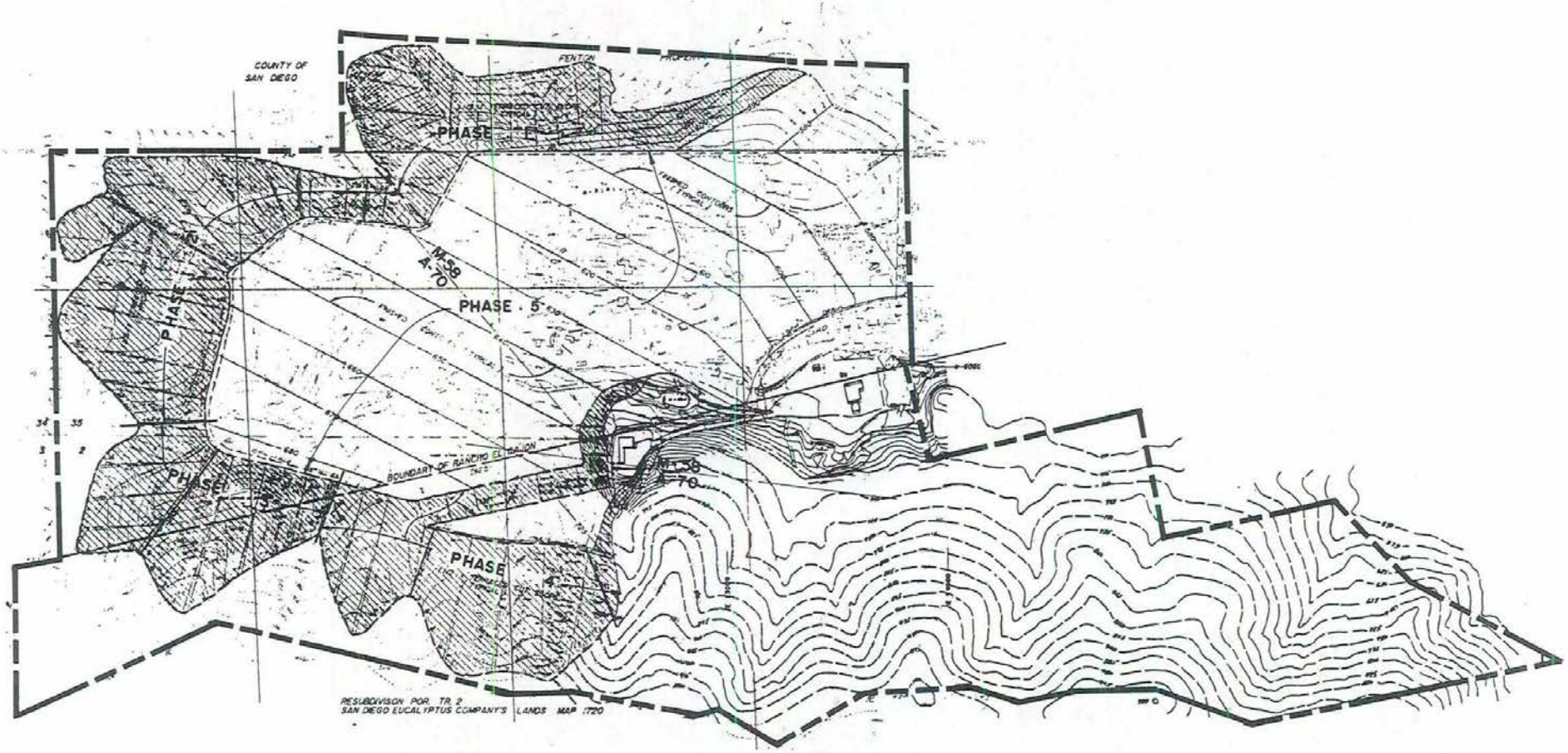
A series of crushers would be used in the mining area to crush rocks to a size appropriate for distribution to the processing area. The material is transferred to the plant by way of a loader-conveyor system. The rock extracted from the mining area would be transported to the processing plant area within the mining area itself by conveyors.

After excavation and initial crushing, the rock material would be transported on conveyor belts to surge piles in the processing area. Typical location of surge piles are shown in Figure 12, *Existing and Proposed Processing and Distribution Facilities*. Surge piles vary in size, averaging 25 feet in height and 160 feet in width. The piles resemble in color the extracted material, generally a brownish-grey-tone color. Surge piles are in continual flux, with material being added and removed as part of the processing of usable material. Although fluctuations occur to stockpiled material, the maximum size of the on-site stockpiles has not varied from that shown in Figure 12 for more than 10 years. This material would be fed through a variety of screens and crushers to separate the mining waste from the marketable rock and to create the various rock products. Distribution of rock would occur by conveying finished rock products to surge piles located in the distribution area. Trucks would enter this area to load products for delivery within market areas.

Ancillary to the primary aggregate mining operation, the project proposes an on-site recycling plant for asphalt and concrete. The recycling plant would process asphalt and concrete into base materials for re-use. No petroleum products are used in the process. The recycling plant indirectly results in a reduction in the use of petroleum products by reusing discarded materials. The recycling plant would require a permit from the Air Pollution Control District, which regulates the operation of asphalt and concrete recycling plants. The applicant has submitted an application for the permit.

The project proposes to upgrade of the existing asphalt batch plant with modern equipment. The asphalt batch plant operates using materials produced from the mining activities on-site in addition to imported materials. Approximately 1.5 MCY of sand would be imported for processing with the finished asphalt products. Materials stockpiled on-site would be distributed to the batch plant by conveyor belts. Imported materials would be delivered by trucks.

Petroleum products, including asphalt refined (AR) oil and slow-cured (SC) oil, are used in the on-going on-site operations and are stored in existing underground and aboveground tanks. These are new, double-walled tanks which meet County Health requirements. Petroleum products would be used throughout the life of the MUP, and all tanks would be removed at the termination of mining operations in accordance with County and State regulations.



PROPOSED RECLAMATION & PHASING PLAN

Figure 13

Phase 2 would encompass approximately 22 acres resulting in the extraction of approximately 5.4 MCY of material. Phase 2 would proceed in a sequential manner following Phase 1 and would extend extraction to the western limit of the project site. The western slopes of the project's prominent canyon feature would be mined and the central flat pad area would be extended. The resultant landform would be back-cut at an ultimate height at its highest point of 440 feet. Phase 2 would encompass a period of about four to nine years. Backfilling in this area associated with Phase 5 would reduce the height of cut slopes to a maximum of 325 feet.

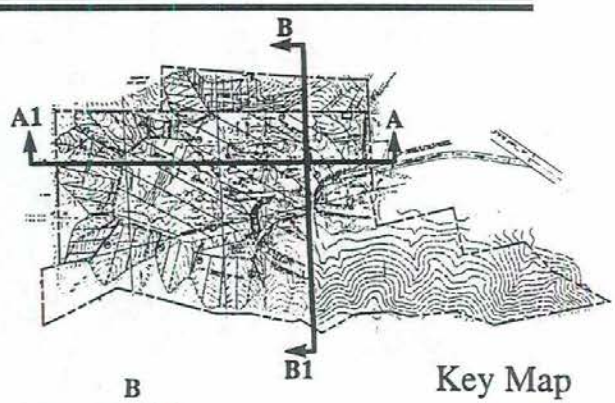
Phase 3 encompasses approximately 14 acres and would continue the mining of Phases 1 and 2. Phase 3, located in the southwest portion of the site, mines the canyon slopes located in this area and results in the creation of a manufactured cut slope approximately 350 feet in height. Phase 3 is estimated to take about four to eight years to complete. Backfilling associated with Phase 5 would reduce the maximum slope height created during Phase 3 to 225 feet.

Phases 4 and 5 would proceed in a concurrent manner. Phase 4 involves grading of a portion of the southern canyon slopes. Material extracted from Phase 4 is not expected to be of high quality. The primary purpose of Phase 4 is to create material needed to fill the central quarry area created during Phases 1 through 3 and to begin the primary focus of the Reclamation Plan — that being reclaiming the land in a manner suitable for General Industrial and Multiple Rural uses. Phase 5 consists of the completion of mining operations and the filling of the central quarry. At the end of Phase 5, the central area of the site would be approximately 75 acres in size. A relatively flat pad would be created in the eastern portion of this area, gradually sloping to the west at a gradient of four percent and ranging in elevation from approximately 575 feet above mean sea level in the northeast corner to 700 feet above mean sea level in the southeast corner. Phases 4 and 5 would occur in concert taking approximately one to two years to complete.

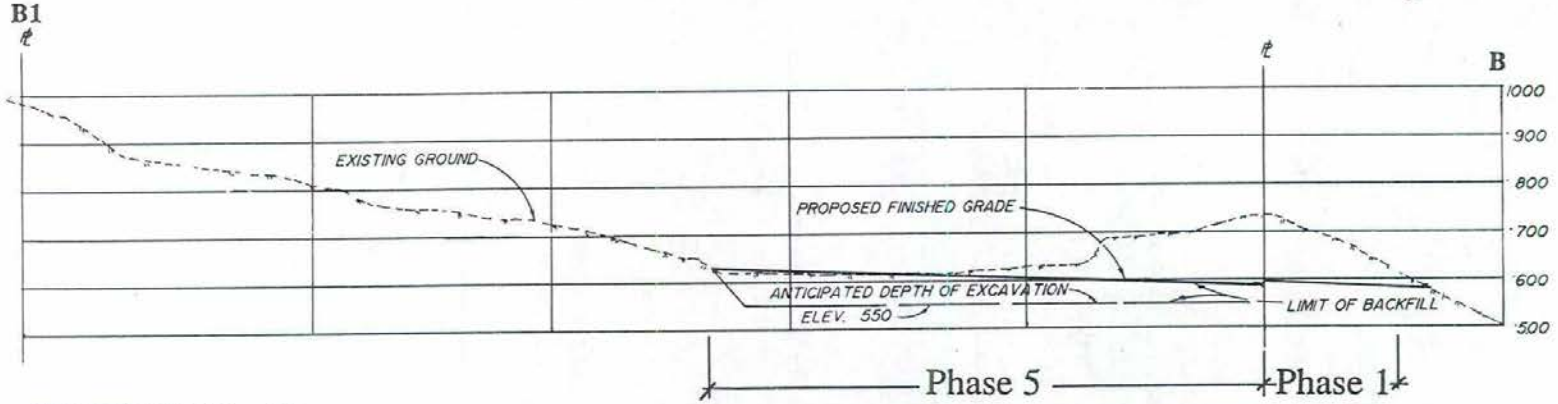
3.3 RECLAMATION PLAN

In accordance with Section 2770 of the *Surface Mining and Reclamation Act of 1975*, a reclamation plan for the project site, as shown in Figure 13, *Proposed Reclamation and Phasing Plan*, is being processed concurrently with the MUP modification. The reclamation plan would progress as extraction phases are completed. The plan would revegetate on-site slopes with native plant materials and create areas in the center of the property for future uses.

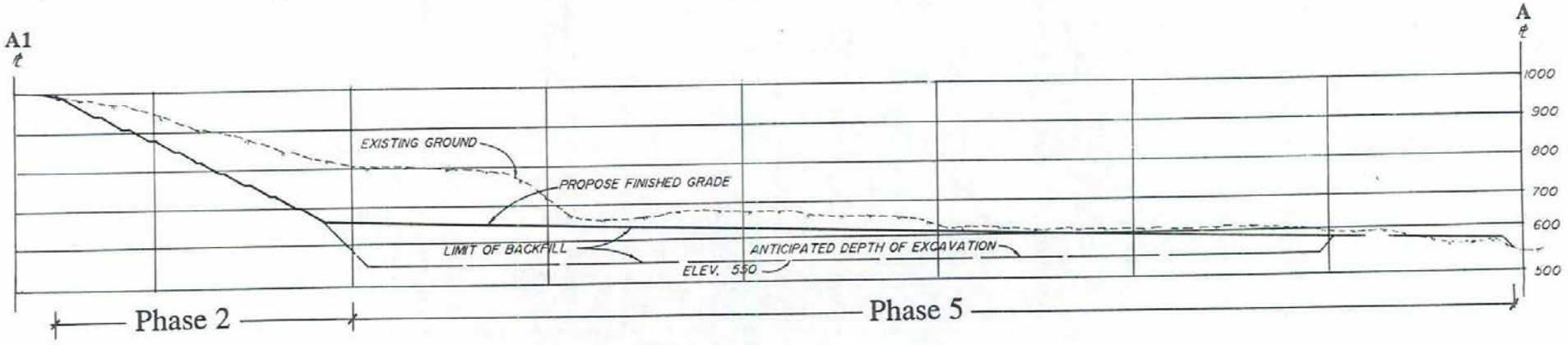
All areas of the project site affected by the proposed MUP for clearing, grading or mining would be reclaimed in accordance with the proposed Reclamation Plan shown in Figure 13. The Reclamation Plan includes the terracing of cut slopes modified by the project to a minimum slope gradient of 1.5:1. Benches would be provided at maximum intervals of 30 feet vertical distance between benches (see Figures 14 and 15, *Reclamation Plan Cross-Sections*). The reclamation process would proceed in a continuous manner throughout the lifespan of the project, occurring concurrently with the cessation of grading and quarrying activities in each phase. Thus, as mining in an area of the project is completed, it would be reclaimed.



Key Map



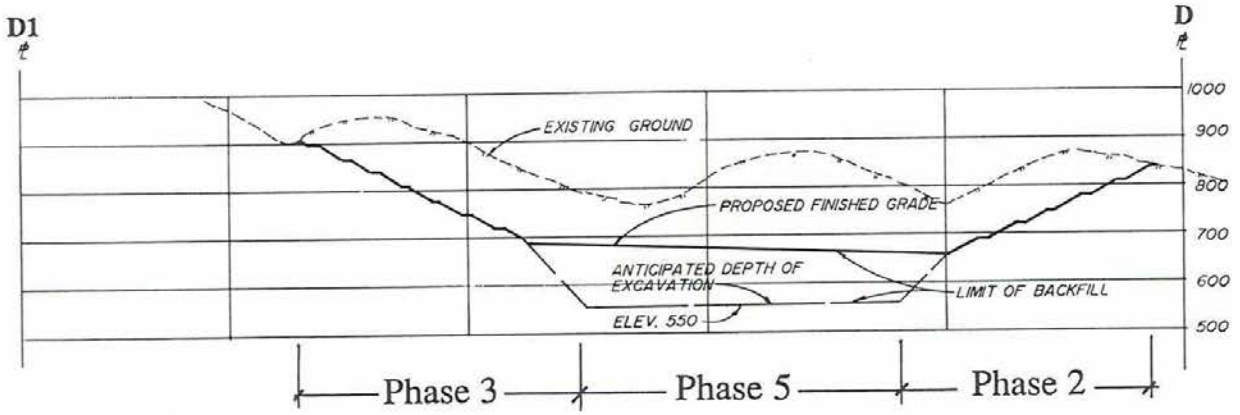
SECTION B1 - B



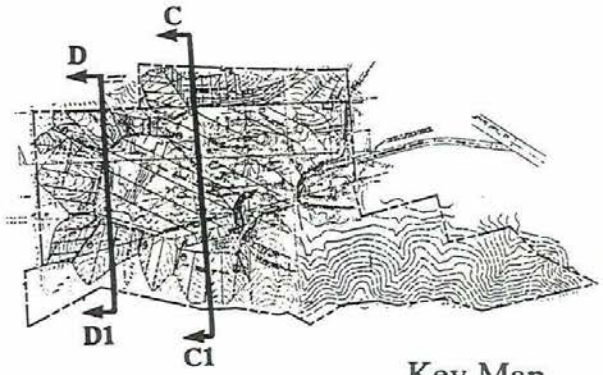
SECTION A1 - A

RECLAMATION PLAN CROSS SECTIONS A1 - A, B1 - B

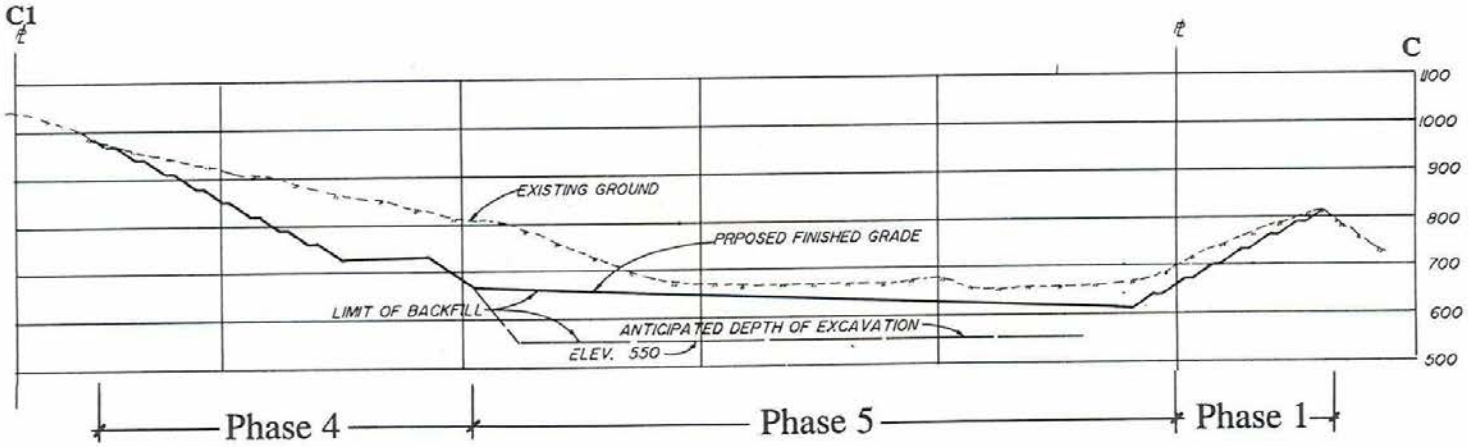
Figure 14



SECTION D1 - D



Key Map



SECTION C1 - C

RECLAMATION PLAN CROSS SECTIONS C1 - C, D1 - D

Figure 15

The Reclamation Plan includes revegetation of manufactured cut slopes with vegetation which has been removed prior to commencement of extraction, mulched and stockpiled. This mulch material would be supplemented with a hydroseed mix of native plant material indicative of surrounding native vegetation. Table 2, *Revegetation Hydroseed Plant Mix*, provides a list of the plant material to be used in the revegetation of manufactured slopes, the primary purpose of the hydroseed mix and the minimum quantity to be used per hydroseeded acre. Figure 16, *Revegetation Plan*, provides a schematic cross-section showing proposed hydroseeding of manufactured slope faces in conjunction with the proposed Reclamation Plan. The flat pad portion created as part of Phase 5 would be hydroseeded with a grass mixture designed to detain runoff and impede erosion prior to re-use of this area with general industrial and multiple rural land uses.

3.4 DISCRETIONARY ACTIONS

3.4.1 MUP MODIFICATION AND RECLAMATION PLAN

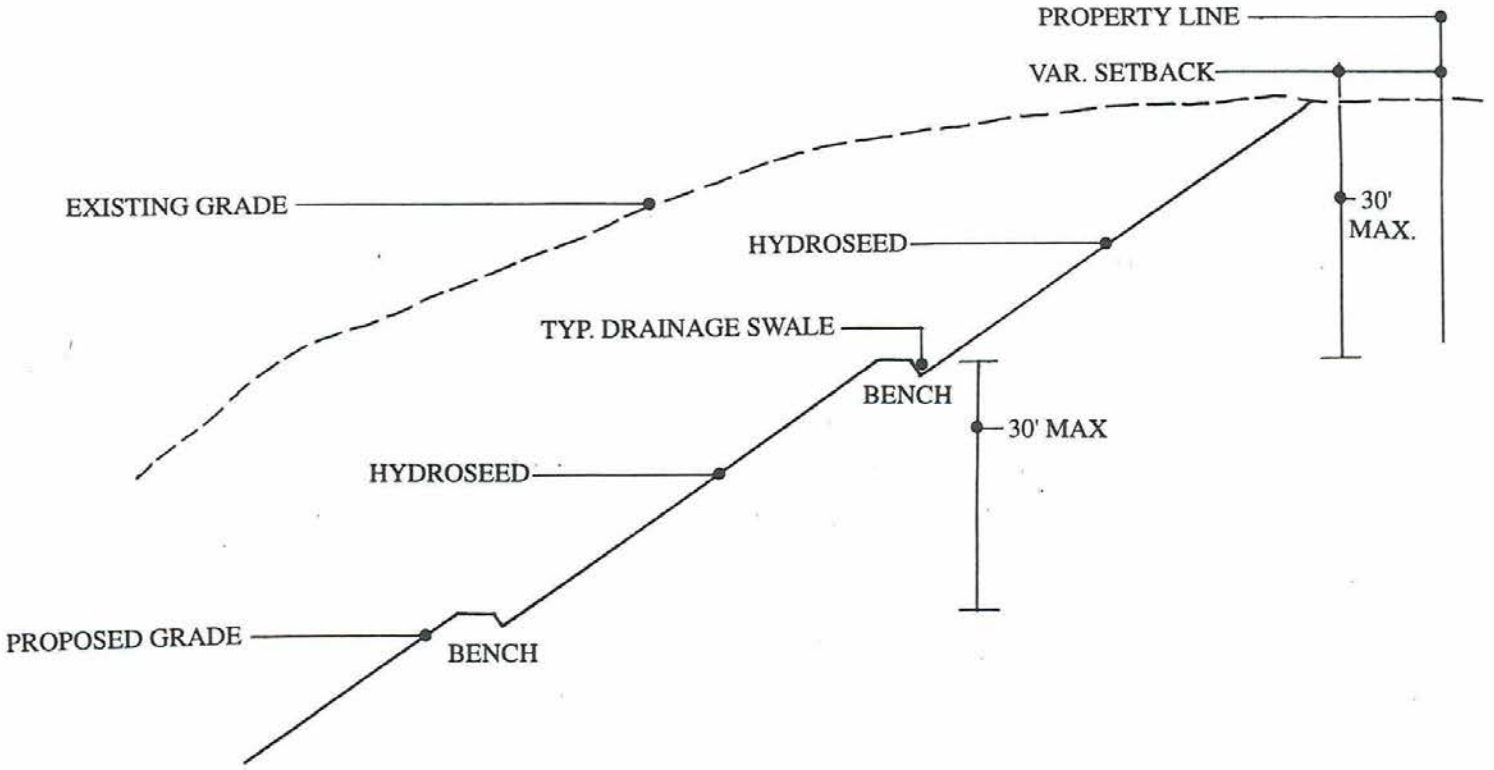
The project site is zoned M-58 and A-70. Land use designations for the project site are (18) Multiple Rural and (16) General Industrial. A Resource Extraction Overlay occurs on the portion of the project site to be mined. Extractive uses are allowed in the existing zones and land use designations with approval of the MUP. The project proposes approval of a modification to the existing MUP No. P78-83. The MUP Modification requires a decision by the Planning Commission.

3.4.2 SPECIAL RULE 4(D) INTERIM LOSS PERMIT

At the time the gnatcatcher was listed by the federal government as threatened, the U.S. Fish and Wildlife Service proposed a Special Rule under Section 4(d) of the Endangered Species Act. Known as Special Rule 4(d), this rule defines the conditions under which a "take" of gnatcatcher would not be considered a violation of the Endangered Species Act. The rule allows for a loss of up to 5 percent of coastal sage scrub habitat in the subregion.

Rule 4(d) took effect on Friday, December 10, 1993. Implementation of Rule 4(d) is intended to streamline the normal federal permit process for development projects which would affect the gnatcatcher, allowing local jurisdictions to issue an "interim loss" permit. Rule 4(d) also applies to projects which affect non-occupied coastal sage scrub, because until the actual preserve areas are defined, it is not known if unoccupied habitat would become a part of the larger preserve. The County will be implementing Rule 4(d) based upon the State's Process Guidelines, and County policies are being developed.

In order to issue an interim loss permit, certain findings must be made and concurrence of the U.S. Fish and Wildlife Service and State Department of Fish and Game is required. The findings generated by the NCCP program are as follows (excerpt from the *Southern California Coastal Sage Scrub Natural Community Conservation Planning Process Guidelines, Amended: November, 1993)*:



REVEGETATION PLAN

Figure 16

4.2 Local Agency Interim Habitat Loss Approvals

g. To approve an interim loss application, the local agency must make the following findings, based upon the information obtained pursuant to Section 4.1.2 (a calculation of the 5% interim habitat loss for the subregion) and the applicable CEQA review:

(1) The proposed habitat loss is consistent with the interim loss criteria in the Conservation Guidelines and with any subregional process if established by the subregion.

(a) The habitat loss does not cumulatively exceed the 5% guideline.
(b) The habitat loss will not preclude connectivity between areas of high habitat values.
(c) The habitat loss will not preclude or prevent the preparation of the subregional NCCP.
(d) The habitat loss has been minimized and mitigated to the maximum extent practicable in accordance with 4.3.

(4.3 states: Any impacts to the coastal sage scrub habitat and the target species must be mitigated to insignificant levels as required by the California Environmental Quality Act (CEQA) by using one or more of the following options:

- *Acquisition of habitat*
- *Dedication of land*
- *Management agreements*
- *Restoration*
- *Payment of fees*
- *Transfer of development rights*
- *Other mitigation measures approved in writing by the CDFG and USFWS.)*

(2) The habitat loss will not appreciably reduce the likelihood of the survival and recovery of listed species in the wild.

(3) The habitat loss is incidental to otherwise lawful activities.

Projects meeting these criteria may be prioritized based on the likelihood of imminent development or which otherwise provide significant public benefit.

The project and the draft findings for the interim habitat loss approval by the local government shall be made available for comment to the subregional lead or coordinating agency, the California Department of Fish and Game, the U.S. Fish and Wildlife Service and the public at least 45 days prior to the local agency action on the proposed project findings.

4.0 ENVIRONMENTAL ANALYSIS

4.1 LAND USE/COMMUNITY CHARACTER

4.1.1 EXISTING CONDITIONS

The ASPHALT, INC. MUP MODIFICATION project site is an existing resource extraction and production operation located in the northern portion of the Lakeside community (see Figure 1, *Regional Map* and Figure 2, *Vicinity Map*). The community of Lakeside encompasses approximately 6,600 acres at the base of the Cuyamaca Mountain western foothills, approximately 21 miles from downtown San Diego. The San Diego River traverses the community, generally separating the Town Center south of the river from sparser rural development and small-scale agriculture north of the river.

Lakeside remains predominantly a rural residential community, as shown in Figure 3, *Surrounding Land Uses*, and existing land uses in the project vicinity are indicative of the sense of spaciousness which dominates the community's character. South of the project site along SR-67 are large-lot residential and small-scale farming enterprises. A small commercial center is located approximately 2.75 miles south of the project site at the intersection of SR-67 and Willow Road. West of the project site is undeveloped foothills.

The Sycamore Canyon Open Space Preserve is located adjacent to and west of the project site. This 1,373-acre preserve is identified as a Resource Conservation Area in the Lakeside Community Plan. Resources within the Preserve include rare and endangered plant species, riparian woodlands and coastal sage scrub and chaparral vegetation. The Extractive Overlay applied to the western portion of the project site also occurs on the southern portion of the Sycamore Canyon Open Space Preserve.

Land uses east of the ASPHALT, INC. MUP MODIFICATION site and west of SR-67 are heavy industrial in nature and include a wrecking yard, Chilcote Construction Company storage yard and shop, the TTT Concrete rock quarry and concrete batch plant, Biggs Equipment Rental, Bud's Trucking and North County Gunnite. SR-67 separates adjacent land uses from the Nelson-Sloan resource extraction operation which dominates the character of the surrounding community. The Nelson-Sloan quarry is located east of SR-67 along Vigilante Road. Nelson-Sloan operates under an existing MUP which expires in 1994. An amendment to the Nelson-Sloan MUP is under review by County staff. Also located east of the site is Enniss Enterprises, undeveloped industrial pads owned by Enniss Enterprises and Baxter Drilling.

H.G. Fenton Material Company owns property north of the project site. Although no extraction has occurred on that property, similar to the project site, it is identified as a viable economic source for aggregate by the State Department of Conservation. This area is covered by an

corridors." The Scenic Highways Element includes a map showing County highways for which scenic highway corridors, official designation, and protection measures are to be implemented. A priority list describes each route within the system and designates the route's priority for which scenic highway corridor planning and implementation are to be initiated. SR-67, located proximate to the project site and providing direct access to the project, is identified as a Third Priority Scenic Route. A Scenic Highways Program has not been prepared for SR-67.

The final element which has applicability to the project is the **Noise Element**. The purpose of the Noise Element of the General Plan is to *"prescribe programs aimed at reducing adverse noise levels in the County by adopting policies which will further improve planning, building and development practices."* The Noise Element considers noise at its source (e.g., noise levels generated by traffic volumes on a roadway), the noise transmission path (i.e., elements which can divert, absorb or dissipate noise), and the receiver site (an evaluation of noise-sensitive land uses affected by stationary or mobile noise sources). The proposed project can be considered a stationary noise source (on-site extraction activities) and a contributor to mobile noise levels (noise generated by trucks accessing the site).

- **LAKESIDE COMMUNITY PLAN**

The Lakeside Community Plan is divided into eight primary sections which coincide with elements of the General Plan, formulated to specifically apply to Lakeside as a unique community in the County. These sections include: Community Character, Land Use, Housing, Circulation, Public Facilities and Services, Conservation, Recreation and Scenic Highways. For the ASPHALT, INC. MUP MODIFICATION project, the discussion of Community Character, Land Use, Conservation and Scenic Highways applies.

The **Community Character** chapter is designed to maintain Lakeside's rural residential nature but recognizes that change in the community can be beneficial. The goal of the Community Character chapter is to *"foster development which will preserve a rural atmosphere and enhance a sense of spaciousness."*

The **Land Use** chapter presents goals, policies and recommendations for the community's Residential, Commercial, Agricultural and Industrial land uses and for Specific Plan areas. According to the Lakeside Community Plan, the project site is designated for (16) General Industrial and (18) Multiple Rural use (see Figure 6, *Existing Land Use Designations - Lakeside Community*). The Extractive land use designation has been applied to portions of the project site, overlaying portions of both the (16) General Industrial and (18) Multiple Rural land use designations. According to the Regional Land Use Element of the General Plan, the underlying Multiple Rural and General Industrial land use designations have no regulating effect while the Extractive designation exists. Therefore, from a land use perspective, goals, policies and recommendations of the Community Plan's Conservation chapter relative to sand and gravel extraction prevail until such a time as extraction and rehabilitation are complete, and until a

corridors." The Scenic Highways Element includes a map showing County highways for which scenic highway corridors, official designation, and protection measures are to be implemented. A priority list describes each route within the system and designates the route's priority for which scenic highway corridor planning and implementation are to be initiated. SR-67, located proximate to the project site and providing direct access to the project, is identified as a Third Priority Scenic Route. A Scenic Highways Program has not been prepared for SR-67.

The final element which has applicability to the project is the **Noise Element**. The purpose of the Noise Element of the General Plan is to *"prescribe programs aimed at reducing adverse noise levels in the County by adopting policies which will further improve planning, building and development practices."* The Noise Element considers noise at its source (e.g., noise levels generated by traffic volumes on a roadway), the noise transmission path (i.e., elements which can divert, absorb or dissipate noise), and the receiver site (an evaluation of noise-sensitive land uses affected by stationary or mobile noise sources). The proposed project can be considered a stationary noise source (on-site extraction activities) and a contributor to mobile noise levels (noise generated by trucks accessing the site).

- **LAKESIDE COMMUNITY PLAN**

The Lakeside Community Plan is divided into eight primary sections which coincide with elements of the General Plan, formulated to specifically apply to Lakeside as a unique community in the County. These sections include: Community Character, Land Use, Housing, Circulation, Public Facilities and Services, Conservation, Recreation and Scenic Highways. For the ASPHALT, INC. MUP MODIFICATION project, the discussion of Community Character, Land Use, Conservation and Scenic Highways applies.

The **Community Character** chapter is designed to maintain Lakeside's rural residential nature but recognizes that change in the community can be beneficial. The goal of the Community Character chapter is to *"foster development which will preserve a rural atmosphere and enhance a sense of spaciousness."*

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4.1.2 IMPACT ANALYSIS

This issue discussion addresses impacts related to both land uses and community character of the project in relation to development in the area and development which is allowed under the County's General Plan, the County Zoning Ordinance, and the Lakeside Community Plan land use designations. The land use discussion focuses on the compatibility of the project in relation to the planned land uses for the site. The community character discussion addresses the broader issue of interaction of the proposed MUP modification with established and approved developments in the area.

■ **LAND USE ANALYSIS**

The ASPHALT, INC. MUP MODIFICATION project is consistent with existing land use policies and regulations applied to the site. The General Plan's Land Use Plan identifies the project site in the RDA (Rural Development Area). The project site is located in the Lakeside Community Plan and is designated (16) General Industrial and (18) Multiple Rural. An Extractive overlay has been placed on that portion of the site where existing and proposed aggregate mining and processing would occur. The project site is zoned M-58 and A-70. A discussion of the project's conformity to relevant land use documents and underlying zones is provided below.

❒ **General Plan Elements**

OPEN SPACE ELEMENT

• **GENERAL OPEN SPACE GOALS:**

1. *Promote the health and safety of San Diego County residents and visitors by regulating development of lands.*

2. *Conserve scarce natural resources and lands needed for vital natural processes and the managed production of resources.*

3. *Conserve open spaces needed for recreation, education and scientific activities.*

4. *Encourage and preserve those open space uses that distinguish and separate communities.*

The proposed project implements the General Open Space goals of the General Plan's Open Space Element. It provides for the managed production of resources through the approval of a MUP permit in an area where such uses are encouraged. Approximately 139.4 acres would not be mined. Of this, approximately 128.7 acres are located in the southern portion of the project site. This natural buffer created by the project serves to distinguish land uses identified in the community plan and acts as a natural separation between rural development and general industrial uses.

2.3 RETAIN THE RURAL CHARACTER OF NON-URBAN LANDS.

The project retains the rural character of non-urban lands by implementing a land use identified in the community plan while not precluding multiple rural uses on the portion of the site so designated by the General Plan and Lakeside Community Plan at the completion of mining activities. Additionally, approximately 128.7 acres in the southern portion of the project would not be mined and would provide a natural backdrop for the retention of the rural character established by land uses located a distance south of the site.

3. ENVIRONMENTAL GOALS

3.1 PROTECT LANDS NEEDED FOR PRESERVATION OF NATURAL AND CULTURAL RESOURCES; MANAGED PRODUCTION OF RESOURCES; AND RECREATION, EDUCATIONAL, AND SCIENTIFIC ACTIVITIES.

The proposed MUP Modification and associated Reclamation Plan would provide for the managed production of natural resources.

3.2 PROMOTE THE CONSERVATION OF WATER AND ENERGY RESOURCES.

The project promotes the conservation of water resources through the on-site reclamation and re-use of water. The project would not consume large amounts of energy resources.

3.3 ACHIEVE AND MAINTAIN MANDATED AIR AND WATER QUALITY STANDARDS.

The project would operate under permits from the Air Pollution Control District. The replacement of the asphalt plant with a new facility equipped with state-of-the-art pollution control devices would reduce the amount of stationary air pollutants generated by the project. The project would comply with water quality standards established by the Regional Water Quality Control Board and the County.

SCENIC HIGHWAY ELEMENT

GOAL: *IT IS THE GOAL OF THE SCENIC HIGHWAY ELEMENT TO CREATE A NETWORK OF COUNTY SCENIC HIGHWAY CORRIDORS WHICH SCENIC, HISTORICAL, AND RECREATIONAL RESOURCES ARE PROTECTED AND ENHANCED.*

Objective 1 - Establish and support a comprehensive County Scenic Highway Program.

Objective 2 - Protect and enhance scenic resources within designated scenic highway corridors.

- **POLICY 9** - *WHEN SIGINFICANT ADVERSE MODIFICATION IS UNAVOIDABLE, SAN DIEGO COUNTY WILL ENCOURAGE PROJECT DESIGNERS TO PROVIDE MITIGATING MEASURES IN THEIR DESIGN TO PROTECT EXISTING HABITAT.*

  The project includes a biological assessment of on-site native habitats and the potential for sensitive species. As discussed in Section 9.0 of this document, the project has been redesigned to avoid impacts to a wildflower field and the sensitive San Diego thornmint. The project would impact approximately 2.3 acres of the 4.4 acres of coastal sage scrub vegetation occurring on the site. Additionally, the project would impact 4.7 acres of 4.9 acres previously disturbed but returning as coastal sage scrub. Coastal sage scrub occurring on the site is limited and is of low quality (disturbed) or isolated from a higher quality resource. (See Section 4.6, BIOLOGICAL RESOURCES, for a discussion of impacts to on-site biological resources and mitigation measures.)

MINERALS

- **POLICY 1** - *THE COUNTY WILL, TO THE EXTENT PRACTICABLE AND APPROPRIATE, CONSERVE CONSTRUCTION AGGREGATE RESOURCES IN THE ENTIRE COUNTY TO INSURE A MINIMUM 50 YEARS SUPPLY.*

  The proposed project allows for the phased mining of additional portions of the site thereby adding to the amount of aggregate material available in the County.

- **POLICY 2** - *THE COUNTY WILL REGULATE EXTRACTION ACTIVITIES TO MINIMIZE HAZARDS AND CONFLICTS WITH OTHER LAND USE AS WELL AS TO PRESERVE AND ENHANCE THE APPEARANCE OF THE AREA AND TO MINIMIZE ENVIRONMENTAL IMPACTS. THE COUNTY WILL PERIODICALLY REVIEW EXTRACTION OPERATIONS TO INSURE THAT THEY MEET PERFORMANCE STANDARDS.*

  The project occurs in an area where similar heavy industrial land uses are located. Impacts to other land uses would not occur. Additionally, approximately 128.7 acres in the southern portion of the site would not be mined. This steeply sloping area is vegetated in native plant communities and functions as a natural buffer to rural land uses further south of the project site. As addressed in this EIR, the project incorporates measures which minimize environmental impacts. The existing operation is inspected on a yearly basis to ensure compliance with County and State standards. The MUP modification project would be subject to a similar annual inspection.

- **POLICY 3** - *THE EXTRACTIVE OVERLAY DESIGNATION, AS DEFINED IN POLICY 2.6 OF THE LAND USE ELEMENT, WILL BE APPLIED TO APPROPRIATE AREAS THROUGHOUT THE COUNTY.*

  The project site has been designated as MRZ-2 by the State indicating that significant aggregate deposits are present. (See Section 4.10, AGGREGATE RESOURCES, for a discussion of the on-site aggregate material.) The County has applied an Extractive

steeply sloping area acts as a buffer to rural uses further south of the site and would shield those areas from noise generated on-site.

Noise generated by truck traffic accessing the site also would not significantly affect the environment. SR-67 is an eastern commute route between Lakeside, Santee, El Cajon and the central metropolitan area south of the site and areas to the north, such as Ramona and Poway. Traffic volumes are projected to increase along this roadway as development in the region occurs. CalTrans has planned improvements to SR-67 to accommodate future thru-traffic volumes. The proposed project adds an increment to traffic on SR-67, but would not by itself create an adverse noise environment.

❒ **Lakeside Community Plan**

The Lakeside Community Plan, adopted in 1975 and subsequently amended in 1990, implements the goals and policies of the Regional Land Use Element and sets forth goals, objectives and policies intended to guide development decisions within the community.

COMMUNITY CHARACTER

- GOAL: *FOSTER DEVELOPMENT WHICH WILL PRESERVE A RURAL ATMOSPHERE AND ENHANCE A SENSE OF SPACIOUSNESS.*

Policies and Recommendations:

1. *Protect Lakeside's unique natural environment; and preserve its rural way of life and cultural heritage.*

The proposed project implements the community plan's goal for maintaining the unique character of the Lakeside community and its relevant policy and recommendation to protect the community's natural environment. The project proposes the extraction and processing of resources as a progression and continuation of the existing on-site operation. The new areas proposed for mining would be phased in a manner to tie into those areas where mining is completed. The entire MUP would be contained in an existing canyon landform. It would be surrounded by preserved open space on the west and approximately 139.4 acres on-site of undisturbed natural slopes. The project provides for the extraction of aggregate material to support the needs of the County in an area identified for such a use. This reduces the need for such uses elsewhere in the community where they may not be planned and avoids impacts to the natural landform of those areas. The project includes a Reclamation Plan, which, following depletion of on-site resources in areas proposed for mining, would reclaim the site in a manner suitable for future uses as identified in the community plan.

provided every 30 feet to reduce the steepness of slopes and to ensure stability. The project follows and would continue to follow acceptable standards directed at avoiding health hazards associated with aggregate mining and processing.

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.*

The proposed project is a modification of an existing permit. It ensures that extraction continues on a controlled and coordinated basis through the sequential phasing, revegetation and reclamation of mined areas. The Reclamation Plan provides rehabilitation of the project site following cessation of mining activities in a manner which is suitable for underlying zones established by the community plan.

5. *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.*

Mining of aggregate on portions of the site zoned A-70 require adherence to the San Diego County Zoning Ordinance Extractive Use Regulations (Section 6550). (See discussion of **Extractive Use Regulations** below.)

6. *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.*

The proposed project provides for the eventual rezone and reuse of the site. The proposed Reclamation Plan allows for future industrial land use in the eastern portion of the site and Multiple Rural land uses in the western portion of the site.

- **SCENIC HIGHWAYS**

- **GOAL:** *ESTABLISH A NETWORK OF SCENIC HIGHWAY CORRIDORS WHERE SCENIC, HISTORICAL AND RECREATIONAL RESOURCES ARE PROTECTED AND ENHANCED.*

Policies and Recommendations:

1. *Apply scenic area regulations to those scenic highway corridors identified in the General Plan and to areas adjacent to significant recreational, historic or scenic resources; including, but not limited to, Federal and State parks.*

rock; rock crushing; asphalt pavement production; and concrete batching. Conduct of activities permitted by the Extractive Use Regulations require that a Major Use Permit be obtained. In conjunction with the Major Use Permit, an "Application for Reclamation Plan" is required, and activities on the site shall comply with the provisions and requirements of the Reclamation Plan for extraction and rehabilitation of the mining site.

The proposed project complies with Section 6550 - Extractive Use Regulations - of the County's Zoning Ordinance. A Major Use Permit is in effect for the existing operation, and a modification of the existing MUP is being processed for the proposed project. An "Application for Reclamation Plan" has been filed concurrent with the MUP Modification request. Mining and processing of aggregate on-site and rehabilitation of the site would be in accord with the proposed Reclamation Plan.

SECTION 7968 - RESOURCE PROTECTION ORDINANCE

The Resource Protection Ordinance (RPO) provides for the protection of environmentally sensitive lands and prevents their degradation and loss by requiring a Resource Protection study for certain discretionary projects. Environmentally sensitive lands consist of wetlands, floodplains, steep slope lands, sensitive habitat lands and lands containing significant prehistoric and historic sites. The ordinance specifically exempts sand, gravel or mineral extraction projects provided that the following mitigation measures are required as a condition of a Major Use Permit approved for such a project:

a. *Any wetland buffer area shall be restored to protect environmental values of adjacent wetlands.*

b. *In a floodplain, any net gain in functional wetlands and riparian habitat shall result in or adjacent to the area of extraction.*

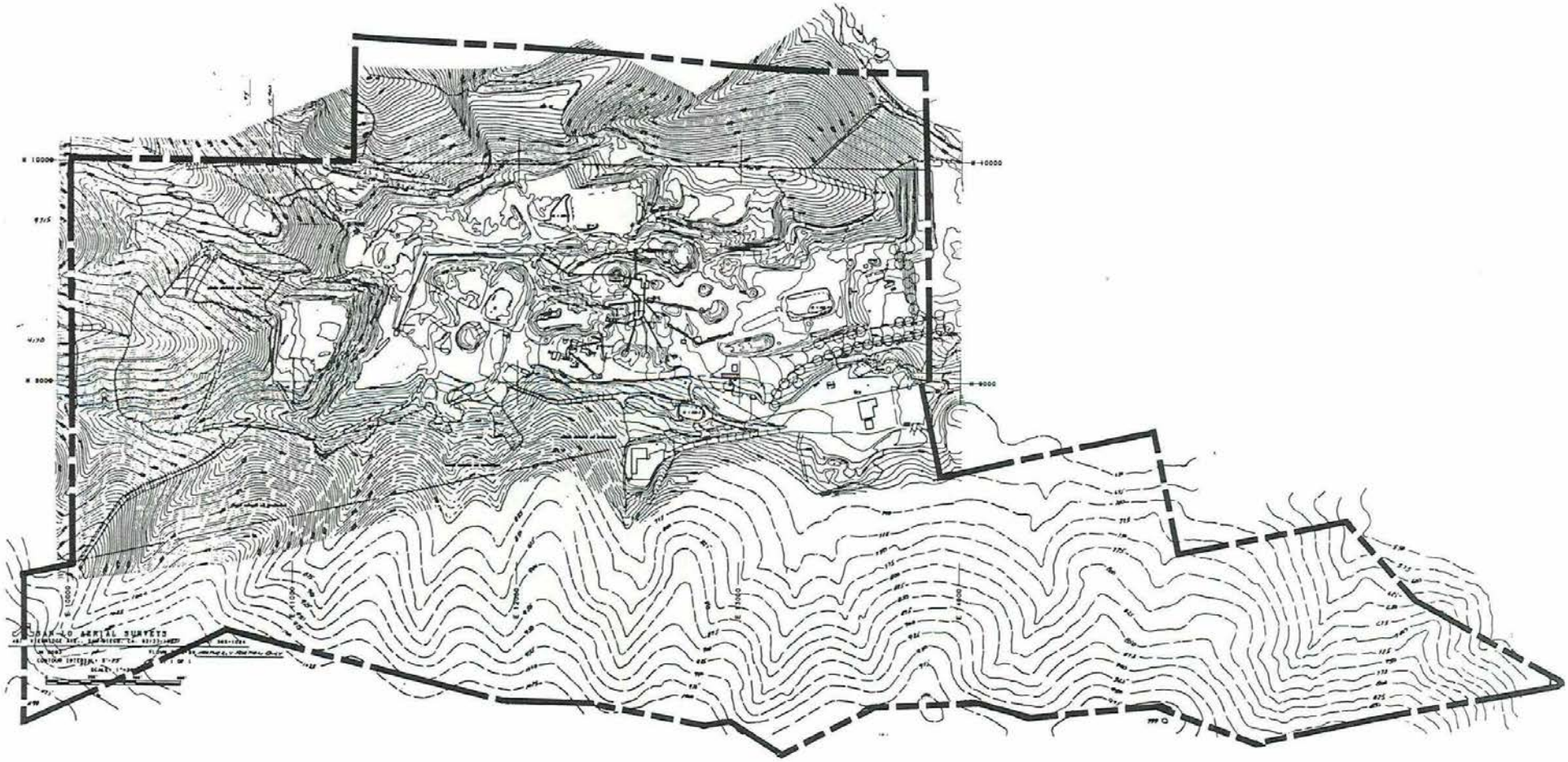
c. *Native vegetation shall be used on steep slope lands to revegetate and landscape cut areas and fill areas in order to substantially restore the original habitat value, and slopes shall be graded to produce contours and soils which reflects a natural landform which is consistent with the surrounding area.*

d. *Mature riparian woodland may not be destroyed or reduced in size due to sand, gravel and mineral extraction.*

Use of the extraction area after reclamation shall be subject to all conditions of this ordinance.

The proposed ASPHALT, INC. MUP MODIFICATION project is not located within a floodplain, and there are no wetland or riparian woodland plant communities on-site.

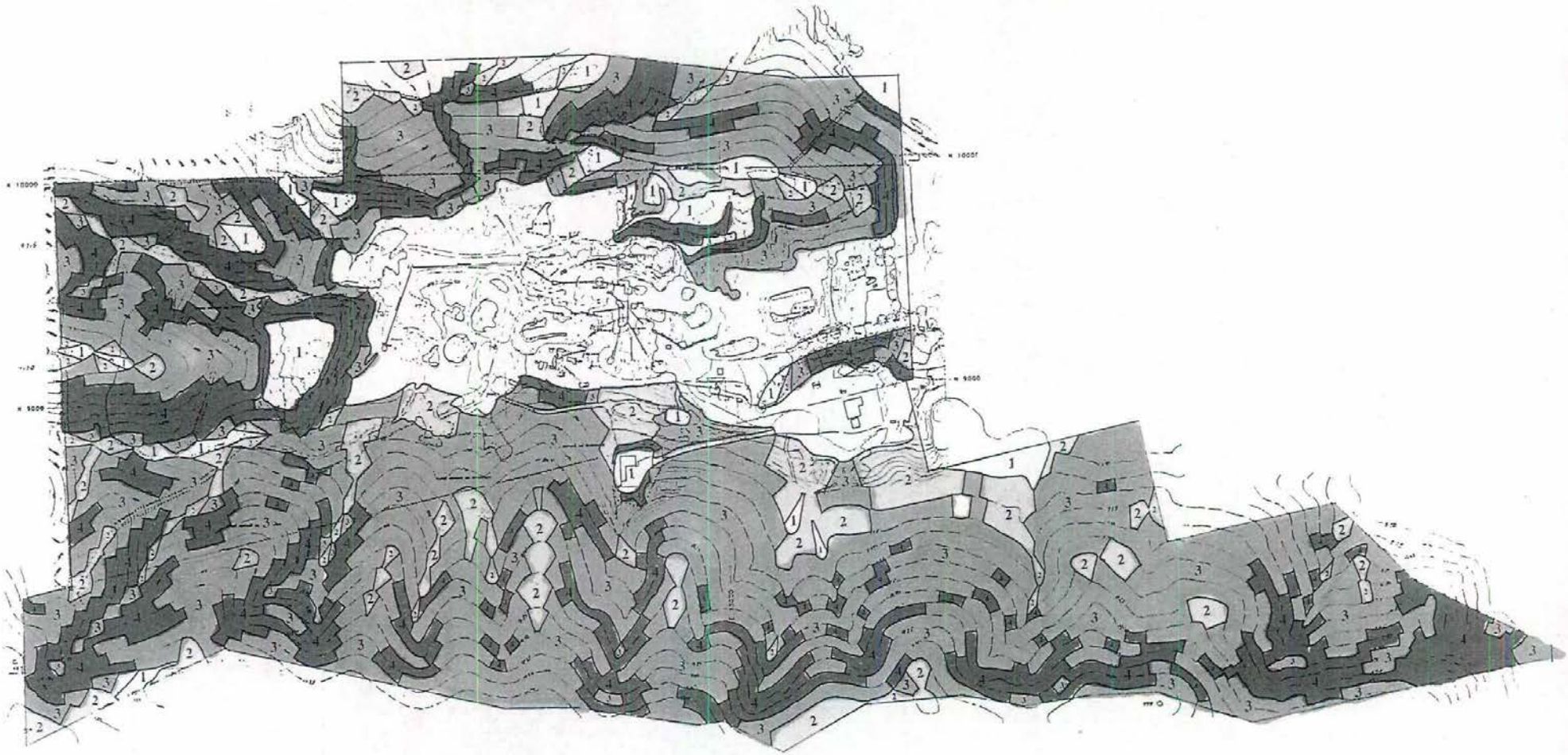
presented in Section 4.2.3 would mitigate impacts associated with visual quality and landform alteration. Avoidance of impacts associated with visual quality and landform alteration could occur through selection of the No Project Alternative, the Modified Mining Alternative or alternative mining methods which result in the retention of portions of the landform. (See Section 9.0 for a discussion of project alternatives.)



EXISTING TOPOGRAPHY

Figure 17

EIR - MODIFICATION TO MUP No. 78-083
EAD Log No. 89-14-69



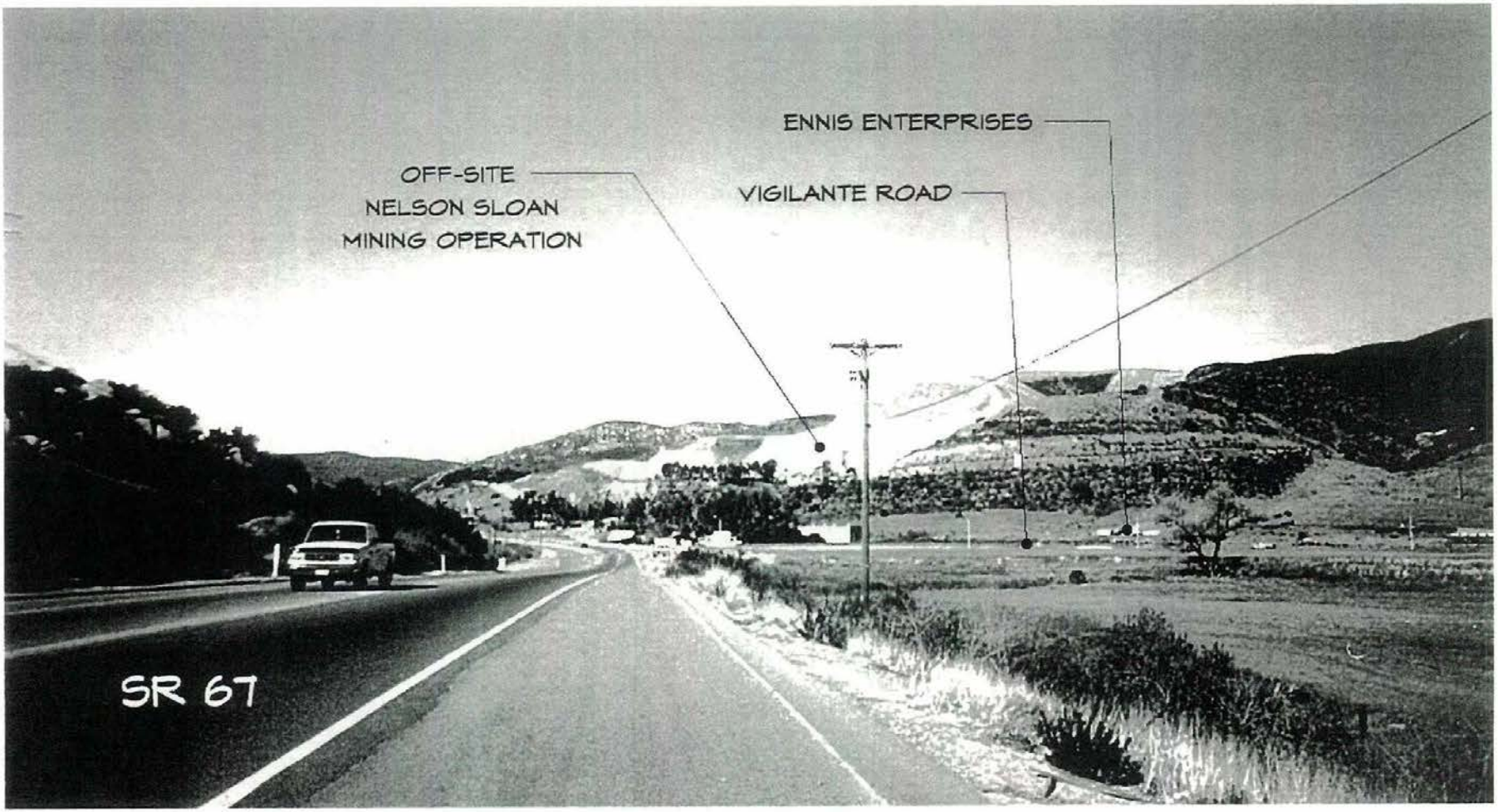
LEGEND

1	0 - 15% SLOPE 61.5 AC.	2	15 - 25% SLOPE 30.3 AC.	3	25 - 50% SLOPE 144.5 AC.	4	> 50% SLOPE 67.7 AC.

SLOPE ANALYSIS

Figure 18

EIR - MODIFICATION TO MUP No. 78-083
EAD Log No. 89-14-69



EXISTING VIEW OF AREA

Figure 19

Preserve are possible. Steep slopes and native vegetation dominate views into this area. From higher elevations within the preserve, distant views of the project site are possible (see Figure 20, *View from Sycamore Canyon Open Space Preserve*).

The existing visual quality of the project site itself is characteristic of an open pit rock mining operation. Extracted cut slopes rim the central processing and distribution area. Many of these slopes have not been revegetated, and rock material remains exposed. Views of the central processing and distribution area are dominated by the asphalt batch plant, distribution truck, loaders and dozers (see Figure 4, *Aerial Photograph*). Landscaping has been installed on portions of the site.

4.2.2 IMPACT ANALYSIS

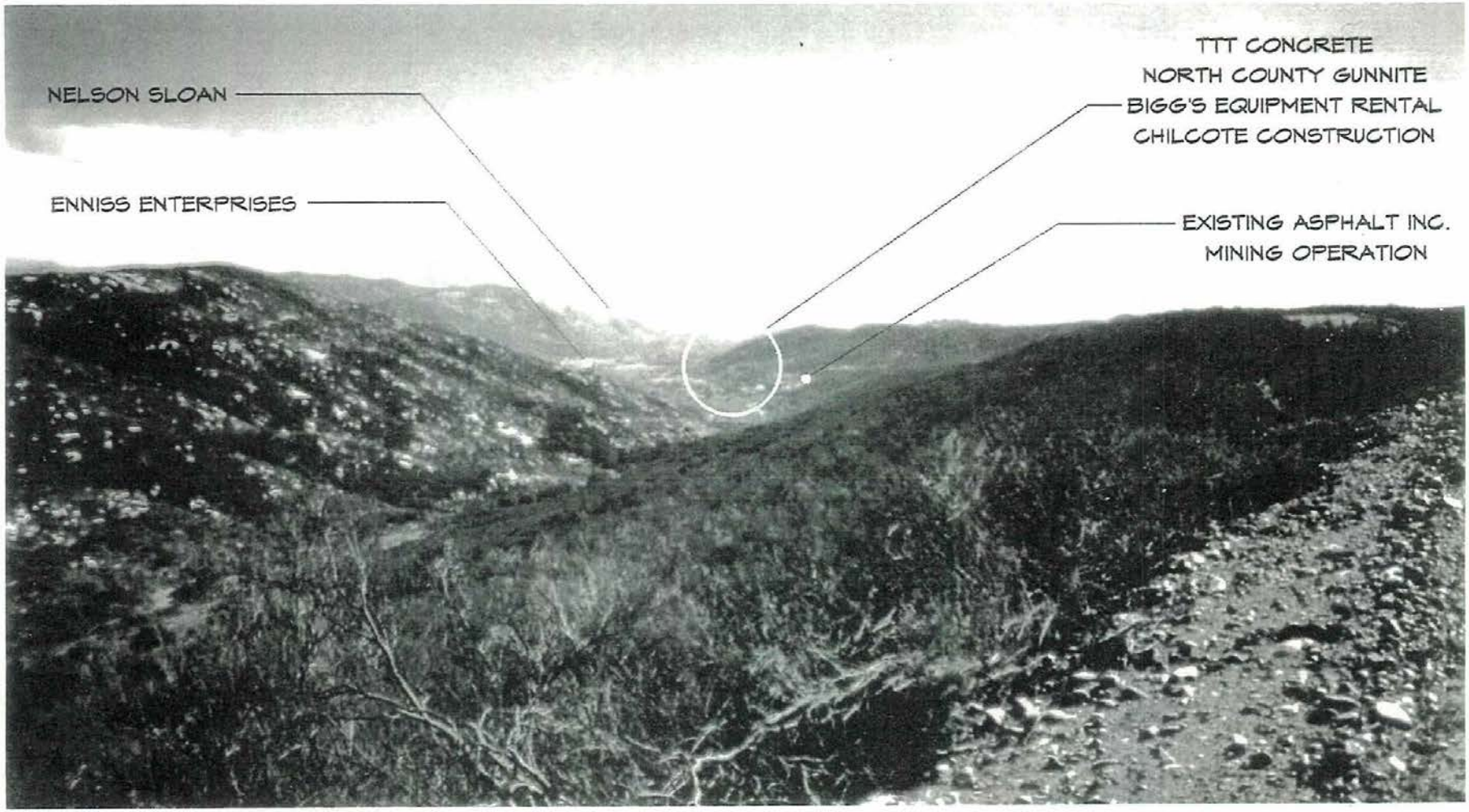
- **LANDFORM ALTERATION**

The project proposes a modification to an existing MUP to allow for the continued mining of an additional 23.4 MCY of material. Approximately 49 acres of the original 121-acre MUP site are already undergoing mining. The project would extend mining into an additional 108 acres, including 15.6 acres of slope rights on the adjacent Fenton property. A total of 139.4 acres would be left undisturbed.

The proposed grading of the project site is represented in Figure 11, *Proposed Modification to Major Use Permit No. 78-083W2*. Provided below is an analysis of the proposed mining operation and impacts to the existing landform based upon a sequential phasing of the project. Figure 21, *Dimensions of Mined Slopes following Extraction*, shows a plan view of the proposed mined features of the site with slope heights and lineal extent quantified. Figure 14, *Reclamation Plan Cross-Sections A1-A, B1-B,* and Figure 15, *Reclamation Plan Cross-Sections C1-C, D1-D*, provide cross-sectional representations of the proposed project. All cut slopes would be at a gradient of 1.5:1. Every 30 feet of graded slope would be terraced with a 15-foot-wide bench, as shown in Figure 22, *Typical Terraced Cut Slope*.

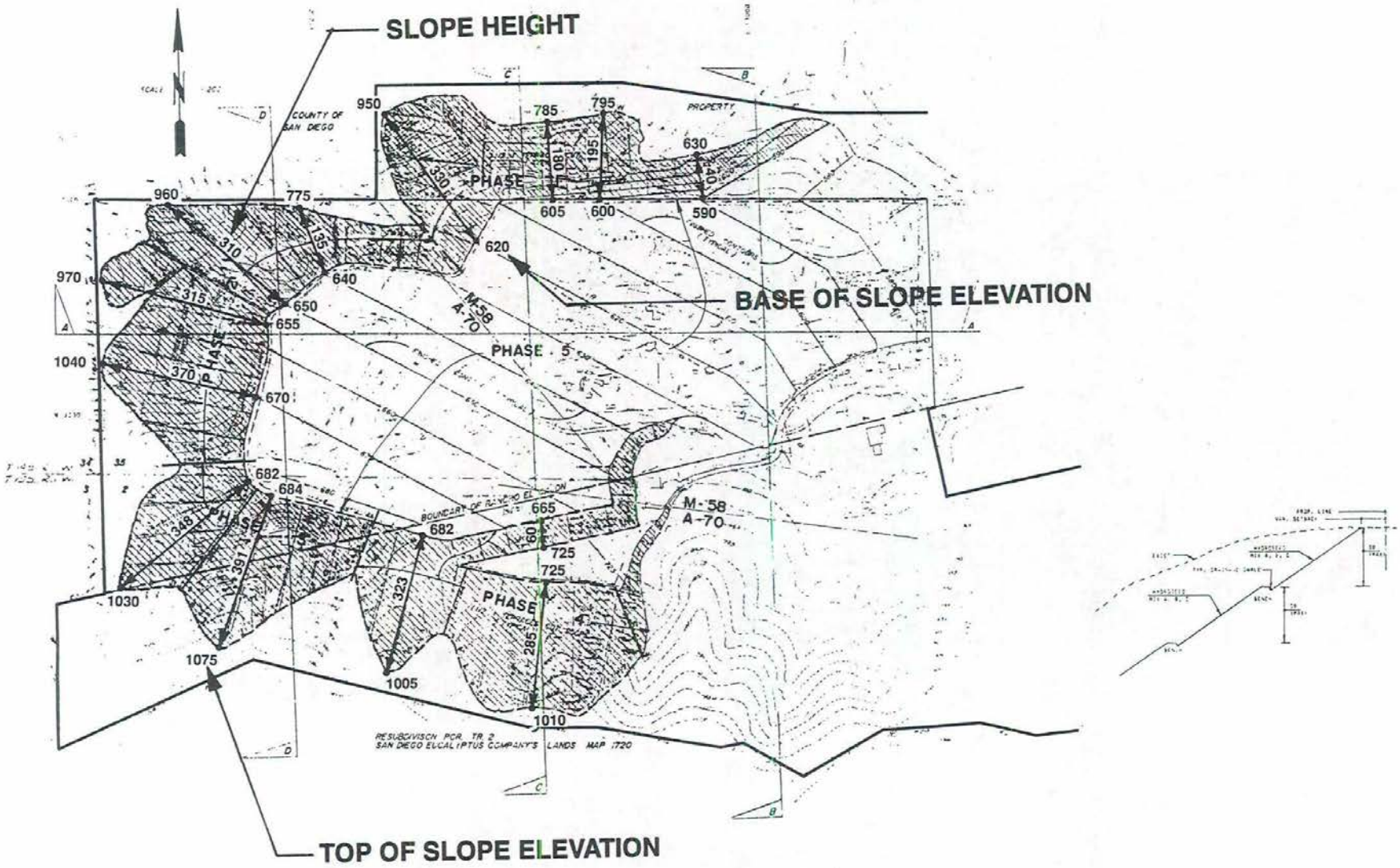
- **Phase 1 - Northern Slope**

The first phase of the mining operation involves extraction of resources on approximately 22 acres located immediately north of the project boundaries. Permission has been granted by the adjacent property owner, H.G. Fenton Material Company, for slope rights on the Fenton property. In the eastern portion of this phase area, as shown in Figure 15, *Cross-Section C1-C*, portions of an existing hillside would be lowered from an elevation of approximately 725 feet above mean sea level to an elevation of approximately 550 feet AMSL, resulting in impacts to about one-third of this landform. In conjunction with final phases of the project, approximately 50 feet of backfill would be placed in this location to create a flat pad. The result would be the lowering of a



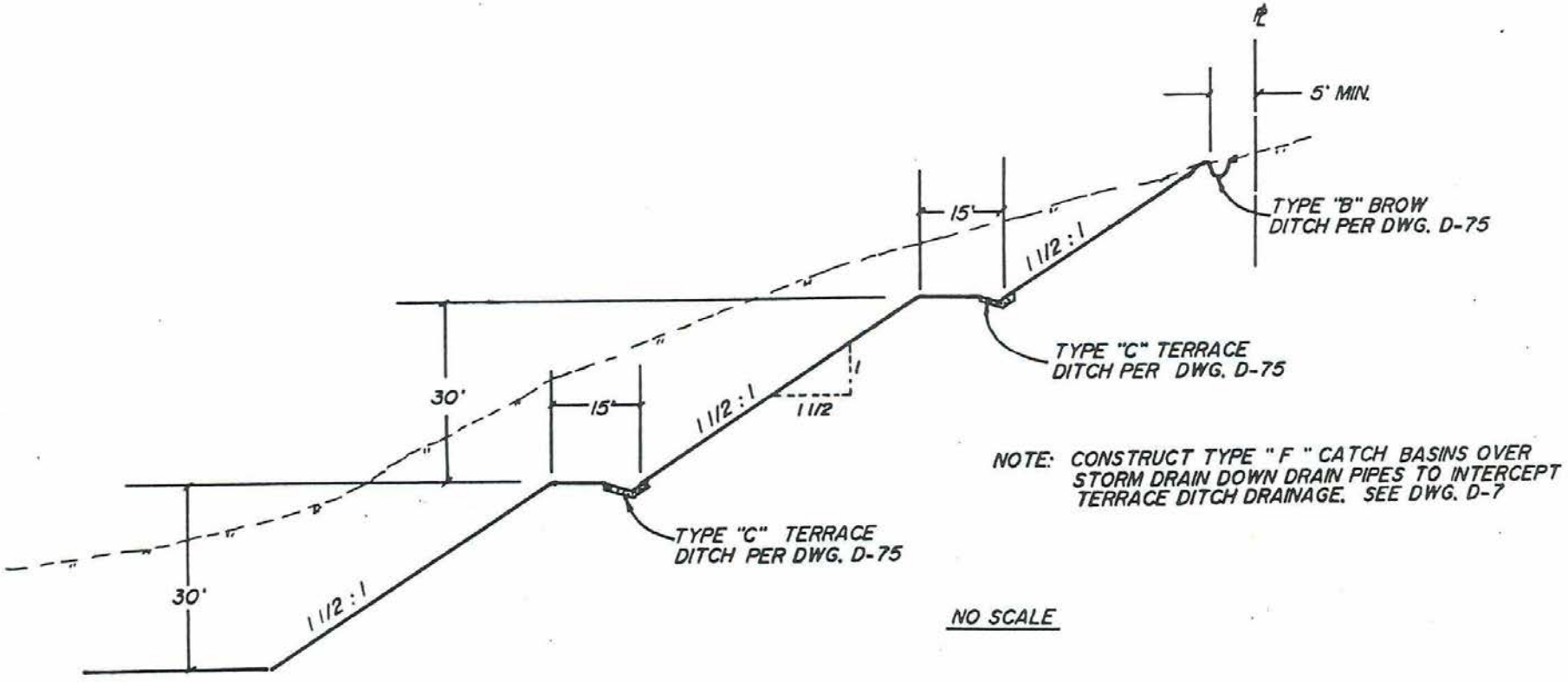
VIEW FROM SYCAMORE CANYON OPEN SPACE PRESERVE

Figure 20



DIMENSIONS OF MINED SLOPES FOLLOWING EXTRACTION

Figure 21



TYPICAL TERRACED CUT SLOPE

Figure 22

portion of the hillside by approximately 125 feet. This would be regarded as a significant impact to landform. Proposed terracing of mined slopes and the rounding of the tops of slopes would mitigate this impact.

In the western portion of Phase 1, the majority of mining occurs in an area previously mined. The existing mined slope would be lowered approximately 20 feet. Because of the existing disturbed nature of this slope and the minor amount of the landform alteration, this impact would not be regarded as significant.

❒ **Phase 2 - Northwest Quadrant**

Phase 2 involves mining material from the northwest corner of the site. In this area, the existing natural slopes would be excavated to a depth of 550 feet above mean sea level, mining resources from the existing landform. Final phases would result in the placement of backfill to an elevation of approximately 675 feet above mean sea level. The natural slopes would be replaced with terraced cut slopes ranging in height from 200 feet to 350 feet. Rounding of slope tops and terracing of mined slopes in this area would minimize significant impacts associated with landform alteration in Phase 2.

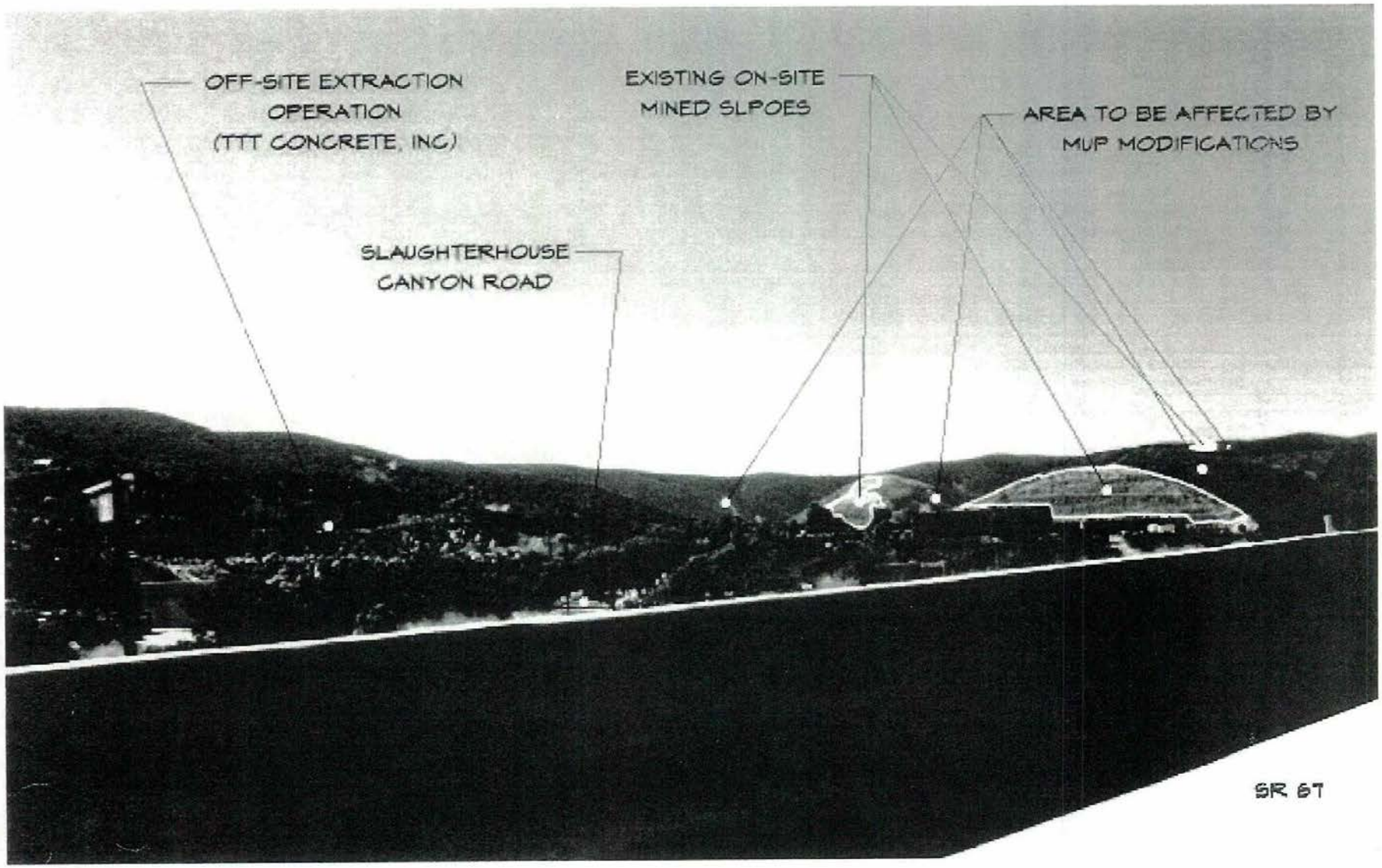
❒ **Phase 3 - Western Slope**

Approximately 4.0 MCY of material would be extracted in Phase 3 resulting in the creation of a manufactured slope approximately 350 feet in height. Final phases of the project would place backfill material in the central portion of the site, raising the ground surface to approximately 675 feet above mean sea level in the area of extraction for Phase 3. Therefore, following implementation of final phases, manufactured slope heights would be approximately 225 feet. Rounding of slope tops and terracing of mined slopes proposed as part of the Reclamation Plan would minimize the significance of landform modifications associated with Phase 3.

❒ **Phase 4 - Southern Slope and Phase 5 - Central Area**

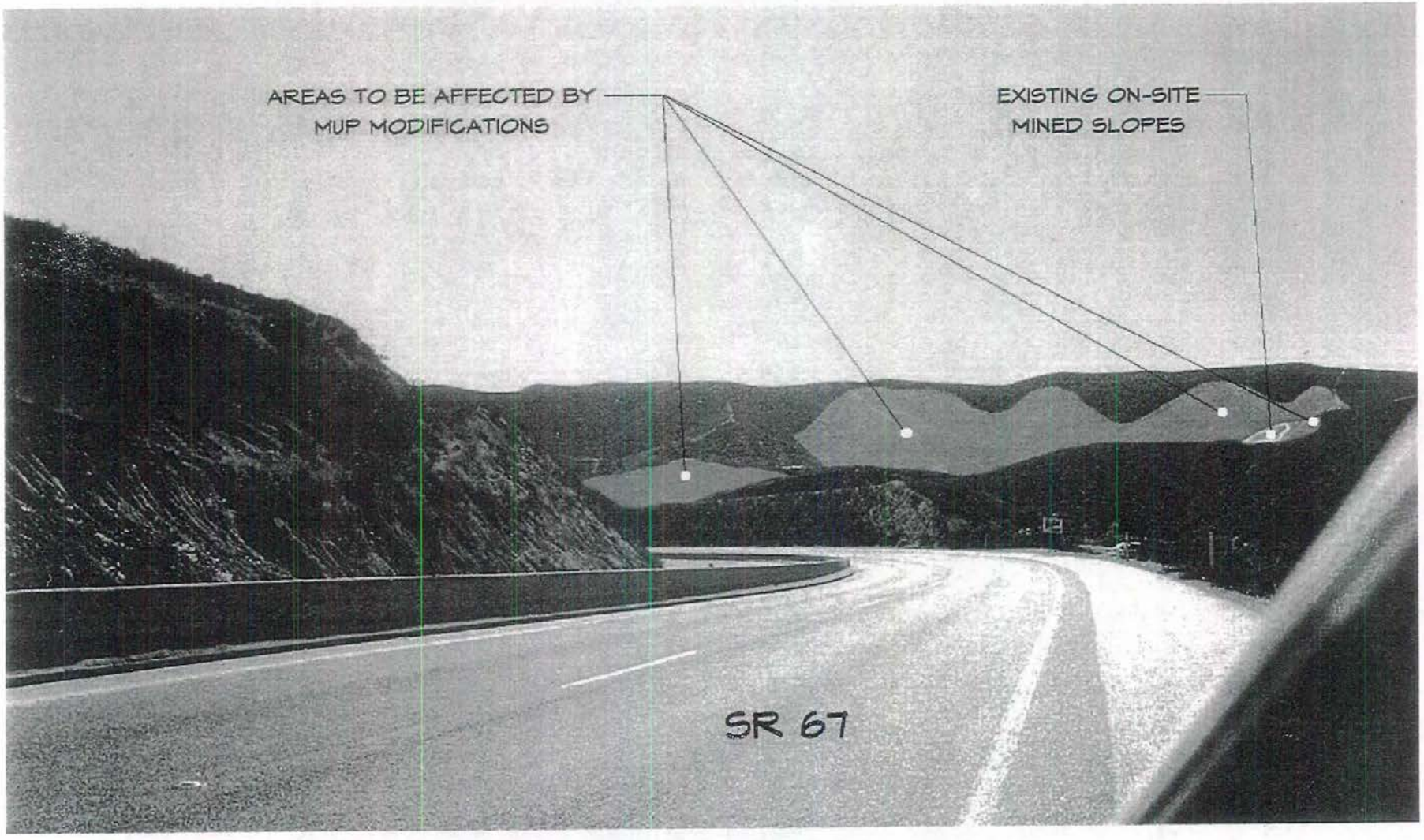
Phases 4 and 5 would occur concurrently over a period of one to two years. In Phase 4, approximately 4.8 MCY of material would be excavated primarily to provide the backfill necessary to raise the central portion of the site from an approximate elevation of 550 feet above mean sea level to an elevation of between 575 feet above mean sea level in the eastern portion of the center to approximately 675 feet above mean sea level at the base of the manufactured slopes in the western portion of the site. Mining involved in Phase 4 would alter the existing landform by replacing the undulating natural contours with a manufactured cut slope approximately 250 feet in height.

Phase 5 involves backfilling of the central extraction area. Phases 1-3 would result in the excavation of materials to a depth of 550 feet above mean sea level. Approximately 8.0 MCY of material would be placed in the central area in conjunction with Phase 5.



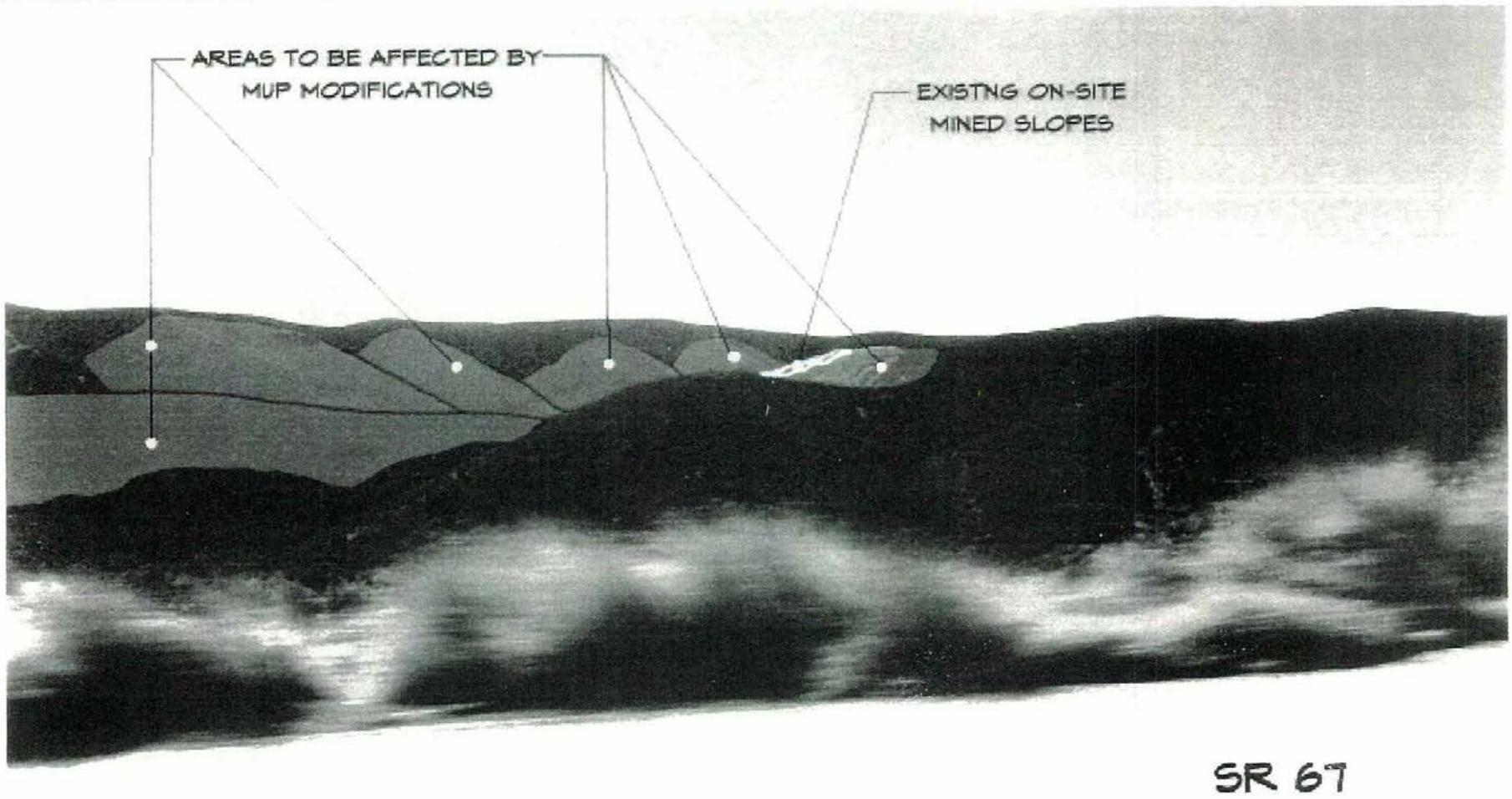
VIEW FROM SOUTH LOOKING NORTHWEST

Figure 23



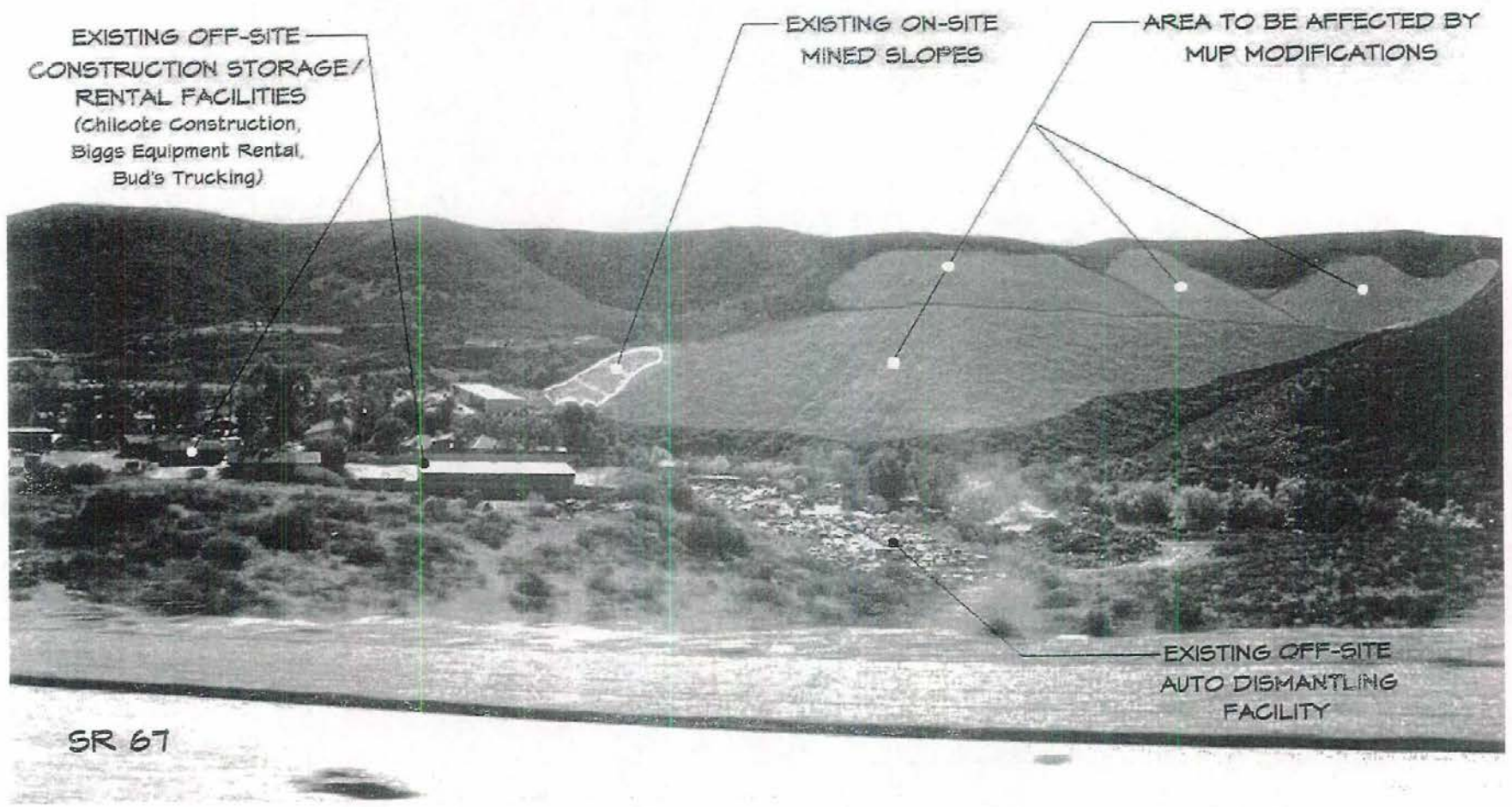
VIEW FROM NORTH LOOKING SOUTH

Figure 24



VIEW FROM NORTH LOOKING SOUTHWEST

Figure 25



VIEW FROM NORTH LOOKING WEST

Figure 26

become visible as motorists descend the grade into Moreno Valley. The natural canyon slopes which form views to the southwest would be replaced with excavated slope faces. As the highway curves from the foothills into the broad Moreno Valley, natural topography partially obscures views of the site (Figure 26).

As shown in Figures 24 and 26, visible portions of the site would be primarily of cut slopes in varying phases of excavation. Slopes located in the southern portion of the proposed mining area would be excavated during Phase 4. This phase is of short duration (1 to 2 years) reducing the length of time that mined slopes would be visible. A portion of the southern face of a hillside located in the northern part of the site would be excavated as part of Phase 1. The northern face of this landform would not be affected and would remain as a natural backdrop to mining operations. The closest direct views into the project site from the north would be of an existing wrecking yard, assorted buildings, and natural slopes beyond (Figure 26). Mined cut slopes, resulting from Phases 2 and 3 would be visible in the background.

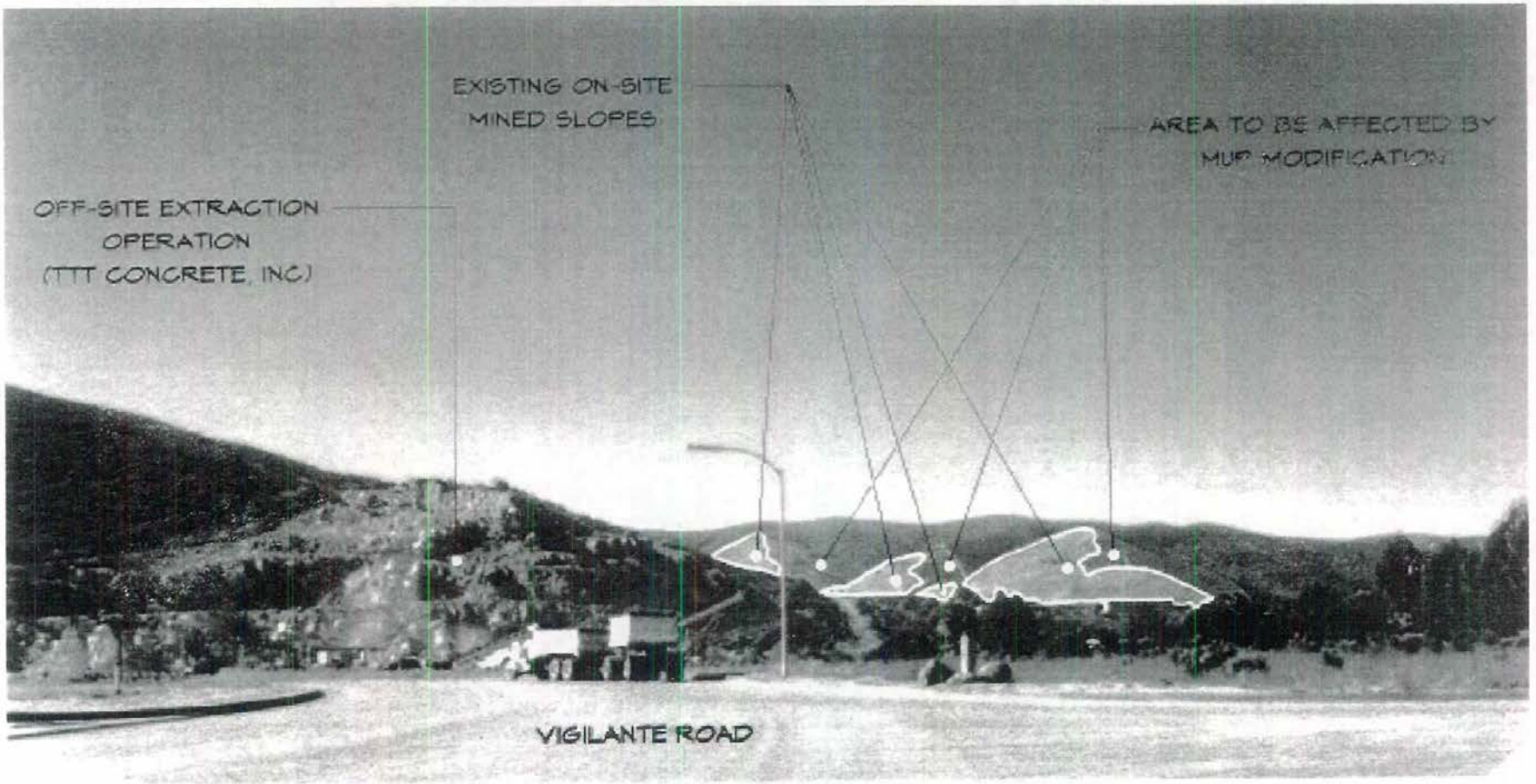
❒ **Views to Motorists Approaching the Project Site from Vigilante Road**

Figure 27, *View from East Looking West*, represents views to motorists approaching the intersection of SR-67 and Vigilante Road. Views at this location would be looking west into the project site. This viewshed is dominated by the TTT Concrete rock mining and concrete batch plant operation as well as storage areas for construction equipment (Chilcote Construction), truck storage and rental yards (Biggs Equipment Rental, Bud's Trucking), and North County Gunnite. These uses separate the project site from SR-67 (located in the left-center portion of Figure 27).

Canyon slopes and hillsides located on the project site which would be affected are shaded in yellow on Figure 27. A portion of a hillside in the foreground would be excavated resulting in a continuation of the existing mined slope. Views of the native vegetated slopes to the west would remain visible. Other areas of the project which would be visible from this vantage would be excavated backcuts appearing as extensions of the existing cut slopes. Mining activities proposed in conjunction with the MUP Modification project would not substantially degrade the visual quality of views from Vigilante Road. Such changes in the visual environment would not differ significantly from the existing visual quality of the area associated with the existing generally heavy industrial views of the surrounding area.

❒ **Views from Sycamore Canyon Open Space Preserve**

As depicted in Figure 20, distant views of the site are possible to park users visiting the Sycamore Canyon Open Space Preserve. In order to view the project site, park visitors would need to be on high ground along the eastern perimeter of the park. The amount



VIEW FROM EAST LOOKING WEST

Figure 27

of the project site visible from this distance would also be dependent on the relative clearness of the air. Existing topography precludes views from other areas within the Preserve.

From within the park, the existing south-facing cut slope along the northern limit of the MUP could be discernible. The proposed MUP Modification would mine this prominent knoll, eliminating it from this view. Park visitors along the perimeter would be able to see distant views of on-site processing and distribution of materials and heavy industrial uses along SR-67. A minimum 1,000 feet of natural vegetation and topography would separate the project site from potential vista points within the Preserve. From within the Preserve, the project is a minor element of the panoramic viewshed afforded park users. Therefore, visual impacts would not significantly affect viewsheds from within the Preserve.

4.2.3 MITIGATION MEASURES, MONITORING AND REPORTING PROGRAM

The proposed project would result in significant impacts associated with visual quality and landform alteration. The project would mitigate impacts through revegetation of slopes as mining is completed in each phase and through the the terracing of slopes and rounding of mined slope tops as part of the proposed Reclamation Plan. The terracing of slopes will include 15-foot-wide benches at maximum intervals of 30 feet vertical distance between benches. Mulched vegetation and surface soils removed prior to mining will be placed on the terraced slopes and planted with a hydroseed mix. Given the view perspective from Vigilante Road and indirect view opportunities of a short duration from SR-67 as motorists approaching from the south and north pass the site, these measures would mitigate view impacts and impacts associated with landform alterations.

In order to ensure mitigation of landform alteration and visual quality to below a level of significance, and in accordance with AB3180, the following Mitigation Monitoring and Reporting Program shall be included in the conditions of approval for the MUP Modification request.

1. Final grading of the project site shall be in substantial conformance with that shown on the Reclamation Plan and Major Use Permit Plot Plan. Any deviation from this grading in excess of 25 percent of the total grading quantities and/or 5.85 MCY of earthwork may require additional environmental review. Any deviation in maximum slope heights from that shown on the Major Use Permit and Reclamation Plan in excess of 875 feet may also require additional environmental review. The need for further environmental review shall be determined at the commencement of each phase if grading within the phase is anticipated to deviate from that approved with the MUP Modification and substantial conformance cannot be granted. County field inspectors shall verify grading following completion of each phase and shall document in writing conformance with or deviation from grading approved for each phase based upon the Major Use Permit and Reclamation Plan.

4.3 GEOLOGY AND SOILS

A geological investigation of the project site was conducted by Southern California Soil & Testing, Inc., in November 1992. Through site visits, field mapping and review of pertinent literature and aerial photographs, the geologic conditions on-site were assessed. The findings and conclusions of the geologic assessment are contained in a report entitled *Geologic Reconnaissance for Environmental Impact Report*, attached as Appendix C. Additionally, the *Soil Survey - San Diego Area, California*, has been reviewed in the evaluation and documentation of soils which are on the project site. The discussion which follows summarizes the geological and soils investigations.

4.3.1 EXISTING CONDITIONS

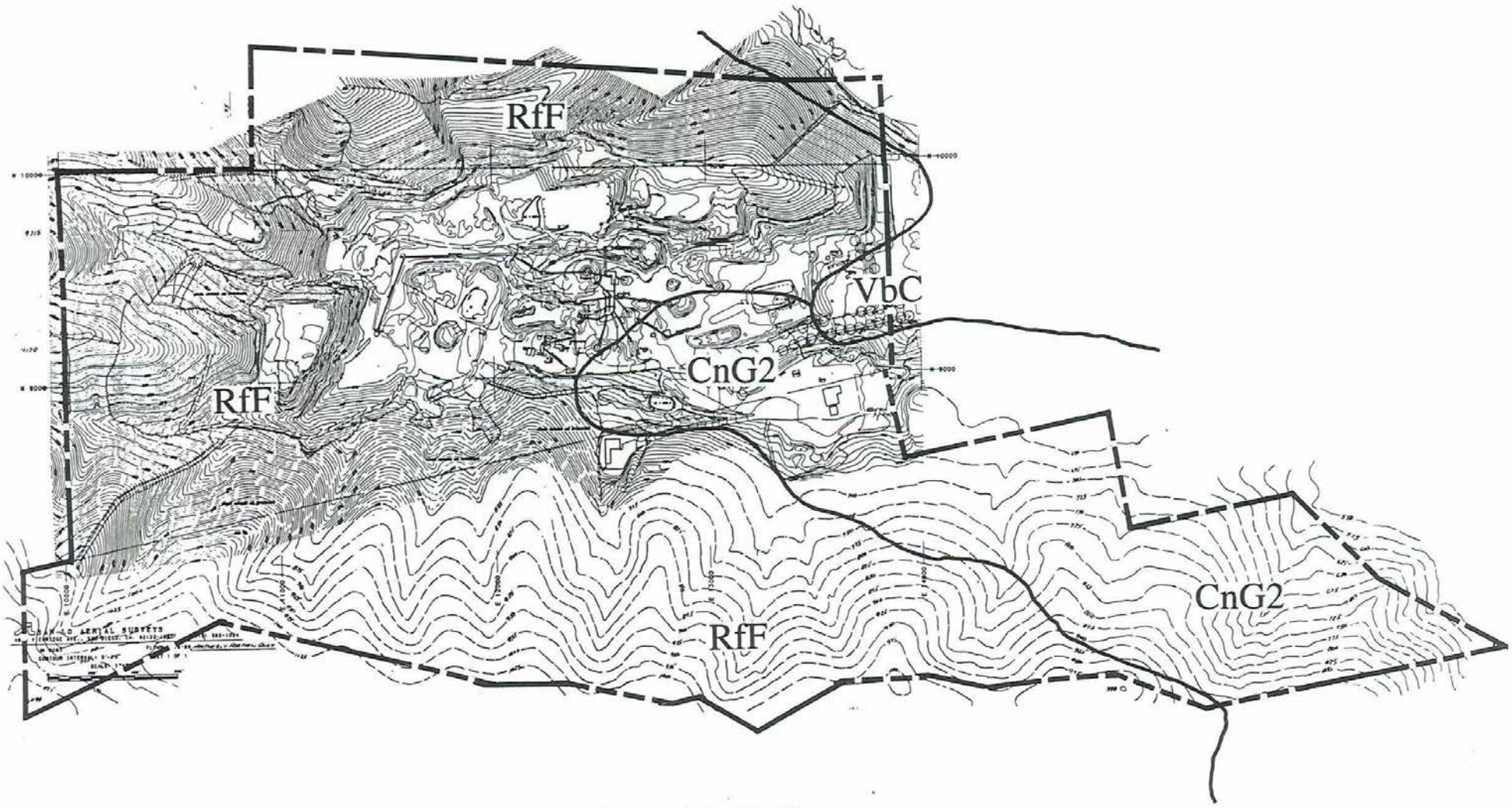
The site encompasses a canyon formation in an area of physiographical transition, with Moreno Valley located to the south and foothill formations to the north. The site is located near the boundary between the Coastal Plains and the Foothills physiographic provinces of San Diego County. Portions of the site have been mined for aggregate material, while other areas remain in a natural state. Steeply sloping hillsides vegetated in native plant communities occur in the western and southern portions of the site. The existing mining operation, including areas of excavation and processing/distribution facilities, are located generally in the central portion of the site.

- **SOILS**

Figure 28, *Soils Map*, depicts the geographical locations of on-site soil types. As shown in Figure 28, Redding cobbly loam is the dominant soil type on the project site. Cieneba-Fallbrook rocky sand loams occur in the eastern portion of the site. Visalia gravelly sandy loam occurs in a small area along the eastern perimeter of the site. Provided below is a brief summary of the characteristics of these soil types. Table 3, *Limitation of Soil Types Occurring On-Site*, presents the relative limitations for development based upon underlying soil types.

- **Redding Cobbly Loam (RfF)**

The Redding soil series is characterized by well-drained, undulating to steep gravelly loams that have a gravelly clay subsoil and a hardpan. These soils formed in old mixed cobbly and gravelly alluvium and occur on dissected terraces with slopes ranging from a gradient of 2 to 50 percent. Redding soils are used primarily for urban development and industrial sites. Approximately 229 acres, or 77 percent of the site, are underlain by Redding soils.



CnG2 - Cieneba-Fallbrook rocky sandy loams, 30 to 65 % slopes, eroded. 64 ACS.

RfF - Redding cobbly loam,dissected, 15 to 50% slopes. 229 ACS.

Vbc - Visalia gravelly sandy loam, 5 to 9 % slopes. 3 ACS.

SOILS MAP

Figure 28

EIR - MODIFICATION TO MUP No. 78-083
EAD Log No. 89-14-69

TABLE 3
Limitation of Soil Types Occurring On-Site

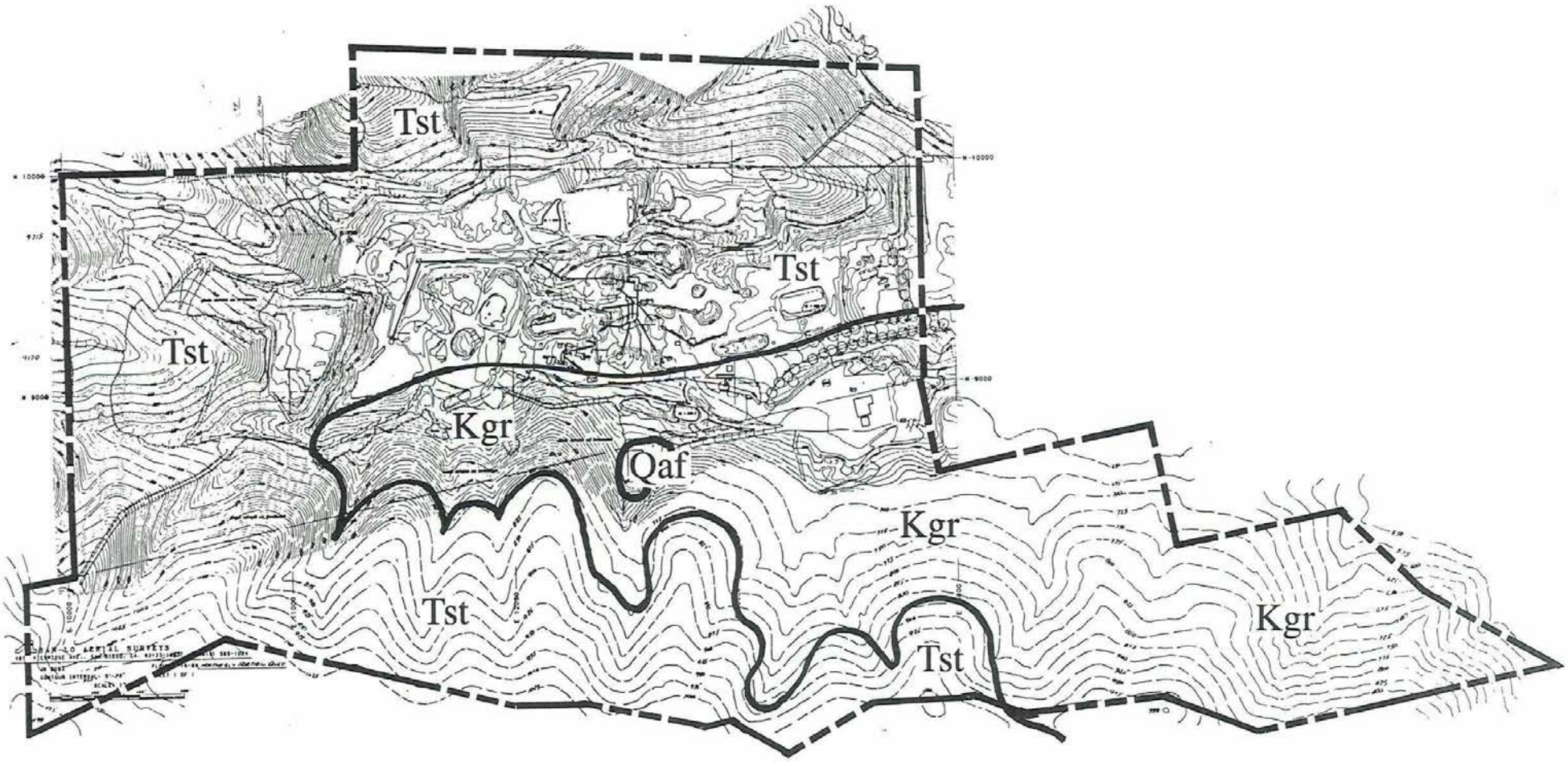
MAP SYMBOL	MAPPING UNIT	CAPABILITY UNIT	ESTIMATED % OF SITE	EROSION SUSCEPTIBILITY	RUNOFF POTENTIAL	SHRINK/ SWELL BEHAVIOR
RfF	Redding cobbly loam, dissected, 15 to 50 percent slopes	VIIe-7(19)	77	moderate to high	medium to rapid	high
CnG2	Cieneba-Fallbrook rocky sandy loams, 30 to 65 percent slopes, eroded	VIIe-7 (19); rock outcrops-VIIIe-7 (19)	22	high to very high	rapid to very rapid	low
VbC	Visalia gravelly sandy loams, 5 to 9 percent slopes	IIe1(19)	1	slight to moderate	slow to medium	low

❒ **Cieneba-Fallbrook Rocky Sandy Loams (Cng2)**

The Cieneba soil series consists of excessively drained, very shallow to shallow coarse sandy loams. These soils formed in material weathered in place from granitic. They occur in rolling to mountainous upland areas with slope gradients ranging from 5 to 75 percent. Cieneba soils are mainly used for avocado growing, wildlife habitat, recreation areas and watershed. Approximately 64 acres, or 22 percent of the site, are underlain by Cieneba-Fallbrook soils.

❒ **Visalia Gravelly Loam (Vbc)**

The Visalia soil series consists of moderately well-drained, very deep sandy loams derived from granitic alluvium. These soils occur on alluvial fans and floodplains. Slope gradients range from 0 to 15 percent. Visalia soils are used for orchards, truck farms and pastures, field crops and nursery stock. Visalia soils occur on approximately 3 acres, or 1 percent of the site.



APPROXIMATE LOCATION OF GEOLOGIC CONTACT

Qaf - ARTIFICIAL FILL

Tst - STADIUM CONGLOMERATE

Kgr - CRETACEOUS GRANITIC ROCK

GEOLOGY MAP

Figure 29

EIR - MODIFICATION TO MUP No. 78-083
EAD Log No. 89-14-69

construction, it is an important natural resource. During the year of 1980, approximately 11 million tons of aggregate were produced and consumed in San Diego County. As stated above, Stadium conglomerates are the major source of coarse concrete aggregate in the County; however, primary resource areas are being compromised by urbanization.

❒ **Alluvium/Colluvium (Qal/Qcol)**

The alluvium and colluvium observed on-site is generally limited to the drainage swales and the lower portions of the slopes. These materials typically consist of brown to reddish brown mixtures of silty to clayey sands, gravel and cobbles and appear to range up to thicknesses of less than five feet.

❒ **Residual Soils**

Both of the formational materials produce relatively thin layers of topsoils and subsoils. The topsoils which develop over the granitic bedrock typically consist of one to two feet of brown to reddish brown clayey to silty sand with varying amounts of rock fragments. The subsoil, when present, is often less than one foot thick and typically consists of reddish brown clayey sand to sandy clay which is moderately to highly expansive. The topsoils and subsoils which develop over the Stadium Conglomerate are very similar to those that develop over the granitic bedrock, with the exception of the conglomerate residuum (topsoils and subsoils) having a much higher content of rock fragments, gravel and cobble, and a lower content of clay.

■ GEOLOGIC HAZARDS

❒ **Local and Regional Faults**

The project site is approximately 12 miles northeast of the La Nacion Fault Zone and 16.5 miles east of the Rose Canyon Fault Zone. The La Nacion Fault Zone is classified as potentially active and the Rose Canyon Fault Zone is classified as active based on the findings of recent geologic investigations. Other active fault zones in the region include the Coronado Bank and San Clemente Fault Zones to the west; the Elsinore and San Jacinto Fault Zone to the northeast; and the Agua Blanca and San Miguel Fault Zones to the south.

No faults have been mapped on the project site. The potential for surface ground rupture due to distant faults is considered to be low.

The most likely geologic hazard to affect the site is groundshaking as a result of movement along one of the major, active fault zones mentioned above. The maximum bedrock accelerations that would be attributed to a maximum probable earthquake occurring along the nearest portion of selected fault zones which could affect the site

4.4 GROUND WATER SUPPLY AND QUALITY

4.4.1 EXISTING CONDITIONS

The 296.4-acre project site is characterized by areas of on-going aggregate mining and areas left in a natural state. Elevations on the project site range from 550 feet above mean sea level in the eastern portion of the site where extraction has occurred to 1,175 feet above mean sea level in the undisturbed southwest portion of the site. For the project site, the groundwater table has been measured at approximately 500 feet above mean sea level. Thus, the groundwater table occurs at depths of 50 to 675 feet below the ground surface.

The project site is situated in an area of physiographic transition: the broad Moreno Valley is located to the south and steeply sloping foothills lie north of the site. The project site drains to the southeast with runoff eventually entering San Vicente Creek and ultimately, the San Diego River, located four miles south of the project site.

The ASPHALT, INC. MUP MODIFICATION project site is located within the Santee/El Monte Hydrologic Subarea of the lower San Diego Hydrologic Area. The Santee/El Monte Hydrologic Subarea is located in the central part of the San Diego drainage basin and encompasses 77 square miles. It includes the San Diego River valley groundwater basin. Figure 30, *Santee/El Monte Hydrologic Subarea*, shows the project's relationship to the subarea.

Table 5, *Water Quality of Aquifers in the Santee Hydrologic/El Monte Subarea*, identifies the typical groundwater quality experienced in the subarea based upon underlying geology. As shown in Table 5, groundwater in much of the alluvium aquifer has dissolved-solids concentrations which exceed 1,000 milligrams/liter (mg/L). Changing land uses and decreased natural recharge by construction of San Vicente and El Capitan Dams have contributed to these conditions. As a result of increase in rains in the early 1980's, recharge water with dissolved solids less than 500 mg/L was released or spilled over from upstream reservoirs, improving the quality of the groundwater basin. It is likely that the recent period of increased rains also will help to improve the amount of dissolved solids in the groundwater basin.

The County of San Diego has adopted a Groundwater Ordinance, the intent of which is to *"establish regulations for the protection, preservation, and maintenance"* of the County's groundwater resource. Because the project was submitted prior to adoption of the Groundwater Ordinance, it is not subject to the new ordinance.

The project would be subject to the County's Groundwater Policy (I-77). The County Groundwater Policy I-77 is intended to provide direction to the County's groundwater management activities and to ensure that discretionary projects within the County will not result in groundwater extraction which exceeds long-term groundwater availability. As it pertains to

often the result of an alteration in drainage patterns. Based on the anticipated usage of the development, any seepage problems which may occur will be minor in extent, and these problems can be most effectively dealt with on an individual basis if and when they develop.

4.3.2 IMPACT ANALYSIS

As shown in Figure 28, *Soils Map,* and presented in Table 3, *Limitation of Soil Types Occurring On-Site*, the majority of the site is underlain by Redding cobbly loam. This soil type is susceptible to erosion and runoff. Cieneba-Fallbrook rocky sandy loams also occur on the site and also exhibit a high potential for runoff and erosion. However, this soil type is located in an area where on-site mining uses occur or in an area which is not proposed for mining operations. Therefore impacts associated with this soil type would be limited.

Mining of aggregate on the project site would involve removal of native vegetation and extraction of resources. These activities could expose the site to an increase in runoff and erosion. However, existing on-site detention basins and those proposed as part of the MUP Modification would avoid significant impacts associated with erosion and sediment transport.

The proposed project would not result in significant geologic hazards. There are no geologic hazards of sufficient magnitude to preclude use of the site as a quarry and materials processing plant. No active faults are present on the site. A few existing boulders on the southern slope appear to have the potential to become unstable. These are in areas which are to be excavated, and the boulders would be removed in the process avoiding potential impacts.

Both the Stadium Conglomerate and the granitic bedrock have high shear strengths and generally have a relatively low potential for deep-seated slope failures, even at very steep inclinations. The granitic exposures observed on-site appear to be competent materials; however, unstable conditions in the granitic bedrock due to unfavorable inclinations of fractures or other planes of weaknesses may be encountered at some undetermined areas. In some of the areas on the lower hillsides, the granitic surface dips steeply (approximately 52 degrees) to the north and a thin layer of conglomerate overlies the granite. This condition may present a higher potential for slope failure between the conglomerate and the underlying granite if steep cuts are made in these areas. The areas where these conditions may exist cannot be readily identified due to the undulating, irregular surface of the granite batholith. Regular inspections of the quarry slopes will identify potential slope failure and remedial actions will be undertaken to stabilize the area.

4.3.3 MITIGATION MEASURES, MONITORING AND REPORTING PROGRAM

- **SOILS**

On-site detention basins exist as apart of the on-going mining program. As discussed in Section 4.5, DRAINAGE, the project would also incorporate additional measures to ensure that

4.4 GROUND WATER SUPPLY AND QUALITY

4.4.1 EXISTING CONDITIONS

The 296.4-acre project site is characterized by areas of on-going aggregate mining and areas left in a natural state. Elevations on the project site range from 550 feet above mean sea level in the eastern portion of the site where extraction has occurred to 1,175 feet above mean sea level in the undisturbed southwest portion of the site. For the project site, the groundwater table has been measured at approximately 500 feet above mean sea level. Thus, the groundwater table occurs at depths of 50 to 675 feet below the ground surface.

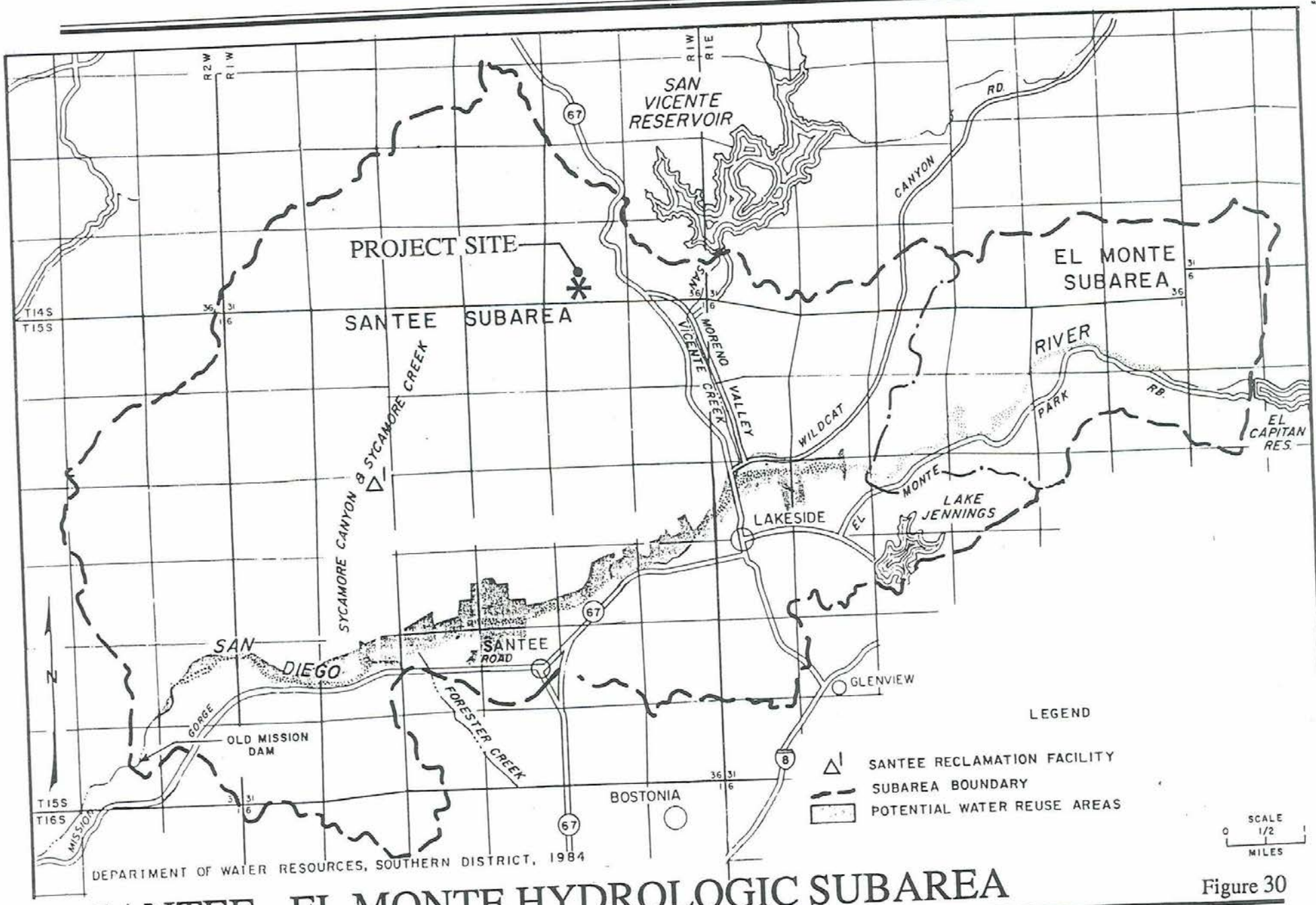
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The ASPHALT, INC. MUP MODIFICATION project site is located within the Santee/El Monte Hydrologic Subarea of the lower San Diego Hydrologic Area. The Santee/El Monte Hydrologic Subarea is located in the central part of the San Diego drainage basin and encompasses 77 square miles. It includes the San Diego River valley groundwater basin. Figure 30, *Santee/El Monte Hydrologic Subarea*, shows the project's relationship to the subarea.

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The County of San Diego has adopted a Groundwater Ordinance, the intent of which is to *"establish regulations for the protection, preservation, and maintenance"* of the County's groundwater resource. Because the project was submitted prior to adoption of the Groundwater Ordinance, it is not subject to the new ordinance.

The project would be subject to the County's Groundwater Policy (I-77). The County Groundwater Policy I-77 is intended to provide direction to the County's groundwater management activities and to ensure that discretionary projects within the County will not result in groundwater extraction which exceeds long-term groundwater availability. As it pertains to



SANTEE - EL MONTE HYDROLOGIC SUBAREA

Figure 30

VINCE NICOLETTI
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 210, SAN DIEGO, CA 92123
(858) 505-6445 General
www.SDCPDS.org www.sdcounty.ca.gov/pds

TYLER FARMER
ASSISTANT DIRECTOR

February 3, 2026

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

FOR PURPOSES OF CONSIDERATION OF MARTIN MARIETTA SLAUGHTERHOUSE CANYON MINE MAJOR USE PERMIT MODIFICATION AND RECLAMATION PLAN MODIFICATION; PDS2020-MUP-78-083W6, PDS2020-RP-001-W2, PDS2020-ER-78-14-182C

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:

The Slaughterhouse Canyon Mine operation has been in existence since at least 1919. In 1969, the County of San Diego issued Special Use Permit, P69-71, for mining and related uses. A renewal of that permit and approval of a Reclamation Plan was granted in 1979 following the enactment of the Surface Mining and Reclamation Act of 1975 (SMARA). Subsequent amendments and approvals were issued over time, including approval of the revised Reclamation Plan in 1995 that allowed for mining and reclamation in five phases.

An EIR for *A Modification to Major Use Permit No. 78-0831* (1995 EIR), SCH #93061053, was certified by the Board of Supervisors on April 5, 1995. The MUP Modification request evaluated in this document was submitted by the project applicant, ASPHALT, INC., in 1991 to allow for the extraction of additional materials in unmined portions of the site (as approved mining areas are depleted), replacement of the existing asphalt batch plant with a newer model, and implementation of a new salvaged construction materials recycling plant. The existing MUP, P78-83, which covered approximately 121 acres of the project site allowed for the mining/processing of aggregate

material on approximately 49 acres. The MUP modification added approximately 108 acres to the mining operation (92.4 acres for mining and 15.6 acres of slope rights on the adjacent H.G. Fenton property) allowing for the phased mining of materials on approximately 157 acres total. The permit allowed for mining to proceed in a sequential manner in phases. The recycling operation consisted of importing and stockpiling materials on-site and bringing in portable crushing equipment to process the stockpiles. The on-site aggregate processing plant and related activities (e.g., trucking, weighing, shop maintenance, and administrative offices) were permitted to continue along with the asphalt batch plant and related facilities (e.g., weighing, trucking, and maintenance facilities), which had been ongoing since the 1950s. Accompanying the MUP Modification was a Reclamation Plan Modification, which provides for revegetation of mined slopes and reclamation of the land in a manner suitable for the industrial and multiple rural land uses called for in the Lakeside Community Plan. The certified EIR found significant effects to the following: aesthetics, biological resources, cultural resources, geology and soils, hydrology, and noise. All of these effects were determined to be mitigated or avoided to a level below significance.

A 2002 Addendum to the previously certified EIR for A-1 soils animal waste composting, P78-083W3; ER 89-14-069A, found potentially significant impacts to noise and hazards. These effects were determined to be less than significant with the exception of impacts related to noise and vectors. Mitigation measures for an Acoustical Letter Report and Vector Control Plan were determined to reduce impacts related to noise and vectors to a level below significance.

A 2006 Addendum to the previously certified EIR for an explosives storage facility, P78-083W4, ER 89-14-069B, found no new or substantially more severe environmental effects compared to those identified in the previously certified EIR.

The adopted EIR and associated Addendums are available on the County Planning & Development Services website at this link:Planning Commission Hearings

2. Lead agency name and address:
   County of San Diego
   Planning & Development Services
   5510 Overland Avenue, Suite 110
   San Diego, CA 92123

   a. Contact: Chris Jacobs, Land Use Planner III
   b. Phone number: (619) 323-8718
   c. E-mail: Christopher.Jacobs@sdcounty.ca.gov

3. Project applicant’s name and address:

Martin Marietta
4211 Ponderosa Avenue, Suite C
San Diego, CA 92123

Martin Marietta San Diego Aggregates, LLC
4123 Parklake Avenue
Raleigh, NC 27612

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

Martin Marietta San Diego Aggregates, LLC owns and operates the Slaughterhouse Canyon Mine, a ±296-acre aggregate mining and processing facility, located in the community of Lakeside in unincorporated San Diego County (see Figure 1, Vicinity Map). Surface mining and reclamation activities are conducted pursuant to Major Use Permit No. P78-083 and Reclamation Plan No. RP 78-001, as amended. Under the 1995 Reclamation Plan, extraction started along the north side of the plant area and then proceeded in a counterclockwise direction. Phase 1 has largely been completed, and the operations are currently advancing well into Phase 2 at the northwestern portion of the site. At the completion of Phase 2, Phases 3 and 4 will begin in sequence. Phase 5 is slated to begin during Phase 4. Final reclamation grading was planned to progress during each phase of extraction. Phase 5 will be completed after backfilling, finish grading, and vegetation and erosion control measures are successfully established (see Figure 2, Site Location).

The General Plan Regional Category for the site is Industrial, and the General Plan Land Use Designations are Rural Lands (RL-40) and High Impact Industrial (I-3). The zoning regulations for this site are Limited Agriculture (A70) and High Impact Industrial (M58). Extractive use can be permitted within the A70 and M58 zones with approval of a MUP.

Reclamation will be deemed complete by both the County and the Department of Conservation when the reclamation performance standards and revegetation success criteria outlined in the approved Reclamation Plan have been met.

The existing permit and reclamation plan anticipated that mining would be completed by 2020; however, given market conditions, the applicant is not expected to exhaust remaining permitted reserves at the site until at least 2035, subject to market demand. Accordingly, the applicant is seeking a time extension for the use permit and reclamation plan to align the term of the entitlements with the life of remaining permitted aggregate reserves. Specifically, the applicant seeks the following changes to the approved use permit and reclamation plan:

- *Major Use Permit P78-083W6*: Update to the expiration date set forth in Condition G to March 17, 2035.

- *Reclamation Plan 78-001W2 Amendment*: Minor text edits to extend the estimated termination date for the surface mining operation by 15 years to March 17, 2035; update the phasing table, and update corporate ownership.

Extending the term of the entitlements will provide the ability to extract the remaining permitted reserves that have not yet been mined due to market conditions and mitigate the site's environmental impacts by implementing the approved reclamation plan. Other than the extension of time, the applicant seeks no change to any element of the approved operations.

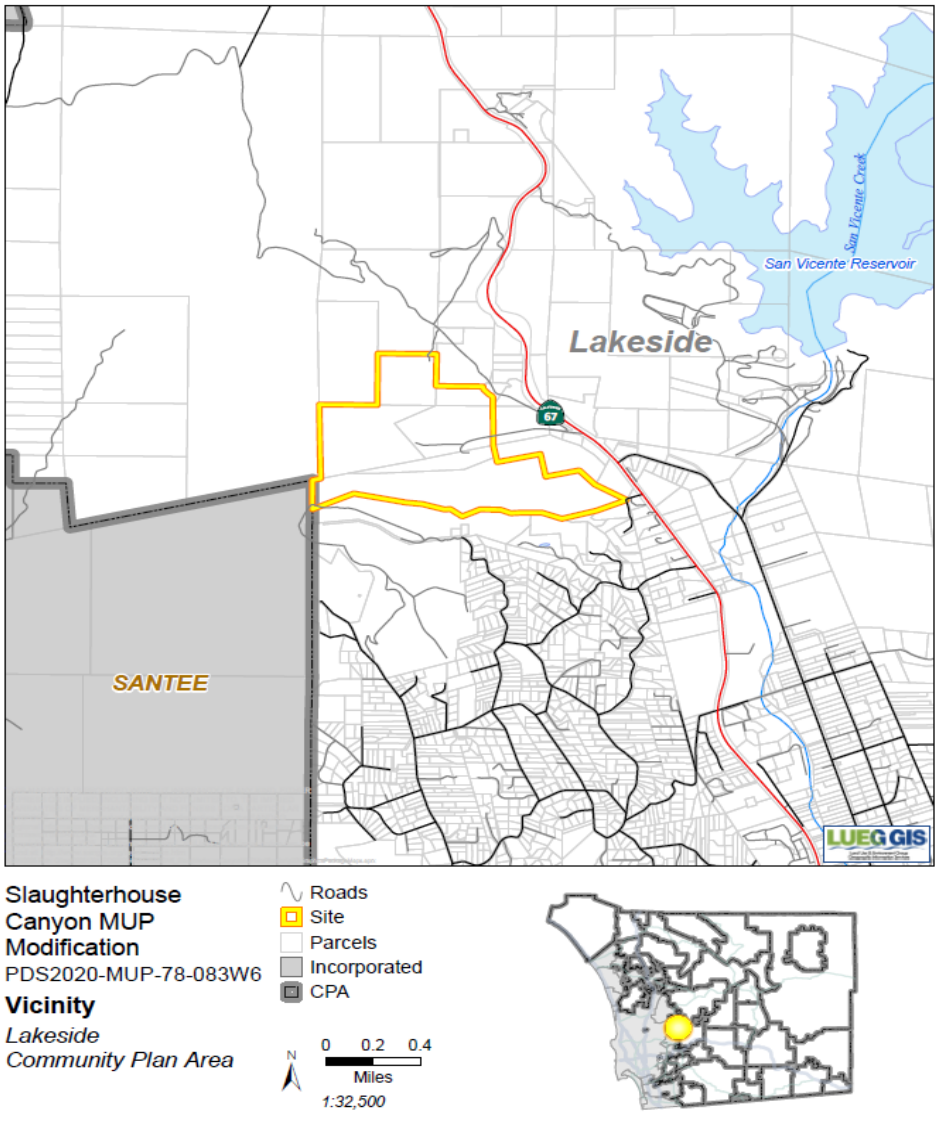


Figure 1: Vicinity Map

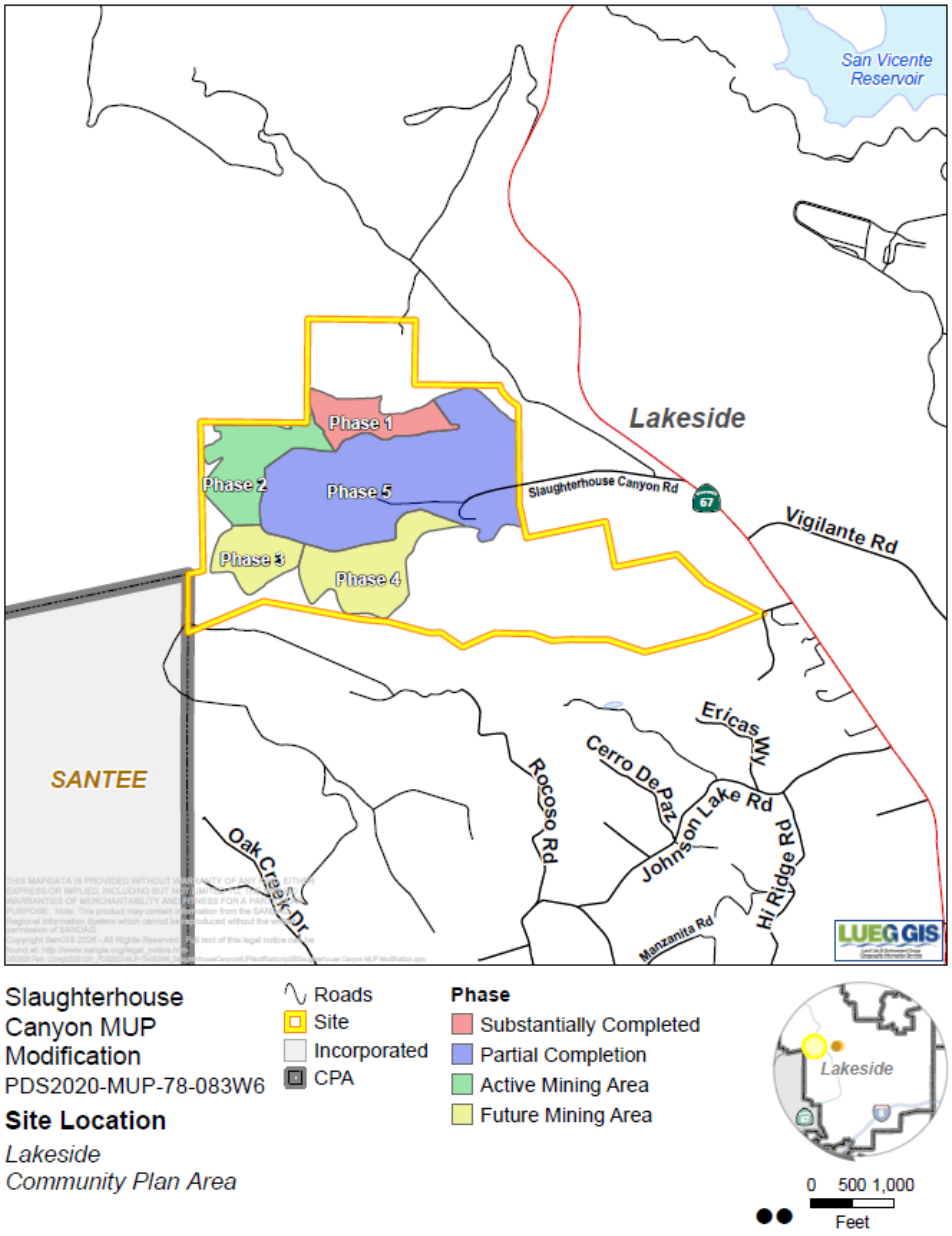


Figure 2: Site Location

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

YES	NO
☐	☒

No substantial changes to the environment are proposed by the time extension Project because the MUP authorizes mining operations in the same area with the same phasing, and land reclamation will be conducted in accordance with the same RP plan under which the mining and related activities are undertaken.

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.

☒ NONE

☐ Aesthetics	☐ Agriculture & Forestry Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Energy
☐ Geology, Soils & Seismicity	☐ Greenhouse Gas Emissions	☐ Hazards/Hazardous Materials
☐ Hydrology/Water Quality	☐ Land Use/Planning	☐ Mineral Resources
☐ Noise	☐ Population/Housing	☐ Public Services
☐ Recreation	☐ Transportation	☐ Tribal Cultural Resources
☐ Utilities/Service Systems	☐ Wildfire	☐ 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 certified EIR is adequate without modification 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 ND or 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 or SUPPLEMENTAL EIR is required.

Chris Jacobs **2-3-26**

Signature Date

Christopher Jacobs Land Use Planner III

Printed Name 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; in non-urbanized areas, substantially degrade existing visual character or quality of the site and its surroundings; if project is in urbanized area, conflict with applicable zoning or other regulations governing scenic quality; and/or create a new source of light or glare which would adversely affect day or nighttime views in the area?

YES	NO
☐	☒

The previously certified EIR concluded that mining could result in significant impacts associated with visual quality and landform alteration. In order to ensure mitigation of impacts to landform alteration and visual quality to below a level of significance, the following measures were identified:

1. *Final grading of the project site shall be in substantial conformance with that shown on the Reclamation Plan and Major Use Permit Plot Plan. Any deviation from this grading in excess of 25 percent of the total grading quantities and/or 5.85 MCY of earthwork may require additional environmental review. Any deviation in maximum slope heights from that shown on the Major Use Permit and Reclamation Plan in excess of 875 feet may also require additional environmental review. The need for further environmental review shall be determined at the commencement of each phase if grading within the phase is anticipated to deviate from that approved with the MUP Modification and substantial conformance cannot be granted. County field inspectors shall verify grading following completion of each phase and shall document in writing conformance with or deviation*

from grading approved for each phase based upon the Major Use Permit and Reclamation Plan.

2. *Revegetation of mined areas shall conform to that indicated in the Reclamation Plan and shall occur as mining phases are complete. The County shall be notified in writing when hydroseeding has been installed and County staff shall verify installation and adequate cover.*

Compliance with the aesthetics mitigation measures from the previously certified EIR is required by conditions of approval A.4, F.1, and F.2 of the current MUP permit (see Attachment 1). Further, the current MUP permit has additional conditions of approval related to aesthetics, including: B.13 (appearance of office trailer), B.16 (earthen berm), C.1 (landscape plan), D.1 (landscape architect), F.18 (non-operating equipment), F.27 (maintenance of driveways and parking areas), F.28 (maintenance of landscaping), and F.29 (screening).

The proposed project is for an extension of time to complete the approved mining and reclamation at the site. The proposed project would not expand the area approved for mining and reclamation or otherwise expand or intensify the existing use. The project would not introduce new sources of light or glare. In addition, the project would continue to be subject to the existing conditions of approval related to aesthetics outlined above. As a result, the proposed project would not result in any new significant impacts or substantially more severe impacts related to aesthetics as compared to the previously certified EIR.

There are no proposed changes in the project that would result in new significant impacts or substantial increase in the severity of previously identified significant impacts, and therefore no revisions to the analysis in the previously certified EIR are required related to this area of impact.

There are no changes in the circumstances under which the project would be undertaken that would result in new significant impacts or substantial increase in the severity of previously identified significant impacts, and therefore no revisions to the analysis in the previously certified EIR are required related to this area of impact.

There is no new information relevant to this area of impact that was not previously known at the time of the previously certified EIR. There are no related new significant impacts, more substantial increase in the severity of previously identified significant impacts, previously dismissed mitigation that is now feasible, previously dismissed alternatives that are now feasible, different more effective mitigation, or different more effective alternatives that have emerged or become known.

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; conflict with zoning for or cause rezoning 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)); result in the loss or conversion of forest land; and/or involve other changes which could result in the conversion of Farmland to a non-agricultural use or conversion of forest land to a non-forest use?

YES	NO
☐	☒

No impacts to agriculture and forestry resources were identified by the previously certified EIR and no conditions of approval related to these categories of impact are included in the current permits. The previously certified EIR noted that the project site is designated by the Lakeside Community Plan as General Industrial, which provides for uses exhibiting moderate to severe nuisance characteristics, and Multiple Rural, which is applied to areas which are not suitable for intensive agriculture and/or have environmentally constrained areas.

The site is largely disturbed and developed as an operating mining and processing facility. No prime, unique, or farmland of statewide importance is located within the mining boundary, and the site is not covered by a Williamson Act Contract. Further, the site is not zoned forest land or timberland.

The proposed project requests an extension of time to complete the approved mining and reclamation at the site. The proposed project would not expand the area already approved for mining and reclamation or otherwise expand or intensify the existing use. As a result, the proposed project would not result in any new significant impacts or substantially more severe impacts related to agriculture and forestry resources as compared to the previously certified EIR.

There are no proposed changes in the project that would result in new significant impacts or substantial increase in the severity of previously identified significant impacts, and therefore no revisions to the analysis in the previously certified EIR are required related to this area of impact.

There are no changes in the circumstances under which the project would be undertaken that would result in new significant impacts or substantial increase in the severity of previously identified significant impacts, and therefore no revisions to the analysis in the previously certified EIR are required related to this area of impact.

There is no new information relevant to this area of impact that was not previously known at the time of the previously certified EIR. There are no related new significant impacts, more substantial increase in the severity of previously identified significant impacts, previously dismissed mitigation that is now feasible, previously dismissed alternatives that are now feasible, different more effective mitigation, or different more effective alternatives that have emerged or become known.

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: conflict with or obstruct 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; and/or creation of objectionable odors affecting a substantial number of people?

YES	NO
☐	☒

No direct impacts to air quality were identified by the previously certified EIR given that the project analyzed was a continuation of an existing operation that would continue to comply with San Diego Air Pollution Control District (APCD) regulations related to dust control, mining, and processing, and did not involve an alteration to operations that would result in an increase in air pollutants.

Although air quality impacts did not rise to a level of significance in the previously certified EIR, the current MUP permit has multiple conditions of approval related to air quality, including: A.3 (APCD permits to operate), B.5 (dust control), B.15 (conformance to APCD requirements), F.13 (maintenance of parking areas and roads to control dust), F.14 (application of water), F.15 (processing dust control), and F.25 (odor control) (see Attachment 1).

When an agency evaluates a proposed change or modification to a previously reviewed project pursuant to CEQA section 21166, the baseline for subsequent review purposes is adjusted such that the originally approved project is assumed to exist. The approved project baseline is the appropriate baseline for subsequent review because the purpose of subsequent review is to explore environmental impacts that were not considered within the scope of the original environmental document. The proposed project requests an extension of time to complete the approved mining and reclamation at the site. It is thus not a new or modified project and would not result in any change to operational activities that were not previously identified in the previously certified EIR. The proposed project would not result in any change in the operational activities or truck traffic as compared to the previously approved project. The proposed project would not increase the total material mined on-site, which is controlled by the existing air quality permit. Likewise, the proposed project would not generate additional vehicle trips beyond what was analyzed in the prior environmental review[1], or otherwise expand or intensify the existing use. The proposed project would not result in any substantial change to operational activities that were not previously identified in the previously certified EIR. Further, the proposed project would not result in an increase in

[1] The previously certified EIR for the 1995 Reclamation Plan notes “The project generates approximately 500 daily truck trips in and out on average and the maximum daily generation is approximately 800 daily truck trips.”

operational intensity (e.g., increased heavy-duty vehicle operations). Further, the project's mobile emissions would likely remain below emissions projected in the previously certified EIR because of more stringent fleet emissions standards promulgated by the California Air Resources Board since the previous project was approved. For these reasons, the proposed project would be consistent with the analysis in the previously certified EIR.

In addition, the project would continue to be subject to the existing conditions of approval related to air quality outlined above, including conformance to San Diego County APCD requirements. As a result, the proposed project would not result in any new significant impacts or substantially more severe impacts related to air quality as compared to the previously certified EIR.

There are no proposed changes in the project that would result in new significant impacts or substantial increase in the severity of previously identified significant impacts, and therefore no revisions to the analysis in the previously certified EIR are required related to this area of impact.

There are no changes in the circumstances under which the project would be undertaken that would result in new significant impacts or substantial increase in the severity of previously identified significant impacts, and therefore no revisions to the analysis in the previously certified EIR are required related to this area of impact.

There is no new information relevant to this area of impact that was not previously known at the time of the previously certified EIR. There are no related new significant impacts, more substantial increase in the severity of previously identified significant impacts, previously dismissed mitigation that is now feasible, previously dismissed alternatives that are now feasible, different more effective mitigation, or different more effective alternatives that have emerged or become known.

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: substantial adverse effect on any 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; substantial adverse effects on any sensitive natural community (including riparian habitat); 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; conflict with any local policies or ordinances protecting biological resources; 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?

YES	NO
☐	☒

The previously certified EIR concluded that mining could result in significant direct impacts to certain biological resources on-site, including sensitive vegetation communities (approximately 66.1 acres of mixed chaparral, 1.5 acres of chamise chaparral, 2.3 acres of Diegan coastal sage scrub, and 4.7 acres of disturbed [returning to coastal sage scrub]), sensitive wildlife (rufous-crowned sparrow, San Diego horned lizard, orange-throated whiptail, and coastal whiptail), and one sensitive plant species (San Diego County viguiera). In order to ensure mitigation of impacts to biological resources to below a level of significance, the following measures were identified:

1. *San Diego Country viguiera shall be included within the selected seed mix to return the site to its current chaparral habitat type.*
2. *Impacts to San Diego thornmint are avoided by restricting mining activities to no closer than 50 feet from the wildflower fields and incorporating the following in the conditions of approval for the project:*
    a. *No grading or mining activity shall occur closer than 50 feet from the perimeter of the wildflower fields.*
    b. *As part of Phase 4, temporary construction fencing shall be installed in the area of San Diego thornmint located immediately north of the ASPHALT, INC. offices to protect it from potential impacts.*
3. *Impacts to Diegan coastal sage scrub would be mitigated through on-site preservation of 2.3 acres, and a combination of on-site restoration and off-site acquisition of coastal sage scrub habitat, satisfactory to the County of San Diego and the U.S. Fish and Wildlife Service.*
    a. *The total maximum acreage required for coastal sage scrub on-site restoration/off-site acquisition shall be 7.0 acres.*
    b. *A 4(d) Interim Habitat Loss Permit would be issued in conjunction with the proposed project.*
    c. *In lieu of the on-site restoration/off-site acquisition of habitat, monetary contribution to a County or regional habitat acquisition fund may be considered, if such a fund has been established at the time of issuance of the Habitat Loss Permit.*
    d. *Off-site acquisition should occur in the MSCP/County Preserve System, preferably in the project vicinity. The applicant will work with County staff to locate and place in open space the required acreage.*
    e. *Because of the small amount of habitat which would be lost, in lieu of off-site acquisition, mitigation can occur in the form of a monetary contribution to a fund created for the purpose of acquiring coastal sage scrub habitat, if such a fund has been established by the County at the time of project approval.*

Compliance with the biological resources mitigation measures from the previously certified EIR is required by conditions of approval A.4, A.5, A.6, and A.7 of the current MUP permit (see

Attachment 1). Further, the current MUP permit has additional conditions of approval related to biological resources, including: A.12 (Diegan coastal sage scrub).

Conditions of approval A.5 and A.6 of the current MUP permit required that a large portion of the project site (>133 acres) be placed in an open space easement for protection of sensitive biological resources, including Diegan coastal sage scrub, mixed chaparral, chamise chaparral, and habitat for federal candidate species (e.g., rufus-crowned sparrow, San Diego horned lizard, Orange-throated whiptail, Coastal whiptail) (see Figure 3, Open Space Easement). The easement was recorded on May 7, 2004, and is required to be in-place for as long as extraction continues at the site.

The proposed project requests an extension of time to complete the approved mining and reclamation at the site. The proposed project would not expand the area already approved for mining and reclamation or otherwise expand or intensify the existing use. In addition, the project would continue to be subject to the existing conditions of approval related to biological resources outlined above, including the open space easement benefiting biological resources that is required to be in place for the life of the project. Consistent with the conclusions of the previously certified EIR, the preservation of native vegetation (through the open space easement) and the project's location adjacent to the Sycamore Canyon Open Space Preserve avoids significant impacts to mixed chaparral and chamise chaparral and sensitive wildlife species occurring in areas of mining and reclamation. As a result, the proposed project would not result in any new significant impacts or substantially more severe impacts related to biological resources as compared to the previously certified EIR.

There are no proposed changes in the project that would result in new significant impacts or substantial increase in the severity of previously identified significant impacts, and therefore no revisions to the analysis in the previously certified EIR are required related to this area of impact.

There are no changes in the circumstances under which the project would be undertaken that would result in new significant impacts or substantial increase in the severity of previously identified significant impacts, and therefore no revisions to the analysis in the previously certified EIR are required related to this area of impact.

There is no new information relevant to this area of impact that was not previously known at the time of the previously certified EIR. There are no related new significant impacts, more substantial increase in the severity of previously identified significant impacts, previously dismissed mitigation that is now feasible, previously dismissed alternatives that are now feasible, different more effective mitigation, or different more effective alternatives that have emerged or become known.

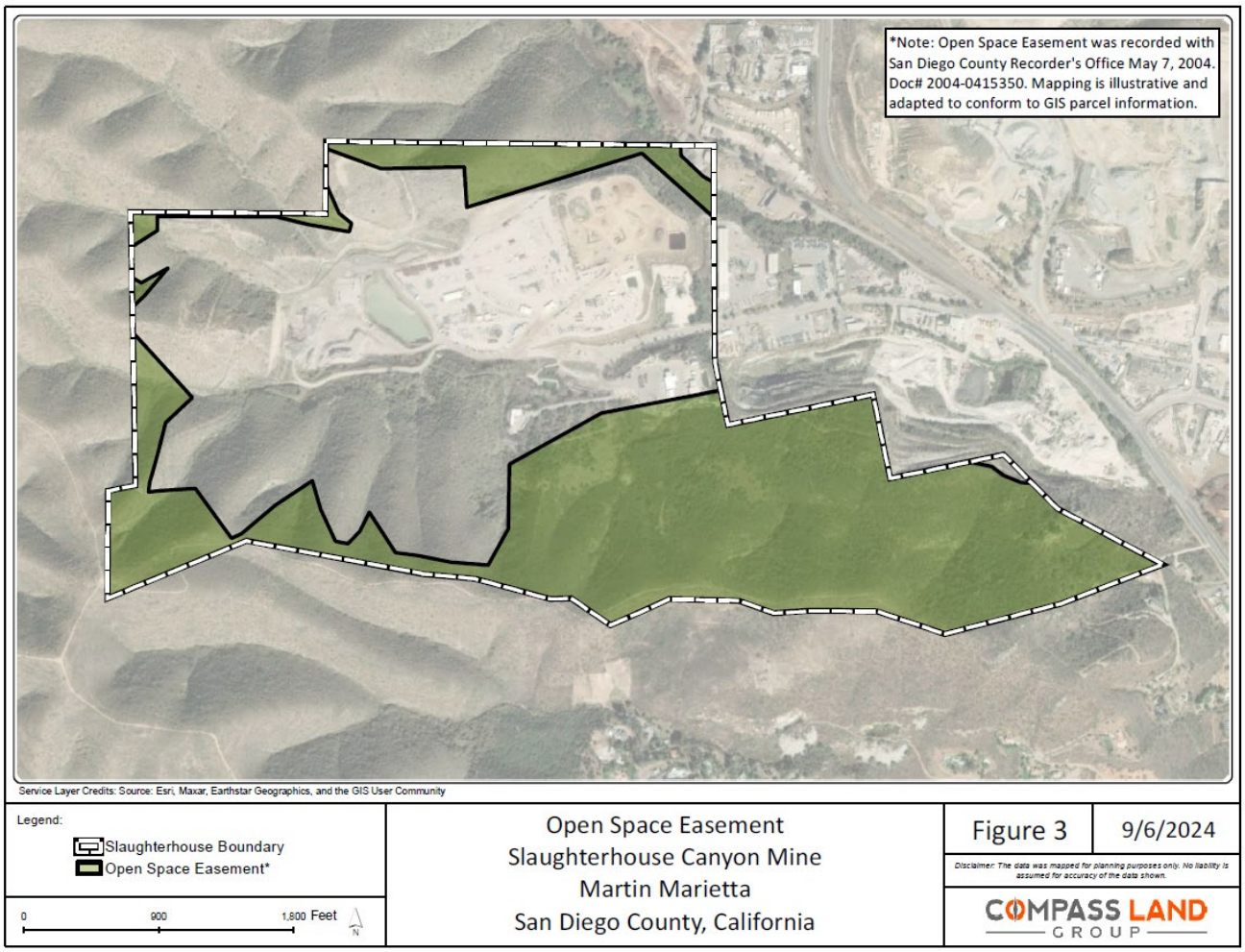


Figure 3: Open Space Easement

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 resource as defined in State CEQA Guidelines Section 15064.5; causing a change in the significance of an archaeological resource as defined in State CEQA Guidelines Section 15064.5;and/or disturbing any human remains, including those interred outside of formal cemeteries?

YES	NO
☐	☒

The previously certified EIR found no recorded archaeological or historical sites within the project area and no natural features or resources known to have associations with the occurrence of archaeological sites or features. Further, the record and literature searches conducted for the

previously certified EIR were negative, as was the field survey. Based upon the results of the field survey and records and literature search, the previously certified EIR concluded that important cultural resources are not expected on the project site. However, as a precautionary measure, the following mitigation measures were recommended to avoid potential impacts to undetected cultural resources:

1. *At least one month prior to mining activities occurring in an area of the site, the area shall be brushed and surveyed by a qualified archaeologist for the existence of potential cultural resources.*
2. *If cultural resources are encountered, a significance testing program in accordance with County guidelines shall be conducted. County staff will be notified to field inspect sites to be tested.*
3. *For sites determined to be potentially important, a Research Design shall be developed and approved by County staff based upon a 16 percent salvage and data recovery. If human burials or religious finds are encountered, a Native American observer shall be notified.*
4. *A final report documenting test results for potentially important sites shall be submitted to County staff within six months of completion of field work.*

Compliance with the cultural resources mitigation measures from the previously certified EIR is required by condition of approval F.9 of the current MUP permit (see Attachment 1).

The proposed project requests an extension of time to complete the approved mining and reclamation at the site. The proposed project would not expand the area already approved for mining and reclamation, would not change the approved depth of mining, or otherwise expand or intensify the existing use. In addition, the project would continue to be subject to the existing condition of approval related to cultural resources outlined above. As a result, the proposed project would not result in any new significant impacts or substantially more severe impacts related to cultural resources as compared to the previously certified EIR.

There are no proposed changes in the project that would result in new significant impacts or substantial increase in the severity of previously identified significant impacts, and therefore no revisions to the analysis in the previously certified EIR are required related to this area of impact.

There are no changes in the circumstances under which the project would be undertaken that would result in new significant impacts or substantial increase in the severity of previously identified significant impacts, and therefore no revisions to the analysis in the previously certified EIR are required related to this area of impact.

There is no new information relevant to this area of impact that was not previously known at the time of the previously certified EIR. There are no related new significant impacts, more substantial increase in the severity of previously identified significant impacts, previously dismissed mitigation that is now feasible, previously dismissed alternatives that are now feasible, different more effective mitigation, or different more effective alternatives that have emerged or become known.

VI. ENERGY -- 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 regarding energy including: resulting in a potentially significant impact due to wasteful, inefficient, or unnecessary consumption of energy resources during construction or operation; and/or conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

YES	NO
☐	☒

A less than significant impact to energy was identified by the previously certified EIR. The previously certified EIR found that the project would not result in a substantial use of energy and would not require the development of new sources of energy. No conditions of approval related to this area of impact are included in the current permits.

The proposed project requests an extension of time to complete the already approved mining and reclamation at the site. The proposed project would not change the types of equipment used for mining or processing, increase the aggregate tonnage produced, or otherwise expand or intensify the existing use. As a result, the proposed project would not result in any new significant impacts or substantially more severe impacts related to energy as compared to the previously certified EIR.

There are no proposed changes in the project that would result in new significant impacts or substantial increase in the severity of previously identified significant impacts, and therefore no revisions to the analysis in the previously certified EIR are required related to this area of impact.

There are no changes in the circumstances under which the project would be undertaken that would result in new significant impacts or substantial increase in the severity of previously identified significant impacts, and therefore no revisions to the analysis in the previously certified EIR are required related to this area of impact.

There is no new information relevant to this area of impact that was not previously known at the time of the previously certified EIR. There are no related new significant impacts, more substantial increase in the severity of previously identified significant impacts, previously dismissed mitigation that is now feasible, previously dismissed alternatives that are now feasible,

different more effective mitigation, or different more effective alternatives that have emerged or become known.

VII. 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, strong seismic ground shaking, seismic-related ground failure, including liquefaction, 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; 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; and/or destroy a paleontological resources or site or unique geologic feature?

YES	NO
☐	☒

The previously certified EIR found that potential impacts associated with geologic formations, seismicity and slope stability would not be significant; however, the previously certified EIR did identify that on-site soil types are susceptible to erosion and runoff. In order to ensure that impacts associated with erodible soils would be mitigated to below a level of significance, the following measures were identified:

1. *Rock-lined channels shall be constructed at the toe of cut slopes created during each phase of the mining operation. Down drainpipes will be installed to carry runoff to the rock-lined channels. During the mining of each phase, concrete-lined terrace ditches will be constructed.*
2. *Concrete-lined terrace ditches will be constructed on benches occurring at 30-foot intervals along cut slopes.*
3. *A sediment detention basin will be constructed in conjunction with Phase 1 at the northeast comer of the site. Sediment detention basins also will be constructed during Phases 4 and 5 to avoid cumulation of sediment below the larger basin constructed during Phase 1.*

Compliance with the geology and soils mitigation measures from the previously certified EIR is required by conditions of approval F.4, F.5, and F.6 of the current MUP permit (see Attachment 1). Further, the current MUP permit has additional conditions of approval related to geology and soils, including: A.8 and A.9 (sediment detention basin), B.4 (grading ordinance), F.21 (slope angles), and F.23 (soils engineer).

The proposed project requests an extension of time to complete the approved mining and reclamation at the site. The proposed project would not expand the area already approved for mining and reclamation, modify the reclamation slope angles, increase the mining depth, or otherwise expand or intensify the existing use. In addition, the project would continue to be subject to the existing conditions of approval related to geology and soils outlined above. As a result, the proposed project would not result in any new significant impacts or substantially more severe impacts related to geology and soils as compared to the previously certified EIR.

There are no proposed changes in the project that would result in new significant impacts or substantial increase in the severity of previously identified significant impacts, and therefore no revisions to the analysis in the previously certified EIR are required related to this area of impact.

There are no changes in the circumstances under which the project would be undertaken that would result in new significant impacts or substantial increase in the severity of previously identified significant impacts, and therefore no revisions to the analysis in the previously certified EIR are required related to this area of impact.

There is no new information relevant to this area of impact that was not previously known at the time of the previously certified EIR. There are no related new significant impacts, more substantial increase in the severity of previously identified significant impacts, previously dismissed mitigation that is now feasible, previously dismissed alternatives that are now feasible, different more effective mitigation, or different more effective alternatives that have emerged or become known.

VIII. 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 associated with greenhouse gas emissions including: generation of greenhouse gas emissions that may have a significant impact on the environment; and/or conflict with applicable plans, policies or regulations adopted for the purpose of reducing greenhouse gas emissions?

YES	NO
☐	☒

Greenhouse gas (GHG) emissions were not analyzed in the previously certified EIR because this impact category was added to the CEQA Guidelines subsequent to the certification of the previously certified EIR.

The proposed project requests an extension of time to complete the approved mining and reclamation at the site. The proposed project would not change the types of equipment used for mining or processing, increase the aggregate tonnage produced, result in an increase in energy usage, or otherwise expand or intensify the existing use. As a result, the proposed project would

not result in any new significant impacts or substantially more severe impacts related to GHG emissions as compared to the previously certified EIR.

There are no proposed changes in the project that would result in new significant impacts or substantial increase in the severity of previously identified significant impacts, and therefore no revisions to the analysis in the previously certified EIR are required related to this area of impact.

There are no changes in the circumstances under which the project would be undertaken that would result in new significant impacts or substantial increase in the severity of previously identified significant impacts, and therefore no revisions to the analysis in the previously certified EIR are required related to this area of impact.

There is no new information relevant to this area of impact that was not previously known at the time of the previously certified EIR. The fact that GHG emissions were not addressed in the previously certified EIR does not trigger the need for a subsequent or supplemental EIR because potential impacts related to GHG emissions do not constitute "new information of substantial importance" as defined by CEQA Guidelines section 15162. GHG emissions were known as potential environmental issues before 1995, when the EIR was certified[2]. The County need not undertake the preparation of a Supplemental or Subsequent EIR based solely on issues relating to climate change that might not have been analyzed in the previously certified EIR.

There are no related new significant impacts, more substantial increase in the severity of previously identified significant impacts, previously dismissed mitigation that is now feasible, previously dismissed alternatives that are now feasible, different more effective mitigation, or different more effective alternatives that have emerged or become known.

IX. 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; emit hazardous emissions or handle 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 result in a safety hazard or excessive noise for people residing or working in the

[2] *Ref. Citizens for Responsible Equitable Environmental Development (CREED) v. City of San Diego (2011) 196 Cal. App. 4th 515; Concerned Dublin Citizens v. City of Dublin (2013) 214 Cal. App. 4th 1301; Citizens Against Airport Pollution v. City of San Jose (2014) 227 Cal. App. 4th 788*

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?

YES	NO
☐	☒

The previously certified EIR found that potential impacts associated with hazards and hazardous materials would be less than significant. The previously certified EIR concluded that the project does not have the potential to interfere with an emergency response plan or an emergency evacuation plan.

Although impacts associated with hazards and hazardous materials did not rise to a level of significance in the previously certified EIR, the current MUP permit has conditions of approval related to hazards and hazardous materials, including: B.14 (conformance to requirements of the Lakeside Fire Protection District), and F.33 (explosives facility compliance report) (see Attachment 1).

The project site is not included on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, is not located within one-quarter mile of an existing or proposed school, and not located within two miles of a public airport. Further, the project site complies with applicable local, state and federal regulations regarding hazardous materials, including implementation of a Hazardous Materials Business Plan (HMBP) which identifies proper storage, handling, and notification requirements for the management of hazardous materials, and a Spill Prevention, Control, and Countermeasures (SPCC) Plan which outlines storage, handling, and spill response procedures for regulated materials.

The proposed project requests an extension of time to complete the approved mining and reclamation at the site. The proposed project would not change the types of equipment used for mining or processing, change material handling or storage procedures, or otherwise expand or intensify the existing use. In addition, the project would continue to be subject to the existing conditions of approval related to hazards and hazardous materials outlined above and would continue to comply with applicable regulations related to the proper management of hazardous materials. As a result, the proposed project would not result in any new significant impacts or substantially more severe impacts related to hazards and hazardous materials as compared to the previously certified EIR.

There are no proposed changes in the project that would result in new significant impacts or substantial increase in the severity of previously identified significant impacts, and therefore no revisions to the analysis in the previously certified EIR are required related to this area of impact.

There are no changes in the circumstances under which the project would be undertaken that would result in new significant impacts or substantial increase in the severity of previously

identified significant impacts, and therefore no revisions to the analysis in the previously certified EIR are required related to this area of impact.

There is no new information relevant to this area of impact that was not previously known at the time of the previously certified EIR. There are no related new significant impacts, more substantial increase in the severity of previously identified significant impacts, previously dismissed mitigation that is now feasible, previously dismissed alternatives that are now feasible, different more effective mitigation, or different more effective alternatives that have emerged or become known.

X. 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 water quality or waste discharge requirements or otherwise substantially degrade surface or groundwater quality; substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin; 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; impede or redirect flood flows; in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation; and/or conflict with or obstruct implementation of a water quality plan or sustainable groundwater management plan?

YES	NO
☐	☒

With respect to potential for impacts to groundwater, the previously certified EIR found that the project would be consistent with the County's groundwater policy and would not significantly degrade groundwater supply or quality. No mitigation measures were identified for groundwater.

With respect to potential for impacts related to drainage and hydrology, the previously certified EIR found that the proposed drainage facilities were designed by a registered civil engineer in accordance with applicable state and local sanitary and storm sewer and erosion and sediment control design specifications and able to accommodate a 100-year precipitation event. Although the previously certified EIR concluded that the existing and proposed on- and off-site drainage facilities were adequate to handle runoff from the project area, in order to ensure protection to downstream areas, the following mitigation measures were identified:

1. *All drainage facilities shall be designed to handle the flood for a 100-year storm event.*

2. *Rock-lined channels shall be constructed at the toe of cut slopes created during each phase of the mining operation. Down drain pipes will be installed to carry runoff to the rock-lined channels.*
3. *During the mining of each phase, concrete-lined terrace ditches will be constructed on benches occurring at 30-foot intervals along cut slopes.*
4. *A sediment detention basin shall be constructed in conjunction with Phase 1 of the proposed MUP Modification mining operation at the northeast comer of the site to protect the downstream drainage facilities located off-site from erosion and siltation.*
5. *Drainage facilities shall be constructed in conjunction with all phases of the MUP Modification (Phases 1 - 5) to adequately handle the 100-year flood event and to direct runoff into sediment detention basins. Specifically, a sediment detention basin shall be constructed in the northeast comer of the project site during Phase 1. A second detention basin will be constructed during Phase 4. An additional smaller detention basin will be constructed at the end of Phase 5 to avoid the accumulation of sediment below the larger basin constructed during Phase 1. The applicant shall maintain the detention basins, as necessary, to insure the protection against siltation of drainage facilities to downstream properties.*

Compliance with the hydrology and water quality mitigation measures from the previously certified EIR is required by conditions of approval A.9, F.4, F.5, F.6, F.7, and F.8 of the current MUP permit (see Attachment 1). Further, the current MUP permit has additional conditions of approval related to hydrology and water quality, including: A.8 (detention basin plans and specifications), F.16 (prevention of pollution), F.17 (ponding), F.19 (natural channels), and F.31 (stormwater regulations).

The project site is not located within a flood hazard, tsunami or seiche zone. Further, the project complies with current applicable local, state, and federal regulations regarding stormwater management, including implementation of a Storm Water Pollution Prevention Plan (SWPPP) prepared in accordance with the requirements of the California State Water Resources Control Board and a National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Industrial Activities, dated April 1, 2014 (General Permit or Order 2014-0057-DWQ, as amended by WQ 2015-0122DWQ and Order WQ 2018-0028-DWQ), adopted by the State Water Resources Control Board. Therefore, the current project operates under and is in compliance with current regulations as adopted and modified since the original approval, not just those in effect in 1995. The SWPPP identifies and evaluates sources of pollutants that may affect the quality of storm water discharges and authorized non-storm water discharges (NSWDs) from the site and identifies Best Management Practices (BMPs) to reduce or prevent pollutants in industrial storm water discharges and authorized NSWDs.

The current NPDES General Permit for Storm Water Discharges Associated with Industrial Activities requires Dischargers to:

- Eliminate unauthorized non-storm water discharges;
- Develop and implement SWPPPs that include best management practices (BMPs);
- Implement minimum BMPs, and advanced BMPs as necessary, to achieve compliance with the effluent and receiving water limitations of this General Permit;
- Conduct monitoring, including visual observations and analytical storm water monitoring for indicator parameters;
- Compare monitoring results for monitored parameters to applicable numeric action levels derived from the U.S. Environmental Protection Agency 2008 Multi-Sector General Permit for Storm Water Discharges Associated with Industrial Activity and other industrial storm water discharge monitoring data collected in California;
- Perform the appropriate Exceedance Response Actions when there are exceedances of the numeric action levels; and,
- Certify and submit all permit-related compliance documents via the Storm Water Multiple Application and Report Tracking System. Dischargers shall certify and submit these documents which include, but are not limited to, Permit Registration Documents (PRDs) including Notices of Intent, No Exposure Certifications, and SWPPPs, as well as Annual Reports, Notices of Termination, Level 1 Exceedance Response Action Reports, and Level 2 Exceedance Response Action Technical Reports.

The project's approved Notice of Intent and correspondent SWPPP were prepared pursuant to the requirements outlined in Order 2014-0057-DWQ, as amended by WQ 2015-0122DWQ, and Order WQ 2018-0028-DWQ, as applicable.

The proposed project requests an extension of time to complete the approved mining and reclamation at the site. The proposed project would not alter the depth of mining activities at the site relative to what has been approved by the County and, thus, would not require additional activities with the potential to affect groundwater. The proposed project would also not change the types of equipment used for mining or processing, material handling or storage procedures, introduce new potential sources of pollutants, or otherwise expand or intensify the existing use. In addition, the project would continue to be subject to the existing conditions of approval related to hydrology and water quality outlined above and would continue to comply with applicable regulations related to the proper management of stormwater. As a result, the proposed project would not result in any new significant impacts or substantially more severe impacts related to hydrology and water quality as compared to the previously certified EIR.

There are no proposed changes in the project that would result in new significant impacts or substantial increase in the severity of previously identified significant impacts, and therefore no revisions to the analysis in the previously certified EIR are required related to this area of impact.

There are no changes in the circumstances under which the project would be undertaken that would result in new significant impacts or substantial increase in the severity of previously identified significant impacts, and therefore no revisions to the analysis in the previously certified EIR are required related to this area of impact.

There is no new information relevant to this area of impact that was not previously known at the time of the previously certified EIR. There are no related new significant impacts, more substantial increase in the severity of previously identified significant impacts, previously dismissed mitigation that is now feasible, previously dismissed alternatives that are now feasible, different more effective mitigation, or different more effective alternatives that have emerged or become known.

XI. 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 associated with land use and planning including: physically dividing an established community; and/or conflict 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 concluded that the project would be consistent with existing land use policies and regulations applicable to the site and would not result in a significant impact to community character. The previously certified EIR noted that the project would be a continuation of an existing on-going extraction operation in an area where similar land uses occur and are encouraged by the community plan. Although found to be in conformance with the zoning designations and Extraction overlay designation applied to the site, the previously certified EIR found that the project would not be consistent with the environmental goals of applicable planning documents associated with the preservation of natural landform and visual quality. Mitigation measures associated with aesthetics (discussed in Section I, Aesthetics, of this addendum) were found to mitigate impacts associated with visual quality and landform alteration to below a level of significance. No mitigation measures specific to land use and planning were identified by the previously certified EIR and no conditions of approval related to land use and planning are included in the current permits.

The March 2, 1994 Notice of Preparation for the previously certified EIR identified that the project site was zoned M-58 (eastern and northern portions) and A-70 (western and southern portions). The M-58 zone was intended to create and preserve areas where a full range of industrial uses with moderate to high nuisance characteristics may locate. The A-70 zone was intended primarily for agricultural crop production; however, extractive uses such as mining and processing are also permitted in the A-70 zone subject to a Major Use Permit and Section 6550 (Extractive Use Regulations) of the San Diego County Zoning Ordinance.

To date there has been no significant change in land use designations in the project vicinity. Current land use maps continue to depict the land to the east and north of the project site as High-Impact Industrial (M58). Land to the west is shown as the Sycamore Canyon/Goodman Ranch Open Space Preserve (Resource Conservation area), which is consistent with the open space easement in the 1995 conditions of approval. The 1994 aerial photo reveals that the surrounding area is comprised of open space to the north and west, industrial development and Highway 67 to the east with additional aggregate mining and processing facilities located farther east, an open space buffer zone greater than 1,000 feet wide to the south with scattered residential development located farther south. The present-day aerial photo confirms virtually an identical development pattern, with no sensitive land uses that have encroached upon the project site. The most substantial change between the 1994 aerial photo and the present-day aerial photo is the additional industrial/commercial development to the east and opposite side of Highway 67 near Vigilante Road.

After the California Department of Conservation published the "Regionally Significant Construction Aggregate Resource Areas in the Western San Diego County Production-Consumption Region" in 1985 pursuant to Public Resources Code (PRC) § 2790, the State Mining and Geology Board formally designated Slaughterhouse Canyon and the surrounding Portland Cement Concrete (PCC)-grade resources as regionally significant for the County's and State's future needs. When mineral resources are identified as significant and designated by the State, they are to be protected for future extraction in the General Plan pursuant to PRC §§ 2711(e), 2762(a) & (d) and 2763(a) & (b). This corresponds with California Code of Regulations (CCR) § 3676 requiring the County's general plan to recognize important mineral deposits such as those areas in San Diego County specified in CCR § 3550.6. When choosing between mining and incompatible land uses, these regulations limit the encroachment of premature incompatible land uses into areas of known, existing, and potential mineral resources.

The proposed project requests an extension of time to complete the approved mining and reclamation at the site. The proposed project would not expand the area already approved for mining and reclamation or otherwise expand or intensify the existing use. The proposed project does not involve the construction of a physical feature (such as interstate highway or railroad tracks) or removal of a means of access (such as a local road or bridge) that would impair mobility within an existing community, or between a community and outlying areas, resulting in isolation of all or a portion of the existing community. As a result, the proposed project would not result in any new significant impacts or substantially more severe impacts related to land use and planning as compared to the previously certified EIR.

There are no proposed changes in the project that would result in new significant impacts or substantial increase in the severity of previously identified significant impacts, and therefore no revisions to the analysis in the previously certified EIR are required related to this area of impact.

There are no changes in the circumstances under which the project would be undertaken that would result in new significant impacts or substantial increase in the severity of previously identified significant impacts, and therefore no revisions to the analysis in the previously certified EIR are required related to this area of impact.

There is no new information relevant to this area of impact that was not previously known at the time of the previously certified EIR. There are no related new significant impacts, more substantial increase in the severity of previously identified significant impacts, previously dismissed mitigation that is now feasible, previously dismissed alternatives that are now feasible, different more effective mitigation, or different more effective alternatives that have emerged or become known.

XII. 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 availability of a 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 found that the project would contribute to the needed aggregate reserves for the County, thereby *resulting in a beneficial long-term impact.* No impacts to mineral resources were identified by the previously certified EIR and no conditions of approval related to this category of impact are included in the current permits.

The proposed project requests an extension of time to complete the approved mining and reclamation at the site. The project involves the continuation of mining and utilization of an important regional source of aggregate materials. The extension of time is consistent with the County's Guiding Principles for Conservation and Open Space. The current General Plan Mineral Resources Policies states that "few new mining sites have been recently permitted in the County and the aggregate production rate from existing local mining sites has not kept pace with demand." Continued operation of existing mining facilities is not only consistent with the goal of protecting permitted aggregate resources, but also necessary for the County to have sufficient aggregate supplies for planned growth. As a result, the proposed project would not result in any new significant impacts or substantially more severe impacts related to mineral resources as compared to the previously certified EIR.

There are no proposed changes in the project that would result in new significant impacts or substantial increase in the severity of previously identified significant impacts, and therefore no revisions to the analysis in the previously certified EIR are required related to this area of impact.

There are no changes in the circumstances under which the project would be undertaken that would result in new significant impacts or substantial increase in the severity of previously identified significant impacts, and therefore no revisions to the analysis in the previously certified EIR are required related to this area of impact.

There are no related new significant impacts, more substantial increase in the severity of previously identified significant impacts, previously dismissed mitigation that is now feasible, previously dismissed alternatives that are now feasible, different more effective mitigation, or different more effective alternatives that have emerged or become known.

New information has been published, however, relating to the significance of the project site's mineral resources[3]. Updated technical studies conducted by the State of California indicate that permitted/available PCC construction aggregates in Western San Diego County will be nearly depleted by 2035, and confirm that the site's remaining aggregate reserves meet the rigid specifications for PCC as determined by the State Geologist and designated by the State Mining & Geology Board. Diminishment of permitted PCC-grade construction aggregates in San Diego County and reliance upon importation of distant sources would result in increased transportation costs, increased fuel consumption, increased air emissions, increased road wear and tear, and increased construction costs. The proposed project will provide the ability to extract the remaining permitted reserves that have not yet been mined due to market conditions. This will enable the continued supply of an important source of local, high-quality aggregate materials.

XIII. 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: generation of a substantial temporary or permanent increase in ambient noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; generation of excessive groundborne vibration or groundborne noise levels; and/or for a project within the vicinity of a private airstrip or airport land use plan or within two miles of a public airport or public use airport, expose people residing or working in the area to excessive noise levels?

YES	NO
☐	☒

The previously certified EIR found that the project would comply with the County Noise Ordinance and that significant noise impacts associated with on-site operations or project-generated traffic were not anticipated; however, the previously certified EIR did identify a potential that ordinance noise levels could be exceeded for continuous operations within 300 feet of the property boundary with a direct line of sight from source to receiver. In order to ensure

[3] *Updated Mineral Land Classification (Special Report 240: 2017; Plate 2B – Section J(6)); Map Sheet 52 (2018).*

that impacts associated with noise near the property boundary would be mitigated to below a level of significance, the following measure was identified:

1. *Operations within 300 feet of the property boundary where off-site residential uses occur shall require periodic monitoring to verify compliance with the County of San Diego standard Leq(h) = 75 dBA. Prior to occupancy or use of residential projects adjacent to the project's boundaries, evidence shall be provided to the Director of Planning and Land Use that the quarry operations do not produce noise that exceeds the Leq(h) = 75 dBA limit at the project's boundary with residential uses. Such evidence shall be in the form of quarterly noise measurements for a minimum of five work-days covering times when extractive operations occur within 300 feet of any off-site residential projects.*

Compliance with the noise mitigation measure from the previously certified EIR is required by condition of approval F.10 of the current MUP permit (see Attachment 1). Further, the current MUP permit has additional conditions of approval related to noise, including: B.7 (acoustical analysis), B.8 (noise attenuation), E.1 (follow-up noise analysis), F.12 (no sound amplification), and F.24 (hours of operation).

The proposed project requests an extension of time to complete the approved mining and reclamation at the site. The proposed project would not increase the aggregate tonnage produced, change the types of equipment used for mining or processing, material handling or storage procedures, or hours of operation, or otherwise expand or intensify the existing use. In addition, the project would continue to be subject to the existing conditions of approval related to noise outlined above and would continue to comply with the County Noise Ordinance. As a result, the proposed project would not result in any new significant impacts or substantially more severe impacts related to noise as compared to the previously certified EIR.

There are no proposed changes in the project that would result in new significant impacts or substantial increase in the severity of previously identified significant impacts, and therefore no revisions to the analysis in the previously certified EIR are required related to this area of impact.

There are no changes in the circumstances under which the project would be undertaken that would result in new significant impacts or substantial increase in the severity of previously identified significant impacts. As described in Section XI, Land Use and Planning, no sensitive land uses have encroached upon the project site. Therefore, no revisions to the analysis in the previously certified EIR are required related to this area of impact.

There is no new information relevant to this area of impact that was not previously known at the time of the previously certified EIR. There are no related new significant impacts, more substantial increase in the severity of previously identified significant impacts, previously dismissed mitigation that is now feasible, previously dismissed alternatives that are now feasible,

different more effective mitigation, or different more effective alternatives that have emerged or become known.

XIV. 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 associated with population and housing including: induce substantial unplanned population growth either directly or indirectly; and/or displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

YES	NO
☐	☒

The previously certified EIR found that the project would not alter the location, distribution, or growth of the human population in the area, and would not affect existing housing or create a demand for additional housing. A less than significant impact to population and housing was identified by the previously certified EIR and no conditions of approval related to this category of impact are included in the current permits.

The proposed project requests an extension of time to complete the approved mining and reclamation at the site. The proposed project would not expand the area already approved for mining and reclamation or otherwise expand or intensify the existing use. As a result, the proposed project would not result in any new significant impacts or substantially more severe impacts related to population and housing as compared to the previously certified EIR.

There are no proposed changes in the project that would result in new significant impacts or substantial increase in the severity of previously identified significant impacts, and therefore no revisions to the analysis in the previously certified EIR are required related to this area of impact.

There are no changes in the circumstances under which the project would be undertaken that would result in new significant impacts or substantial increase in the severity of previously identified significant impacts, and therefore no revisions to the analysis in the previously certified EIR are required related to this area of impact.

There is no new information relevant to this area of impact that was not previously known at the time of the previously certified EIR. There are no related new significant impacts, more substantial increase in the severity of previously identified significant impacts, previously dismissed mitigation that is now feasible, previously dismissed alternatives that are now feasible, different more effective mitigation, or different more effective alternatives that have emerged or become known.

XV. 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 effects associated substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or 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, and/or other public facilities?

YES	NO
☐	☒

The previously certified EIR found that the project would not have an effect upon public services, including fire and police protection, schools and parks. A less than significant impact to public services was identified by the previously certified EIR and no conditions of approval related to this category of impact are included in the current permits.

The proposed project requests an extension of time to complete the approved mining and reclamation at the site. The proposed project would not expand the area already approved for mining and reclamation or otherwise expand or intensify the existing use. The proposed project would not alter operations such that a substantial increase in demand for public services would occur, and the construction of new or expanded facilities related to such services would not be required. As a result, the proposed project would not result in any new significant impacts or substantially more severe impacts related to public services as compared to the previously certified EIR.

There are no proposed changes in the project that would result in new significant impacts or substantial increase in the severity of previously identified significant impacts, and therefore no revisions to the analysis in the previously certified EIR are required related to this area of impact.

There are no changes in the circumstances under which the project would be undertaken that would result in new significant impacts or substantial increase in the severity of previously identified significant impacts, and therefore no revisions to the analysis in the previously certified EIR are required related to this area of impact.

There is no new information relevant to this area of impact that was not previously known at the time of the previously certified EIR. There are no related new significant impacts, more substantial increase in the severity of previously identified significant impacts, previously dismissed mitigation that is now feasible, previously dismissed alternatives that are now feasible, different more effective mitigation, or different more effective alternatives that have emerged or become known.

XVI. 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 cause effects to recreation including: 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; and/or include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

YES	NO
☐	☒

No impacts to recreation were identified by the previously certified EIR and no conditions of approval related to this category of impact are included in the current permits.

The proposed project requests an extension of time to complete the approved mining and reclamation at the site. The proposed project would not expand the area already approved for mining and reclamation or otherwise expand or intensify the existing use. The proposed project would not increase 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. As a result, the proposed project would not result in any new significant impacts or substantially more severe impacts related to recreation as compared to the previously certified EIR.

There are no proposed changes in the project that would result in new significant impacts or substantial increase in the severity of previously identified significant impacts, and therefore no revisions to the analysis in the previously certified EIR are required related to this area of impact.

There are no changes in the circumstances under which the project would be undertaken that would result in new significant impacts or substantial increase in the severity of previously identified significant impacts, and therefore no revisions to the analysis in the previously certified EIR are required related to this area of impact.

There is no new information relevant to this area of impact that was not previously known at the time of the previously certified EIR. There are no related new significant impacts, more substantial increase in the severity of previously identified significant impacts, previously dismissed mitigation that is now feasible, previously dismissed alternatives that are now feasible, different more effective mitigation, or different more effective alternatives that have emerged or become known.

XVII. TRANSPORTATION -- 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 including: conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities; conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b); substantially increase in hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); and/or result in inadequate emergency access?

YES	NO
☐	☒

The previously certified EIR found that the project would not result in any significant short-term or long-term impacts to the adjacent traffic circulation system and no mitigation measures related to transportation were identified.

Although transportation impacts did not rise to a level of significance in the previously certified EIR, the current MUP permit has multiple conditions of approval related to transportation, including: A.10 (fair share agreement), A.11 (encroachment permit), B.1 (DPW approval), and B.2/B.10 (parking area and driveways improvements) (see Attachment 1).

The proposed project requests an extension of time to complete the approved mining and reclamation at the site. The proposed project would not increase the total material mined on-site, which is controlled by the existing air quality permit. Given that the project would not increase the aggregate tonnage produced, the proposed project would not generate additional vehicle trips beyond what was analyzed in the prior environmental review. The previously certified EIR for the 1995 Reclamation Plan identified an average daily trip generation of approximately 500 daily truck and a maximum daily trip generation of approximately 800 daily truck trips. Further, the proposed project would not expand the area already approved for mining and reclamation or otherwise expand or intensify the existing use. Therefore, the proposed project would not alter the vehicle trip generation, trip distribution, or trip length relative to what was analyzed in the previously certified EIR. Thus, with implementation of the proposed project, VMT would not increase relative to the approved project. In addition, the project would continue to be subject to the existing conditions of approval related to transportation outlined above. As a result, the proposed project would not result in any new significant impacts or substantially more severe impacts related to transportation as compared to the previously certified EIR.

There are no proposed changes in the project that would result in new significant impacts or substantial increase in the severity of previously identified significant impacts, and therefore no revisions to the analysis in the previously certified EIR are required related to this area of impact.

There are no changes in the circumstances under which the project would be undertaken that would result in new significant impacts or substantial increase in the severity of previously identified significant impacts, and therefore no revisions to the analysis in the previously certified EIR are required related to this area of impact.

There is no new information relevant to this area of impact that was not previously known at the time of the previously certified EIR. There are no related new significant impacts, more substantial increase in the severity of previously identified significant impacts, previously dismissed mitigation that is now feasible, previously dismissed alternatives that are now feasible,

different more effective mitigation, or different more effective alternatives that have emerged or become known.

XVIII. TRIBAL 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 tribal cultural resources including: causing a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resource Code §21074 and that is listed or eligible for listing in the California Register of Historical Resources or in a local register of historical resources or a resource determined by the lead agency to be significant pursuant to criteria set forth is subdivision (c) of Public Resources Code 5024.1?

YES	NO
☐	☒

The previously certified EIR did not directly address Tribal Cultural Resources; however, the EIR included an analysis of potential impacts to historical and archaeological resources, which include Tribal Cultural Resources. Impacts to cultural resources were determined to be less than significant with implementation of the following mitigation measures:

1. *At least one month prior to mining activities occurring in an area of the site, the area shall be brushed and surveyed by a qualified archaeologist for the existence of potential cultural resources.*
2. *If cultural resources are encountered, a significance testing program in accordance with County guidelines shall be conducted. County staff will be notified to field inspect sites to be tested.*
3. *For sites determined to be potentially important, a Research Design shall be developed and approved by County staff based upon a 16 percent salvage and data recovery. If human burials or religious finds are encountered, a Native American observer shall be notified.*
4. *A final report documenting test results for potentially important sites shall be submitted to County staff within six months of completion of field work.*

Compliance with the cultural resources mitigation measures from the previously certified EIR is required by condition of approval F.9 of the current MUP permit (see Attachment 1).

The proposed project requests an extension of time to complete the approved mining and reclamation at the site. The proposed project would not expand the area already approved for mining and reclamation, would not change the approved depth of mining, or otherwise expand or intensify the existing use. In addition, the project would continue to be subject to the existing

condition of approval related to cultural resources outlined above. As a result, the proposed project would not result in any new significant impacts or substantially more severe impacts related to tribal cultural resources as compared to the previously certified EIR.

There are no proposed changes in the project that would result in new significant impacts or substantial increase in the severity of previously identified significant impacts, and therefore no revisions to the analysis in the previously certified EIR are required related to this area of impact.

There are no changes in the circumstances under which the project would be undertaken that would result in new significant impacts or substantial increase in the severity of previously identified significant impacts, and therefore no revisions to the analysis in the previously certified EIR are required related to this area of impact.

There is no new information relevant to this area of impact that was not previously known at the time of the previously certified EIR. There are no related new significant impacts, more substantial increase in the severity of previously identified significant impacts, previously dismissed mitigation that is now feasible, previously dismissed alternatives that are now feasible, different more effective mitigation, or different more effective alternatives that have emerged or become known.

XIX. 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: require or result in the relocation or construction of new or expanded water, wastewater treatment for storm water drainage, electrical power, natural gas or telecommunication facilities; have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years; 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; generate solid waste in excess if State or local standards, in excess of the capacity of local infrastructure or otherwise impair the attainment of solid waste reduction goals; and/or comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

YES	NO
☐	☒

The previously certified EIR found that the project would not result in the need for new utilities or service systems such as electrical and natural gas, telephone, water, sewage disposal and solid waste disposal. A less than significant impact to utilities and service systems was identified by the previously certified EIR and no mitigation measures were required.

Although impacts to utilities and service systems did not rise to a level of significance in the previously certified EIR, the current MUP permit has multiple conditions of approval related to utilities and service systems, including: B.6.a. (potable water supply), and B.6.b (proper sanitary facilities) (see Attachment 1).

The proposed project requests an extension of time to complete the approved mining and reclamation at the site. The proposed project would not expand the area already approved for mining and reclamation or otherwise expand or intensify the existing use. The proposed project would not require the relocation or construction of new utility infrastructure and would not alter the utility infrastructure necessary to support the facility. Additionally, the existing site includes approvals for recycling concrete and asphalt, furthering State goals (e.g., AB 2953; Salas) intended to reduce the carbon footprint of construction materials by ensuring the maximum use and reuse of aggregates, concrete and asphalt resources. As a result, the proposed project would not result in any new significant impacts or substantially more severe impacts related to utilities and service systems as compared to the previously certified EIR.

There are no proposed changes in the project that would result in new significant impacts or substantial increase in the severity of previously identified significant impacts, and therefore no revisions to the analysis in the previously certified EIR are required related to this area of impact.

There are no changes in the circumstances under which the project would be undertaken that would result in new significant impacts or substantial increase in the severity of previously identified significant impacts, and therefore no revisions to the analysis in the previously certified EIR are required related to this area of impact.

There is no new information relevant to this area of impact that was not previously known at the time of the previously certified EIR. There are no related new significant impacts, more substantial increase in the severity of previously identified significant impacts, previously dismissed mitigation that is now feasible, previously dismissed alternatives that are now feasible, different more effective mitigation, or different more effective alternatives that have emerged or become known.

XX. WILDFIRE -- 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 associated with wildfire including: substantially impair an adopted emergency response or emergency evacuation plan; due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire; require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment; and/or expose people or structures to significant risks, including downslope or downstream flooding or landslides as a result of runoff, post-fire instability or drainage changes?

YES	NO
☐	☒

The previously certified EIR did not directly address Wildfire; however, the EIR included an analysis of potential impacts to hazards and hazardous materials, including risk of upset. The previously certified EIR concluded that the project does not have the potential to interfere with an emergency response plan or an emergency evacuation plan and found that potential impacts associated with hazards and hazardous materials (including fire) would be less than significant.

Although impacts associated with hazards and hazardous materials (including fire) did not rise to a level of significance in the previously certified EIR, the current MUP permit has conditions of approval related to fire protection, including: B.14 (conformance to requirements of the Lakeside Fire Protection District), and F.33 (explosives facility compliance report) (see Attachment 1).

The proposed project requests an extension of time to complete the approved mining and reclamation at the site. The proposed project would not change the types of equipment used for mining or processing, change material handling or storage procedures, or otherwise expand or intensify the existing use. In addition, the project would continue to be subject to the existing conditions of approval related to hazards and hazardous materials (including fire) outlined above and would continue to comply with applicable requirements of the Lakeside Fire Protection District. As a result, the proposed project would not result in any new significant impacts or substantially more severe impacts related to wildfire as compared to the previously certified EIR.

There are no proposed changes in the project that would result in new significant impacts or substantial increase in the severity of previously identified significant impacts, and therefore no revisions to the analysis in the previously certified EIR are required related to this area of impact.

There are no changes in the circumstances under which the project would be undertaken that would result in new significant impacts or substantial increase in the severity of previously identified significant impacts, and therefore no revisions to the analysis in the previously certified EIR are required related to this area of impact.

There is no new information relevant to this area of impact that was not previously known at the time of the previously certified EIR. There are no related new significant impacts, more substantial increase in the severity of previously identified significant impacts, previously dismissed mitigation that is now feasible, previously dismissed alternatives that are now feasible, different more effective mitigation, or different more effective alternatives that have emerged or become known.

XXI. 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
☐	☒

Environmental Impacts

The previously certified EIR found that the project could result in significant impacts to certain biological resources on-site. The previously certified EIR included measures to mitigate the project's potential impacts to biological resources to below a level of significance, including placement of a large portion of the project site in an open space easement for protection of sensitive biological resources.

With respect to cultural resources, the previously certified EIR found no recorded archaeological or historical sites within the project area and no natural features or resources known to have associations with the occurrence of archaeological sites or features. Further, the record and literature searches conducted for the previously certified EIR were negative, as was the field survey. Based upon the results of the field survey and records and literature search, the previously certified EIR concluded that important cultural resources are not expected on the project site. However, as a precautionary measure, the previously certified EIR identified mitigation measures to avoid potential impacts to undetected cultural resources

As discussed in Section IV, Biological Resources, of this Checklist, the proposed project would not result in new or more severe significant impacts to special-status plant or wildlife species relative to what was analyzed in the previously certified EIR. Similarly, as discussed in Section V, Cultural Resources, the proposed project would not increase the mining area or depth relative to the approved project and, thus, would not have the potential to disturb additional cultural resources. In addition, the proposed project would continue to be subject to the existing

conditions of approval related to biological and cultural resources. As a result, the proposed project does not have the potential to substantially 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, substantially 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.

There are no proposed changes in the project that would result in new significant impacts or substantial increase in the severity of previously identified significant impacts, and therefore no revisions to the analysis in the previously certified EIR are required related to this area of impact.

There are no changes in the circumstances under which the project would be undertaken that would result in new significant impacts or substantial increase in the severity of previously identified significant impacts, and therefore no revisions to the analysis in the previously certified EIR are required related to this area of impact.

There is no new information relevant to this area of impact that was not previously known at the time of the previously certified EIR. There are no related new significant impacts, more substantial increase in the severity of previously identified significant impacts, previously dismissed mitigation that is now feasible, previously dismissed alternatives that are now feasible, different more effective mitigation, or different more effective alternatives that have emerged or become known.

Cumulative Impacts

The previously certified EIR found that the project would contribute to the cumulative effects associated with other projects in the Lakeside area, including: traffic impacts to SR-67, decreased air quality due to automobile emissions, a reduction of sensitive wildlife habitat, and depletion of natural resources. The previously certified EIR included measures to mitigate the project's contribution to cumulative impacts to below a level of significance.

The proposed project requests an extension of time to complete the approved mining and reclamation at the site. The proposed project would not expand the area already approved for mining and reclamation or otherwise expand or intensify the existing use. In addition, the project would continue to be subject to the existing conditions of approval related to traffic, air quality, biological resources, and other natural resources (see Attachment 1).

There are no proposed changes in the project that would result in new significant impacts or substantial increase in the severity of previously identified significant impacts, and therefore no revisions to the analysis in the previously certified EIR are required related to this area of impact.

There are no changes in the circumstances under which the project would be undertaken that would result in new significant impacts or substantial increase in the severity of previously

identified significant impacts, and therefore no revisions to the analysis in the previously certified previously certified EIR are required related to this area of impact.

There is no new information relevant to this area of impact that was not previously known at the time of the previously certified EIR. There are no related new significant impacts, more substantial increase in the severity of previously identified significant impacts, previously dismissed mitigation that is now feasible, previously dismissed alternatives that are now feasible, different more effective mitigation, or different more effective alternatives that have emerged or become known.

Effects on Humans

The previously certified EIR found that potential impacts to human beings would be less than significant.

The proposed project requests an extension of time to complete the approved mining and reclamation at the site. The proposed project would not expand the area already approved for mining and reclamation or otherwise expand or intensify the existing use. In addition, the project would continue to be subject to the existing conditions of approval related to aesthetics, air quality, hazards and hazardous materials, hydrology and water quality, noise, transportation, and utilities and service systems.

There are no proposed changes in the project that would result in new significant impacts or substantial increase in the severity of previously identified significant impacts, and therefore no revisions to the analysis in the previously certified EIR are required related to this area of impact.

There are no changes in the circumstances under which the project would be undertaken that would result in new significant impacts or substantial increase in the severity of previously identified significant impacts, and therefore no revisions to the analysis in the previously certified EIR are required related to this area of impact.

There is no new information relevant to this area of impact that was not previously known at the time of the previously certified EIR. There are no related new significant impacts, more substantial increase in the severity of previously identified significant impacts, previously dismissed mitigation that is now feasible, previously dismissed alternatives that are now feasible, different more effective mitigation, or different more effective alternatives that have emerged or become known.

XXI. FIGURES

- Figure 1: Project Regional Location Map
- Figure 2: Site Map
- Figure 3: Open Space Easement Map

XXII. ATTACHMENTS

- Attachment 1: Conditions of Approval for the Current Permits

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

California Environmental Quality Act, CEQA Guidelines

California Environmental Quality Act. California Code of Regulations, Title 14, Chapter 3, Section 15382.

County of San Diego. 2011. San Diego County General Plan. Adopted August 3, 2011.

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

Environmental Impact Report for *A Modification to Major Use Permit No. 78-0831*, SCH #93061053, certified April 5, 1995 (Planning Commission).

Attachment 1
Conditions of Approval for the Current Permits

(see following pages)

Attachment 1: *Conditions of Approval for the Current Permits*

Major Use Permit Conditions

SPECIFIC CONDITIONS: Compliance with the following Specific Conditions (Mitigation Measures when applicable) shall be established before the property can be used in reliance upon this Major Use Permit. Where specifically indicated, actions are required prior to approval of any grading, improvement, building plan and issuance of grading, construction, building, or other permits as specified.

The applicant shall allow the County to inspect the property for which the Major Use Permit has been granted, at least once every twelve months, to determine if the applicant is complying with all terms and conditions of the Major Use Permit. If the County determines that applicant is not complying with the Major Use Permit terms and conditions the applicant shall allow the County to conduct follow up inspections more frequently than once every twelve months until the County determines the applicant is in compliance.

Building permit plans must conform in detail to this approved design. Failure to conform can cause delay to or denial of building permits and require formal amendment of this approved design. No waiver of the Uniform Building Code standards or any other code or ordinance is intended or implied.

The proposed project is an extension of time to complete the already approved mining and reclamation at the site. The proposed extension request will not change the prior conditions of approval and/or mitigation measures previously applied except for amending Condition G to reflect the applicable expiration date from March 17, 2020, to March 17, 2035 as follows:

A. Prior to obtaining any building or other permit pursuant to this Major Use Permit Modification, and prior to commencement of construction or use of the property in reliance on this Major Use Permit Modification, the applicant shall:

    1. Make application to the Department of Planning and Land Use for a compliance survey inspection of all structures on the property in order to determine what additions, alterations, or modifications will be necessary for the structures to conform to building regulations for the proposed use. The owner shall thereafter make application to the Department of Planning and Land Use for building, plumbing, and electrical permits for all additions, alterations, and modifications to the structures. (**Condition satisfied**)

    2. Monument the boundaries of the Major Use Permit Modification area as follows:

        a. At all corners.

        b. At the beginnings, endings, and midpoints of all curves.

c. At equally spaced intervals of 500 feet maximum along long curves and tangents.

Monuments must be Portland cement concrete (PCC), firmly embedded into the ground with a minimum above ground height of two feet. The permittee shall maintain these monuments while the Major Use Permit Modification remains in force. **(Condition satisfied)**

3. Apply to and receive a permit to operate said facility in accordance with the San Diego County Air Pollution Control District Rules and Regulations from the San Diego Air Pollution Control Officer. **(Condition satisfied)**

4. Submit to and receive approval from the Director of Planning and Land Use a revegetation mitigation plan which implements the Reclamation Plan for the project. Revegetation of mined areas shall occur as mining phases are completed. The revegetation plan shall include (but not be limited to) the following to ensure the establishment of the vegetation: objectives, blueline of the Major Use Permit plot plan showing the revegetation areas, site preparation information, the planting material (e.g., species, ratios, source, size of material), planting program, 80 percent success criteria, and detailed cost estimate. The cost estimate shall include planting, plant materials, irrigation, maintenance, fencing around the area to be revegetated, monitoring, and report preparation. The report shall be prepared by a County certified biologist and a State of California licensed landscape architect.

   Additionally, the following items shall be addressed as part of the revegetation plan:

   a. San Diego County viguiera shall be included within the selected seed mix.

   b. Mulched vegetation and surface soils removed prior to mining shall be placed on the terraced slopes.

   c. The hydroseed for the slopes shall include appropriate native grasses, such as Zorro, Fescue, and Plantain.

   A cost estimate shall be submitted and approved by the Director of Planning and Land Use which includes the cost of the plant stock and its installation, irrigation system and installation, cost of monitoring and maintenance of the revegetated areas for the required five year period, and report preparation and staff time to review. The monitoring time starts at the time installation is accepted by a County staff representative. Eighty (80) percent success rate and 100 percent vegetative cover, excluding herbaceous species, shall be considered satisfactory completion of the revegetation plan. (EIR) **(Condition satisfied)**

5. Grant to the County of San Diego an open space easement over the 2.3+ acre portion of Diegan coastal sage scrub; the 8.0+ acre portion of wildflower fields (*Acanthomintha*) including a 50 foot buffer, and the 114.4+ acres of mixed chaparral and chamise chaparral as shown on the approved plot plan. The easement over the Diegan coastal sage scrub and wildflower fields is for the purpose of preserving sensitive habitat, and the purpose of the easement over mixed chaparral and chamise chaparral is for the protection of four Federal candidate species (rufus-crowned sparrow, San Diego horned lizard, Orange-throated whiptail and Coastal whiptail). This easement is granted in recognition of the temporary loss of 67.6 acres of native habitat that will be replaced by the project with 70+ acres of similar habitat. Such easement shall run for as long as extraction operations are permitted to continue under this Major Use Permit or modifications or extensions thereof. This easement prohibits all of the following on any portion of the land subject to such easements: grading; excavation; placement of soil, sand rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space.

   The sole exceptions to this prohibition are selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard and continued use and maintenance of the existing access to the Asphalt, Inc. office. (EIR) **(Condition satisfied)**

6. Grant to the County of San Diego an open space easement over a minimum of seven acres of Diegan coastal sage scrub in the focused planning study area located in the vicinity of the project site. This easement is for the protection of Diegan coastal sage scrub and prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. (EIR) **(Condition satisfied)**

7. As part of Phase 4, install temporary construction fencing in the area of San Diego thornmint located immediately north of the Asphalt, Inc. offices. (EIR) **(Condition satisfied)**

8. Plans and specifications for a sediment detention basin at the northeast corner of the site shall be provided to the satisfaction of the Director of Public Works. **(Condition satisfied)**

9. Construct the sediment detention basin within 180 days after the beginning of the first phase at the northwest corner of the site to protect the downstream

drainage facilities off-site from erosion and desiltation. (EIR) **(Condition satisfied)**

10. Sign a fair share agreement to the satisfaction of Cal Trans and the Director of Public Works to lengthen or cause to be lengthened the lefthand turn pocket along northbound State Route (SR) 67 at Slaughterhouse Canyon Road. **(Condition satisfied)**

11. Obtain an encroachment permit for work within the State right-of-way. **(Condition satisfied)**

12. As part of Phase 1, temporary construction fencing shall be installed along the southern boundary of the Diegan sage scrub that occurs on the adjacent Fenton property. **(Condition satisfied)**

13. Payoff all existing deficit accounts associated with processing this application to the satisfaction of the Department of Planning and Land Use and the Department of Public Works. **(Condition satisfied)**

B. Prior to any expanded occupancy or use of the premises pursuant to this Major Use Permit Modification, the applicant shall:

1. Furnish to the Director of Planning and Land Use concurrently with the request for final inspection, a letter from the Department of Public Works stating the road improvements required under this permit have been installed to the satisfaction of the Department of Public Works.

2. Improve all parking areas and driveways shown on the approved plot plan with a minimum of one and one-half inches (1-1/2") of road oil mix or surfacing of a more durable type.

3. Obtain approval of a Reclamation Plan Modification, RP 78-001W[1], for the project site to the satisfaction of the Director of Planning and Land Use and the County Planning Commission.

4. Mitigate potential slope instability by adherence to the recommendations contained in the applicant's "limited soils investigation" and through the standard regulatory process of the Grading Ordinance.

5. Provide the premises with a supply of water approved by the Air Pollution Control Officer of the County of San Diego as adequate to effectuate the dust and air pollution requirements hereof.

6. Provide the premises with facilities approved by the County Department of Health Services as follows:

a. A potable water supply.

b. Proper sanitary facilities, including toilet, handwashing, and sewage disposal facilities, for employees working on the premises. These facilities shall be installed in conformance with the laws applicable thereto.

7. Complete to the satisfaction of the Director of the Department of Planning and Land Use, a letter report that includes a description and brief analysis of a series of acoustical measurements performed by a County-certified acoustical consultant for the following conditions:

   a. Demonstrate compliance by showing that the combined output of all noise-generating equipment when in full operational mode will not exceed the allowable average hourly sound level limit of 75 decibels (dBA) measured at the nearest visible location at each of the project site's property lines (north, south, east, and west).

   b. Document the site activities in the measurements for Condition 7.a by providing a complete list of equipment with specifications and their location on the project site during these measurements.

   c. The minimum height for all measurements shall be five feet above ground. The minimum duration of each measurement shall be one hour. Background noise measurements may be shorter in duration but shall be taken at the same property line locations.

8. Incorporate to the satisfaction of the Director of the Department of Planning and Land Use all of the recommendations or noise attenuation measures as required by the acoustical report(s) to achieve full compliance with the San Diego County Noise Ordinance.

9. Furnish the Director of Planning and Land Use, along with their request for final inspection, a letter from the Director of Public Works, stating Condition A-13 has been completed to that department's satisfaction.

10. Improve all parking areas and driveways shown on the approved plot plan with a minimum of one and one-half inches of road oil mix, two inches of asphaltic concrete, or five inches of Portland cement concrete, all over approved base and delineate parking spaces.

11. Property owners shall agree to preserve and save harmless the County of San Diego and each officer and employee thereof from any liability or responsibility for any accident, loss, or damage to persons or property happening or occurring as the proximate result of any of the work undertaken to complete this work, and that all of said liabilities are hereby assumed by the property owner.

12. Obtain a Composting Solid Waste Facility Permit for the animal waste processing facility from DEH Local Enforcement Agency.

13. The appearance of the proposed office trailer shall be consistent with the photograph dated March 25, 2002 on file with the Department of Planning and Land Use.

14. Conformance with all applicable requirements of the Lakeside Fire Protection District.

15. Conformance with all applicable requirements of the County of San Diego Air Pollution Control District.

16. Provide evidence in the form of photographs to the satisfaction of the Director of Planning and Land Use that an earthen berm has been built around the animal waste processing facility perimeter consistent with the approved plot plan. The berm shall be covered with a mulch, hydro-seed, bonded fiber matrix or other acceptable erosion control measure.

C. Within 30 days following commencement of occupancy of the animal waste processing facility the applicant shall:

1. Submit to and receive approval from the Director of Planning and Land Use a complete and detailed Landscape Plan for the waste processing area. Landscape Plans shall be prepared by a California licensed landscape architect and shall fulfill the requirements of the Landscape Water Conservation Ordinance and Design Manual. The Landscape Plans and review fee shall be submitted to the Current Planning Division, Zoning Counter. Plans shall include:

   a. Indication of the proposed width of any adjacent public right-of-way, and the locations of any required improvements and any proposed plant materials to be installed or planted therein. The applicant shall also obtain a permit from the Department of Public Works approving the variety, location, and spacing of all trees proposed to be planted within said right(s)-of-way. A copy of this permit and a letter stating that all landscaping within the said right(s)-of-way shall be maintained by the landowner(s) shall be submitted to the Department of Planning and Land Use.

   b. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover. Wherever appropriate, native or naturalizing plant materials shall be used which can thrive on natural moisture. These plants shall be irrigated only to establish the plantings.

c. A complete watering system including the location, size, and type of all backflow prevention devices, pressure, and non-pressure water lines, valves, and sprinkler heads in those areas requiring permanent irrigation system. For areas of native or naturalizing plant material, the Landscape Plan shall show a method of irrigation adequate to assure establishment and growth of plants through two growing seasons.

d. Spot elevations of the hardscape, building and proposed fine grading of the installed landscape.

e. The location and detail of all walls, fences, and walkways shall be shown on the plans. A lighting plan and light standard details shall be included in the plans.

f. Additionally, the following items shall be addressed as part of the Landscape Plans:

1) All planting beds 3:1 or less shall receive a minimum of 2" mulch.

2) A Water Management Plan will be required as outlined in the Landscape Water Conservation Design Manual.

3) Landscape plans shall have a signed compliance statement on all sheets as outlined in Section 6713 (a) of the County Zoning Ordinance.

4) The minimum five-foot high berm around the site shall be mulched where it is not planted.

D. Within 30 days of approval of the animal waste processing facility's landscape plan the applicant shall:

1. Submit to the Director of Planning and Land Use a statement from the project California licensed landscape architect that all landscaping has been installed as shown on the approved landscape planting and irrigation plans.

E. Within 60 days following commencement of operations of the processing plant and other allowable uses at the plant:

1. Prepare a second letter report with measurements of project's noise levels shall be conducted when the site is in a worst-case noise condition.

2. Document the site activities in the measurements for Condition C.1 by providing a complete list of equipment with specifications and their location on the project site during these measurements.

F. The following conditions shall apply during the term of the Major Use Permit Modification:

1. Final grading shall be in substantial conformance with that shown on the approved plot plan and Reclamation Plan RP 78-001W[1]. Any deviation from this grading in excess of ten percent may require additional environmental review. The need for further environmental review shall be determined at the commencement of each phase if grading within the phase is anticipated to deviate from that approved and substantial conformance cannot be granted. (EIR)

2. Upon completion of each phase, a County staff representative of the Department of Planning and Land Use shall document in writing conformance with or deviation from the grading approved for each phase. (EIR)

3. Reclamation and backfilling shall be completed with completion of phases as indicated on the required Reclamation Plan. Prior to the start of excavation of Phase 3, the reclamation of Phase 1 shall be completed and within 180 days from the completion of any phase, reclamation shall commence and shall be completed within 30 months for that phase.

4. Rock-lined channels shall be constructed at the toe of cut slopes created during each phase of the mining operation. Down drain pipes shall be installed to carry runoff to the rock-lined channels. (EIR)

5. During the mining of each phase, concrete-lined terrace ditches shall be constructed on benches occurring at 30 foot intervals along cut slopes. (EIR)

6. Sediment detention basins shall be constructed during Phases 4 and 5 to avoid accumulation of sediment below the basin constructed during Phase 1. (EIR)

7. Drainage facilities shall be constructed in conjunction with all phases to adequately handle the 100 year flood event and to direct runoff into sediment detention basins. (EIR)

8. The detention basins shall be maintained to ensure the protection against siltation of drainage facilities to downstream properties. (EIR)

9. Ninety (90) days prior to commencement of each phase, a County certified archaeologist shall be retained to conduct a standard archaeological field survey of all areas to be brushed and submit a filed report in accordance with the County of San Diego Archaeology/History Report Procedures. The certified archaeologist shall also monitor all earth disturbance activities until a depth of ten feet has been attained or the archaeologist determines no resources to be present.

a. The survey, testing, and salvage excavation shall be performed prior to final use and reliance on this permit to commence mining.

b. Upon the discovery of scientifically important archaeological resources, as defined in Sections 21083.2 and 21084.1 of the Public Resources Code, the applicant shall cease earth disturbance operations within 50 feet of the discovery and notify the Department of Planning and Land Use.

c. Upon determination of scientific importance by the Department of Planning and Land Use, the applicant shall direct the certified archaeologist to prepare a research design and conduct salvage excavation of 16 percent of the archaeological resources.

d. Should human remains, potentially human bones, or Kumeyaay religious relics or features be discovered during earth disturbance, archaeological monitoring, or archaeological field work, the applicant shall notify the County Coroner, Native American Heritage Commission, and Department of Planning and Land Use, and cease all earth moving operations within 50 feet of the discovery until the resources can be removed in accordance with California and Federal laws.

e. The applicant shall submit a final archaeology report prepared by the certified archaeologist within six months of the time the Department of Planning and Land Use has determined the earth disturbing and/or mining operations can commence. (EIR)

10. Operations within 300 feet of the property boundary where off-site residential uses occur shall require periodic monitoring to verify compliance with the County of San Diego standard Leq(h)=75 dB(A). Prior to occupancy or use of residential projects adjacent to the project's boundaries, evidence shall be provided to the Director of Planning and Land Use that the quarry operations do not produce noise that exceeds the Leq(h)=75 dB(A) limit at the project's boundary with residential uses. Such evidence shall be in the form of quarterly noise measurements for a minimum of five working days covering time when extractive operations occur within 300 feet of any off-site residential projects. (EIR)

11. All light fixtures shall be low pressure sodium and designed and adjusted to reflect light downward away from any road or street, and away from any adjoining premises, and shall otherwise conform to Section 6324 of the Zoning Ordinance.

12. No loudspeaker or sound amplification system shall be used to produce sounds in violation of the County Noise Ordinance.

13. AII equipment and vehicular parking areas and roads shall be periodically oiled, paved, or otherwise treated, and at all times maintained, so as to prevent dust production to the satisfaction of said Air Pollution Control Officer.

14. Immediately prior to removal from the premises, all materials shall be surface watered in a manner approved by said Air Pollution Control Officer.

15. AII dust or other air pollution emissions at the screens, at material transfer points, or at any equipment, during any phase of the operation shall be controlled by water sprays, or by such other or additional methods as may be required by said Air Pollution Control Officer to control any excessive dust or air pollutant production which, in the opinion of said Air Pollution Control Officer, may develop or has developed.

16. No plumbing or other installation shall be made that could cause pollution of the potable water supply due to an open or potential cross connection or due to back siphonage.

17. The premises shall be graded, and all operations on said premises shall be conducted so that there is no ponding or accumulation of surface waters that could constitute a hazard to persons or property, and so there is no ponding or accumulation of surface waters which, in the opinion of said Department of Health Officer, would or could provide a place for the development or harborage of insects or pests that could cause annoyance or constitute a nuisance to persons or property in the vicinity of such premises.

18. No non-operating equipment, vehicles, junk, or other refuse shall be stored or allowed to exist on the premises described in Application P78-083W[2].

19. The natural channels through the subject property shall not be obstructed, diverted, or otherwise altered to adversely affect adjacent ownerships in the opinion of the Department of Sanitation and Flood Control; and any proposed changes to the drainageways shall be subject to approval of said Department.

20. No excavation shall be done outside the proposed limits of excavation shown on the plot plan attached to said Application P78-083W[2].

21. No slope shall be established having a grade steeper than one foot rise in every one and one-half feet.

22. A 6 foot high woven wire fence shall be placed at the top of all final cut slopes in excess of 20 feet.

23. The applicant shall furnish to the Department of Public Works a soils report from a soils engineer certifying to the stability of final cut slopes and recommendations for the protection of the slopes against erosion.

24. Hours of operations for the animal waste processing facility shall be from 6:00 a.m. to 6:00 p.m. Monday through Saturday.

25. There shall be no odor noticeable from the site at Highway 67.

26. Animal manure is limited to horses and chickens, no cattle manure.

27. The parking areas and driveways shall be well maintained.

28. All landscaping shall be adequately watered and well maintained at all times.

29. All trees and shrubs shall be allowed to grow to attain the desired shading and screening effects without extensive shaping, topping and hatracking (pollarding).

30. All operations associated with the A-1 Soils animal waste composting facility (P78-083w^3; Log No. 89-14-069A) shall be conducted in accordance with the Vector Control Plan dated June 26, 2002, received July 3, 2002. Any deviation from the approved plan is subject to the approval of the County of San Diego Department of Environmental Health, Vector Surveillance and Control Program.

31. Comply with all applicable stormwater regulations at all times. The activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (Ordinance No. 9424 and Ordinance No. 9426) and all other applicable ordinances and standards. This includes requirements for materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas greater than 1-acre require that the property owner keep additional and updated information on-site concerning stormwater runoff. This requirement shall be to the satisfaction of the Director of Public Works.

32. Property owners shall agree to preserve and save harmless the County of San Diego and each officer and employee thereof from any liability or responsibility for any accident, loss, or damage to persons or property happening or occurring as the proximate result of any of the work undertaken to complete this work, and that all of said liabilities are hereby assumed by the property owner.

33. **EXPLOSIVES FACILITY COMPLIANCE REPORT: [PDLU, PCC] [DPLU, FEE].**
Intent: In order for the explosives storage facility to comply with Section 6904(e) of the County Zoning Ordinance. a compliance report shall be submitted to [DPLU, PCC] once every five years for the life of this permit. **Description of Requirement**: The compliance report shall demonstrate to the satisfaction of the Director of DPLU that the explosives storage use meets the requirements of Section 6904 of the Zoning Ordinance and the conditions of this Maior Use Permit. **Documentation**: The compliance report shall include the following information:

    1. A project description describing the explosives storage facility use and any changes that have occurred with the facility since the last review by DPLU. Also, any additional development that has occurred within 1.000 feet of the facility since the last review by DPLU shall be documented.

    2. Documentation that the project is in compliance with all explosives-related conditions within this Major Use Permit. There should be documentation that the project is in compliance with all Federal, State, and Local explosives storage requirements.

    3. Provide an updated Fire Service Availability Form.

    Timing: The first report and associated fees for review is due to [DPLU, PCCI] within five (5) years of the date of the granting of this Major Use Permit Time Extension. The Director of DPLU shall review the compliance report and upon receipt of sufficient information, shall determine whether the use is in compliance with the Major Use Permit or whether the Major Use Permit shall be subject to review by the Approving Authority (County Planning Commission). A letter will be provided by the Director of DPLU with this determination. **Monitoring**: The [DPLU, Code Enforcement Division] is responsible for enforcement of this permit.

G. This Major Use Permit Modification shall expire on ~~July 20, 2014~~ March 17, 2035, at 4:00 p.m. (or such longer period as may be approved pursuant to Section 7376 of the Zoning Ordinance of the County of San Diego prior to said expiration date) unless construction or use in reliance on this Major Use Permit has commenced prior to said expiration date. ~~Once (if) use and reliance is established, this Major Use Permit and subsequent modifications will expire on March 17, 2020.~~

Reclamation Plan Conditions

A. This Reclamation Plan shall not be in effect until and unless the applicant provides an agreement and required security. The agreement to reclaim the land shall be secured by financial assurance in the amount specified by Section ~~87.706~~ 87.707, Subsection (d) of Chapter 7 of Division 7 of Title 8 of the San Diego County Code of Regulatory Ordinances and the San Diego County Grading Ordinance to assure compliance with the Reclamation Plan. The assurance shall be made payable to the County and the State Department of Conservation and may take the form of surety bonds, irrevocable letters of credit, trust funds, or other forms of financial assurance adopted by the State Mining and Geology Board, which the County reasonably determines will be readily available to pay for reclamation in accordance with the surface mining operation's approved Reclamation Plan.

   Reclaim disturbed areas in sequential order upon completion of extraction in accordance with the phasing portion of this permit. Reclamation of any phase shall be completed within 30 months of the commencing of excavation of said phase, or excavation of any subsequent phase shall cease.

B. **ANNUAL INSPECTION DEPOSIT ACCOUNT [PDS PCC], [UO, OG]**
   INTENT: In order to comply with County of San Diego Regulatory Ordinances Section 87.710, an annual inspection deposit account shall be setup and funded for the life of the Reclamation Plan. **DESCRIPTION OF REQUIREMENT:** The applicant shall initially fund a deposit account with PDS in the sum of $2,000. Thereafter, the Director of PDS will determine the amount of deposit based on the cost to inspect the surface mining operation. If the Director determines the annual inspections should include volume calculations or a boundary survey, the cost of this work shall be included in the deposit. The Director of PDS shall notify the mining operator of the amount of the required deposit. **DOCUMENTATION:** A receipt of payment is required to be given to the PDS PCC. **TIMING:** Prior to use in reliance of this Reclamation Plan, the inspection deposit account shall be funded with at least $2,000. Annual deposits thereafter shall be required to be made no later than July 1st of each year. **MONITORING:** The PDS PCC shall verify that the inspection account is setup, funded, and maintained.

   ~~Within 60 days of the granting of this permit, fund a deposit account with the Department of Planning and Land Use in the sum of $2,000.00. This deposit will be used for inspections to ensure compliance with the conditions of this permit. This account will continue to be funded in accordance with the County Code Section 87.706 of Chapter 7 of Division 7 of Title 8 as attached hereto as Exhibit 1.~~

~~C. Within 60 days of the granting of this permit, fund a deposit account with the Department of Public Works in the sum of $l,000.00. This deposit will be used for inspections to ensure compliance with the conditions of this permit. This account will continue to be funded in accordance with the County Code Section 87.706 of Chapter 7 of Division 7 of Title 8 as attached hereto as Exhibit 1.~~

~~D.~~ C. An inspection of ~~extraction~~ surface mining and reclamation activities shall be conducted by the Code Compliance Division ~~Zoning Enforcement Officer~~ at least once in each calendar year in compliance with Section ~~87.711~~ 87.701 of the County Grading Ordinance and SMARA.

~~E.~~ D. The following conditions shall apply while the Reclamation Plan is in force and effect pursuant to Section 87.701 - 714 et seq. of the County Code and SMARA:

1. Whenever any surface mining operation or portion of an operation subject to the Grading Ordinance is sold, assigned, conveyed, exchanged, or otherwise transferred, the successor-in-interest shall be bound by the provisions of any Reclamation Plan approved pursuant to the provisions of the County Grading Ordinance (Section ~~87.712~~ 87.711).

2. All final grades established pursuant to the Reclamation Plan shall comply with the "Design Standards -- Performance Requirements" contained in Chapter 4 of the County Grading Ordinance (Section ~~87.713~~ 87.712).

3. Neither the issuance of a Major Use Permit or Reclamation Plan under the provisions of this chapter, nor the compliance with any provisions or conditions thereof, shall relieve any person from any liability or responsibility resulting from grading operations as specified elsewhere in the County Grading Ordinance (Section ~~87.714~~ 87.707.e and 87.710.d).

~~F.~~ E. The mining operation shall be consistent with the application which states (Section 4) that proposed use after reclamation shall be limited to purposes or other uses consistent with the Lakeside Community Plan area of the San Diego County General Plan, and evidence shall be provided satisfactory to the Director of Planning and Development Services ~~Land Use~~ that all owners of possessory interests in the land have been notified of the proposed uses of the land after reclamation.

~~G~~.F. If property ownership is transferred, the new owner shall meet all provisions of Section 87.701 through 87.714 of the County Code including the "Right of Entry", and security for its future restoration. Said security shall be in an amount and form satisfactory to the Director of Planning and Development Services ~~Land Use~~.

~~H~~.G. Within 30 months of completion of extractive activity, or expiration of ~~P78-083W[2]~~ P78-083W[6], whichever comes first. the applicant shall comply fully with this Reclamation Plan.

MULTIPLE SPECIES CONSERVATION PROGRAM CONFORMANCE STATEMENT

Slaughterhouse Canyon MUP Modification and Reclamation Plan Amendment
PDS2020-MUP-78-083W6, PDS2020-RP-78-001W2, PDS2020-ER-78-14-182C

APN(s) 326-051-04-00, 326-051-05-00, 326-051-06-00, 326-051-07-00, 326-051-08-00, 375-171-06-00

February 11, 2026

Summary
The project proposes to extend the time of use allowance, and update corporate ownership and phasing identified in the Reclamation Plan for the Slaughterhouse Canyon Mine. This modification would not increase permitted aggregate reserves or production intensity and no additional impacts would occur. The original Major Use Permit EIR (Log No. 78-14-182) analyzed impacts to biological resources and provided mitigation for those impacts, including revegetation and open space easements. The project site is located within the Metro-Lakeside-Jamul segment of the County's Multiple Species Conservation Program (MSCP) Subarea Plan. The project is therefore required to conform to the MSCP and the Biological Mitigation Ordinance.

Statement of Fact
There are no sensitive habitats or species within the proposed project area. The site is entirely urban/developed and does not support native vegetation. As a Tier IV habitat, no on-site preservation is required and impacts to urban/developed do not require mitigation under the Biological Mitigation Ordinance. No impacts to wildlife corridors or linkages will occur as the project site does not support geological, topographic or habitat features that would function in a corridor capacity. Any areas that support sensitive vegetation and/or wildlife corridors have been placed within open space easements. Furthermore, the site is not classified as a Biological Resource Core Area as it is not within the Pre-Approved Mitigation Area, is not within or adjacent to a large block of undisturbed habitat, is not mapped as having high habitat value and does not support sensitive species. Given the current site conditions and the surrounding land uses, development of this project will not hinder the formation of a future preserve system.

Conclusion
After consideration of the above facts, the proposed project is found to be in conformance with the Multiple Species Conservation Program and the Biological Mitigation Ordinance.

Attachment E –
Environmental Findings

SLAUGHTERHOUSE CANYON MINE

PDS2020-MUP-78-083W6; PDS2020-RP-78-001W2; PDS2020-ER-78-14-182C
ENVIRONMENTAL FINDINGS
March 6, 2026

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS

1) Find that the Planning Commission has reviewed and considered the information contained in the Environmental Impact Report and Addendum thereto on file with Planning & Development Services as Environmental Review Number PDS2020-ER-78-14-182C before making its decision on the proposed project.

2) Find that the proposed project is consistent with the Resource Protection Ordinance (RPO) (County Code, Section 86.601 et seq.).

3) Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management, and Discharge Control Ordinance (County Code, Section 67.801 et seq.).

4) Find that the project is consistent with the Multiple Species Conservation Plan (MSCP), the County Subarea Plan and the Biological Mitigation Ordinance (County Code, section 86.501 et seq.) as explained in the MSCP Conformance Statement dated February 11, 2026, on file with Planning & Development Services as Environmental Review Number PDS2020-ER-78-14-182C.

Attachment F –
Public Documentation

County of San Diego, Planning & Development Services

COMMUNITY PLANNING OR SPONSOR GROUP PROJECT REVIEW

ZONING DIVISION

Record ID(s): PDS2020-MUP-78-083W6

Project Name: Martin Marietta Slaughterhouse Canyon Quarry Time Extension

Project Manager: Daniella Hofreiter

Project Manager's Phone: 619-629-4431

Scope of Review:
Board Policy I-1 states; *"groups may advise the appropriate boards and commissions on discretionary projects as well as on planning and land use matters important to the community."* Planning & Development Services (PDS) has received an application for the project referenced above. PDS requests that your Group evaluate and provide comment on the project in the following areas:

- The completeness and adequacy of the Project Description
- Compatibility of the project design with the character of the local community
- Consistency of the proposal with the Community Plan and applicable zoning regulations
- Specific concerns regarding the environmental effects of the project (e.g., traffic congestion, loss of biological resources, noise, water quality, depletion of groundwater resources)

Initial Review and Comment:

Shortly after an application submittal, a copy of the application materials will be forwarded to the Chair of the applicable Planning or Sponsor Group. The project should be scheduled for initial review and comment at the next Group meeting. The Group should provide comments on planning issues or informational needs to the PDS Project Manager at your earliest convenience.

Planning Group review and advisory vote:

A. **Projects that do not require public review of a CEQA document:** The Group will be notified of the proposed hearing date by the PDS Project Manager. The project should be scheduled for review and advisory vote at the *next Group meeting*.

B. **Projects that require public review of a CEQA document:** The Chair of the Planning Group will be noticed when an environmental document has been released for public review. The final review of the project by the Group, and any advisory vote taken, should occur *during the public review period*.

As part of its advisory role, the Group should provide comments on both the adequacy of any environmental document that is circulated and the planning issues associated with the proposed project. The comments provided by the Group will be forwarded to the decision-making body and considered by PDS in formulating its recommendation.

Notification of scheduled hearings:

In addition to the public notice and agenda requirements of the Brown Act, the Group Chair should notify the project applicant's point of contact and the PDS Project Manager at least two weeks in advance of the date and time of the scheduled meeting.

County of San Diego, Planning & Development Services

COMMUNITY PLANNING OR SPONSOR GROUP PROJECT RECOMMENDATION

ZONING DIVISION

Record ID(s): PDS2020-MUP-78-083W6

Project Name: Martin Marietta Slaughterhouse Canyon Quarry Time Extension

Planning/Sponsor Group: Lakeside Community Planning Group

Results of Planning/Sponsor Group Review

Meeting Date: Wednesday, 11/05/2025

A. Comments made by the group on the proposed project.

B. Advisory Vote: The Group ☒ **Did** ☐ **Did Not** make a formal recommendation, approval or denial on the project at this time.

If a formal recommendation was made, please check the appropriate box below:

MOTION:

- ☒ Approve without conditions
- ☐ Approve with recommended conditions
- ☐ Deny
- ☐ Continue

VOTE: 11 **Yes** 0 **No** 0 **Abstain** 4 **Vacant / Absent**

C. Recommended conditions of approval:

Reported by: Carol Hake **Position:** Chair **Date:** 11/06/2025

Please email recommendations to BOTH EMAILS;
Project Manager listed in email (in this format): Firstname.Lastname@sdcounty.ca.gov **and to** CommunityGroups.LUEG@sdcounty.ca.gov

Attachment G –
Ownership Disclosure

County of San Diego, Planning & Development Services

APPLICANT'S DISCLOSURE OF OWNERSHIP INTERESTS ON APPLICATION FOR ZONING PERMITS/ APPROVALS

ZONING DIVISION

Record ID(s) MUP 78-083W6

Assessor's Parcel Number(s) 326-051-04-00,-05-00,-07-00,-06-00,-08-00; 375-171-06-00

Ordinance No. 4544 (N.S.) requires that the following information must be disclosed at the time of filing of this discretionary permit. The application shall be signed by all owners of the property subject to the application or the authorized agent(s) of the owner(s), pursuant to Section 7017 of the Zoning Ordinance. **NOTE:** Attach additional pages if necessary.

A. List the names of all persons having any *ownership interest* in the property involved.

Hanson Aggregates Pacific Southwest, Inc.

B. If any person identified pursuant to (A) above is a corporation or partnership, list the names of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.

Martin Marietta San Diego Aggregates, LLC

C. If any person identified pursuant to (A) above is a non-profit organization or a trust, list the names of any persons serving as director of the non-profit organization or as trustee or beneficiary or trustor of the trust.

NOTE: **Section 1127 of The Zoning Ordinance defines *Person* as:** "Any individual, firm, copartnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver syndicate, this and any other county, city and county, city, municipality, district or other political subdivision, or any other group or combination acting as a unit."

Abbott Lawrence
Signature of Applicant

Abbott Lawerence
Print Name

----- *OFFICIAL USE ONLY* -----

SDC PDS RCVD 02-12-24
MUP78-083W6