EL MONTE SAND EXTRACTION AND HABITAT RESTORATION PROJECT

GRADING NOTES

1. THE ENGINEER OF WORK WILL NOT ENFORCE SAFETY MEASURES OR REGULATIONS. THE OWNER SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.

2. APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL OF VERTICAL OR HORIZONTAL ALIGNMENT OF ANY PRIVATE ROAD SHOWN HEREON FOR COUNTY ROAD PURPOSES.

3. A CONSTRUCTION, EXCAVATION OR ENCROACHMENT PERMIT FROM THE DIRECTOR OF PUBLIC WORKS WILL BE REQUIRED FOR ANY WORK IN THE COUNTY RIGHT-OF-WAY.

4. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK. NOTICE OF THE PROPOSED WORK SHALL BE GIVEN TO THE FOLLOWING AGENCIES.

SAN DIEGO GAS & ELECTRIC	1-800-227-2600
PACIFIC BELL	1-800-227-2600
CABLE TELEVISION	1-800-227-2600
HELIX WATER DISTRICT	1-619-466-0585

5. PROTECTION OF EXISTING UTILITIES:

   THE OWNER IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. ANY PAVEMENT OR OTHER EXISTING SURFACE IMPROVEMENTS DAMAGED BY THE OWNER SHALL BE REPLACED AS REQUIRED BY THE COUNTY OF SAN DIEGO ENGINEERING DEPARTMENT. EXISTING UTILITIES SHOWN HEREON ARE PLOTTED FROM RECORD DATA AND MAY NOT NECESSARILY BE WHERE SHOWN. IT IS THE OWNER'S RESPONSIBILITY TO DETERMINE LOCATION PRIOR TO CONSTRUCTION.

6. BRUSH REMOVAL:
   BRUSH SHALL BE REMOVED ONLY WITHIN THE AREA TO BE GRADED.

   FINISH GRADING:
   CUT AND FILL SLOPES SHALL BE TRIMMED TO THE FINISH GRADE TO PRODUCE A GENERALLY UNIFORM SURFACE OR CROSS SECTION. THE FINAL SLOPES OF EXCAVATIONS OR EMBANKMENTS SHALL BE SHAPED AND TRIMMED AS DIRECTED BY THE ENGINEER OF WORK AND LEFT IN A NEAT AND ORDERLY CONDITION. ALL STONES, ROOTS, OR OTHER WASTE EXPOSED ON EXCAVATION OR EMBANKMENT SLOPES SHALL BE REMOVED AND DISPOSED OF.

7. GENERAL UTILITY NOTES
   EXPLORATORY EXCAVATION REQUIRED:

   OWNER WILL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF EXCAVATION TO PREVENT DAMAGE TO SAID UTILITES.

   ALL EXISTING UTILITIES WITHIN THE SITE, AND THOSE ADJACENT TO THE SITE WHICH ARE AFFECTED BY THE WORK PROPOSED TO BE DONE ARE SHOWN ON THIS PLAN. THE UTILITY COMPANIES HAVE REVIEWED THESE PLANS AND ARE SATISFIED WITH THE ARRANGEMENTS MADE BY THE PERMITEE TO PROTECT OR RELOCATE THE UTILITIES.

8. IT SHALL BE THE OWNER'S RESPONSIBILTY TO BACKFILL ALL WELLS, SEPTIC TANKS, AND CISTERNS FOUND ON SITE.

9. EXISTING UTILITIES OR STRUCTURES ARE SHOWN ACCORDING TO THE RECORDS OF THE FOLLOWING COMPANIES AND HAVE BEEN EXAMINED TO VERIFY THAT THEY OWN NO UTILITIES OR STRUCTURES WHICH WILL BE AFFECTED BY THE PROPOSED GRADING.

10. APPROVAL OF THESE PLANS BY THE PLANNING DIRECTOR DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL THE PROPERTY OWNER'S PERMISSION HAS BEEN OBTAINED.

11. ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED GRADING EQUIPMENT SHALL BE ACCORDING TO THE PERIOD SPECIFIED IN THE MAJOR USE PERMIT.

12. ALL MAJOR SLOPES SHALL BE ROUNDED INTO EXISTING TERRAIN TO PRODUCE A CONTOURED TRANSITION FROM CUT OR FILL FACES TO NATURAL GROUND AND ABUTTING CUT OR FILL SURFACES.

13. NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE GRADING ORDINANCE AND NOTWITHSTANDING THE APPROVAL OF THESE RECLAMATION PLANS, THE PERMITTEE IS RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO THE ADJACENT PROPERTY. NO PERSON SHALL EXCAVATE ON LAND SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PUBLIC STREET, SIDEWALK, ALLEY, FUNCTION OF ANY SEWAGE DISPOSAL SYSTEM OR ANY OTHER PUBLIC OR PRIVATE PROPERTY WITHOUT SUPPORTING AND PROTECTING SUCH PROPERTY FROM SETTLING, CRACKING, EROSION, SILTING, SCOUR OR OTHER DAMAGE WHICH MIGHT RESULT FORM THE GRADING DESCRIBED ON THIS PLAN. THE COUNTY WILL HOLD THE PERMITTEE RESPONSIBLE FOR CORRECTION OF NON-DEDICATED IMPROVEMENTS WHICH DAMAGE ADJACENT PROPERTY.

14. SLOPE RATIOS:
    CUT - 3:1 (MINIMUM) 2:1 (MAXIMUM) FOR ALL SLOPES
    FILL - 3:1 (MINIMUM) 2:1 (MAXIMUM) FOR ALL SLOPES

15. IF ANY ARCHAEOLOGICAL RESOURCES ARE DISCOVERED ON THE SITE DURING GRADING OPERATIONS, SUCH OPERATIONS WILL CEASE IMMEDIATELY AND THE PERMITTEE WILL NOTIFY THE DIRECTOR OF PUBLIC WORKS OF THE DISCOVERY. GRADING OPERATIONS WILL NOT RECOMMENCE UNTIL THE PERMITTEE HAS RECEIVED WRITTEN AUTHORITY FROM THE PLANNING DIRECTOR TO DO SO.

16. THE EXTRACTION WASTE WILL BE PLACED BACK INTO THE PIT.

PROJECT PHASING

THE PROJECT WILL BE DEVELOPED IN FOUR, CONTINUOUS PHASES. THE PROJECT WILL BEGIN WITH THE EXCAVATION OF THE FIRST PROCESSING AREA PAD TO 10 FEET BELOW GROUND SURFACE (BGS) AND PLACEMENT OF EARTHEN BERMS AROUND THE SIDES OF THE PLANT AREA TO SCREEN THE EQUIPMENT AND OPERATION FROM THE PUBLIC. TEMPORARY POWER POLES AND THE PROCESSING PLANT EQUIPMENT WILL BE THEN BE INSTALLED. AN ACCESS ROAD FROM EL MONTE ROAD TO THE PLANT WILL BE EXCAVATED TO APPROXIMATELY 10 FEET BGS TO ACCOMMODATE ON HIGHWAY VEHICLE ACCESS TO THE PLANT/LOADING AREA. THE PROCESSING PAD WILL BE LOCATED NEAR THE EASTERN END OF THE PROJECT INITIALLY, NORTH OF THE RIVER CHANNEL AND WILL BE MOVED WESTWARD TO VARIOUS LOCATIONS AS THE MINING PHASES ADVANCE.

A DROP STRUCTURE WILL ALSO BE CONSTRUCTED ACROSS THE SAN DIEGO RIVER CHANNEL ON THE EASTERN EDGE OF THE PROJECT SITE TO PREVENT HEAD CUTTING TO THE EAST. IN THE FINAL PHASE THE WESTERN END OF THE PROJECT WILL BE MINED OUT, ALL EQUIPMENT REMOVED FROM THE PROPERTY AND THE AREA RECLAIMED TO THE FINAL LANDFORM.

PHASE 1
PHASE 1 WILL INCLUDE DEVELOPMENT OF THE SITE INCLUDING THE ACCESS ROAD, THE PLANT AREA DEPRESSION, INSTALLATION OF PROCESSING EQUIPMENT AND CONSTRUCTION OF AN EARTHEN BERM TO SCREEN THE FACILITIES FROM PUBLIC VIEW. DEVELOPMENT OF THE INITIAL PIT (60 ACRES) WILL BE COMPLETED IN THIS PHASE. UPON REACHING THE PIT BOTTOM ELEVATION (10 FEET ABOVE EXISTING WATER TABLE), AN EROSION CONTROL, DROP STRUCTURE WILL BE CONSTRUCTED ACROSS THE EASTERN EDGE OF THE PROJECT.

MATERIAL FROM THE SURFACE TO APPROXIMATELY 30 FEET OF MATERIAL BELOW THE EXISTING GROUND SURFACE WILL BE REMOVED USING FRONT END LOADERS AND EXCAVATORS. MINING WILL PROCEED IN A GENERAL EAST TO WEST DIRECTION

WASTE FINES FROM THE PLANT WILL BE USED AS FILL OF THE LARGE POND AREA TO THE EAST THAT WAS PREVIOUSLY CONSTRUCTED AS A WATER HAZARD FOR THE PERMITTED GOLF COURSES. FILL WILL BE TRANSPORTED BY TRUCK OR PUMPED USING A SLURRY PIPELINE. ONCE THESE POND AREAS ARE FILLED, WASTE FINES WILL BE REMOVED FROM THE SETTLING PONDS, SPREAD EVENLY OVER DISTURBED AREAS AND INCORPORATED INTO THE SURFACE MATERIAL.

PHASE 2
PHASE 2 WILL CONTINUE THE EXTRACTION PROCESS IN AN EAST TO WEST DIRECTION ON THE ADJACENT AREA OF APPROXIMATELY 54 ACRES. THE PLANT PROCESSING AREA AND ACCESS ROAD WILL MOVE WESTWARD. THIS PHASE IS ANTICIPATED TO LAST APPROXIMATELY 4 YEARS. EXCAVATION OF THE MATERIALS WILL START IN THE EAST AND PROCEED WESTWARD IN THE SAME FASHION AS UTILIZED IN PHASE 1. TOTAL DEPTH OF THE EXCAVATION IS EXPECTED TO BE APPROXIMATELY 30 FEET. EXCAVATED MATERIALS WILL BE LOADED DIRECTLY INTO THE PROCESSING PLANT BY A WHEELED FRONT END LOADER. RECLAMATION OF THE PHASE 1 AREA WILL BEGIN.

PHASE 3
THE EXCAVATION PROCESS IN PHASE 3 IS A REPEAT OF PHASE 2 ON THE ON APPROXIMATELY 52 ACRES OF THE VALLEY WEST OF THE PHASE 2 AREA. PHASE 3 IS ANTICIPATED TO LAST ABOUT 4 YEARS AND WILL EMPLOY THE SAME PROCESS AS THE TWO PREVIOUS PHASES. AT THE BEGINNING OF PHASE 3, THE PLANT WILL BE MOVED SOUTH OF THE CHANNEL.

PHASE 4
THE FINAL PHASE OF THE PROJECT WILL BE TO COMPLETE EXCAVATION OF THE WESTERN END OF THE PROJECT, REMOVE ALL EQUIPMENT AND TEMPORARY STRUCTURES FROM THE PROJECT SITE. REMAINING ACCESS ROAD SEGMENTS AND OPERATIONAL RELATED DISTURBANCE WILL BE RIPPED AND GRADED TO THE FINAL RECLAMATION CONTOURS AND THEN REVEGETATED. FINAL SLOPES ON THE PROJECT ARE DESIGNED WITH 3:1 SLOPES AND WILL NOT EXCEED 2:1.

RECLAMATION
RECLAMATION WILL BE COMPLETED FOR EACH A SPECIFIC PHASE AREA AFTER COMPLETION OF MINING IN THAT AREA. FINAL LANDFORMS WILL BE ESTABLISHED AND THE AREA PLANTED WITH THE PROPOSED SEED MIXES.

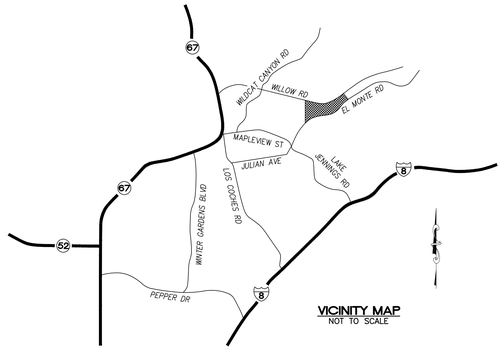
DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

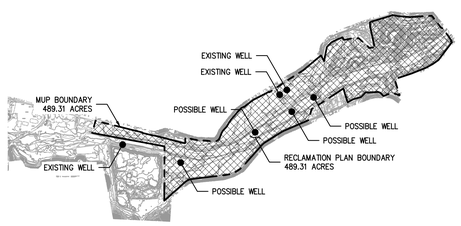
I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE COUNTY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

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

BY: _____ DATE: _____
WAYNE W. CHANG, R.C.E. 46548



VICINITY MAP
NOT TO SCALE



EXISTING / PROPOSED MUP BOUNDARY
AND EXISTING WELL LOCATIONS
SCALE: 1"=2000'

LEGEND

	SYMBOL
EXISTING CONTOUR	~925~
EXISTING SPOT ELEVATION	x 1012.7
PROPOSED CONTOUR	—685—
ACCESS / HAUL ROAD	
PHASE BOUNDARY	
20' WIDE TRAIL EASEMENT	
8' HIGH BERM	
MUP BOUNDARY	
DAYLIGHT LINE	
PROPOSED RIPRAP	

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	PROJECT LIMITS AND PHASING
SHEET 3	PHASES 1 THROUGH 4 AND POND BACKFILL
SHEET 4	CROSS SECTIONS
SHEET 5	REVEGETATION PLAN
SHEET 6	EASEMENTS

LEGAL DESCRIPTION

PORTIONS OF SECTIONS 9, 10, AND 16, TOWNSHIP 15 SOUTH, RANGE 1 EAST OF THE EL CAJON MOUNTAIN, CALIFORNIA, U.S. GEOLOGICAL SURVEY (USGS) 7.5-MINUTE QUADRANGLE, SAN BERNARDINO BASE AND MERIDIAN, COUNTY OF SAN DIEGO, CALIFORNIA AT APPROXIMATELY 32°52' 38.53" N LATITUDE -116° 52' 50.00 W LONGITUDE

PROJECT DESCRIPTION

THE MINERAL EXTRACTION PROJECT WILL INCLUDE THE MODIFICATION OF EXISTING MAJOR USE PERMIT P98-014 AND THE APPROVAL OF A RECLAMATION PLAN BY THE COUNTY OF SAN DIEGO FOR EXTRACTION OF 10.3-MILLION TONS OF CONSTRUCTION AGGREGATE AND RECLAMATION OF THE MINED LANDS (I.E. THE AREAS DISTURBED BY MINERAL EXTRACTION ACTIVITIES). APPROXIMATELY 230 ACRES WILL BE DISTURBED AND RECLAIMED OVER A PERIOD OF 16 YEARS WITHIN A PROJECT BOUNDARY OF 489 ACRES. ASSOCIATED ACTIVITIES INCLUDE A MOVABLE, AGGREGATE PROCESSING PLANT WHICH WILL BE RE-LOCATED AHEAD OF THE PIT AS MINING PROGRESSES FROM EAST TO WEST. TEMPORARY OFFICE TRAILERS WILL BE UTILIZED FOR ADMINISTRATIVE PURPOSES DURING THE OPERATION.

THE REQUESTED MUP WOULD AUTHORIZE A MAXIMUM PRODUCTION LIMIT OF 733,000-CUBIC YARDS IN ANY CALENDAR YEAR WITH AN ANNUAL AVERAGE OF 575,000-CUBIC YARDS. TOTAL MATERIAL PRODUCTION FROM THE SITE IS ESTIMATED TO BE ABOUT 10.3-MILLION TONS (6.9-MILLION CUBIC YARDS).

EQUIPMENT USED TO EXTRACT THE MATERIALS FROM THE SURFACE TO APPROXIMATELY 10 FEET ABOVE THE WATER TABLE WILL INCLUDE FRONT-END LOADERS AND EXCAVATORS. FRONT END LOADERS WILL BE USED TO EXCAVATE MATERIALS AND LOAD DIRECTLY INTO THE PLANT. UPON WHEELED LOADERS WILL THEN BE USED TO LOAD THE ON HIGHWAY TRUCKS.

RECLAMATION WILL BE ALSO BE PHASED AS THE PIT ADVANCES TO THE WEST WITH TERRACE BUILT ALONG THE EDGES OF THE PIT AND A WATER POND ESTABLISHED. REVEGETATION EFFORTS WILL USE NATIVE PLANT SPECIES IN AN EFFORT TO REPLACE NATIVE HABITATS IN THIS AREA. OPEN SPACE AND RECREATIONAL TRAILS ARE THE PROPOSED LAND USE AFTER THE COMPLETION OF MINING.

OWNERS

HELIX WATER DISTRICT
7811 UNIVERSITY AVENUE
LA MESA, CA 91942
PHONE: (619) 466-0585

PERMITTEE

EL MONTE NATURE PRESERVE, LLC
1335 SAN LUCAS COURT
SOLANA BEACH, CA 92075
PHONE: (619) 889-3397

ASSESSOR'S PARCEL NUMBERS

393-011-01	391-061-01
392-150-17	391-071-04
392-060-29	390-040-51

GENERAL PLAN

PUBLIC AGENCY LAND

COMMUNITY PLAN AREA

LAKESIDE COMMUNITY PLAN

ZONING

S-82, EXTRACTIVE USE (APPROX. 414 ACRES), MINIMUM LOT SIZE: 8 ACRE(S),
SPECIAL AREA REGULATION: F, S

A-70, LIMITED AGRICULTURE (APPROX. 75 ACRES), MINIMUM LOT SIZE: 4 ACRE(S),
SPECIAL AREA REGULATION: S

PROJECT ACREAGES

MAJOR USE PERMIT BOUNDARY	489.31	ACRES
RECLAMATION PLAN BOUNDARY	489.31	ACRES
EXCAVATION ACREAGE	215.69	ACRES
PHASE 1 MINING	59.85	ACRES
PHASE 2 MINING	53.75	ACRES
PHASE 3 MINING	50.16	ACRES
PHASE 4 MINING	51.93	ACRES
ACREAGE OF PONDS TO BE FILLED	10.06	ACRES
POND 1	10.06	ACRES

EXTRACTION VOLUMES

PHASE 1	1,925,500	CUBIC YARDS
PHASE 2	1,814,000	CUBIC YARDS
PHASE 3	1,873,500	CUBIC YARDS
PHASE 4	1,923,500	CUBIC YARDS
OVERALL	7,536,500	CUBIC YARDS

FOR REVIEW ONLY

San Diego Gas & Electric Company
Reviewed By: _____ Date: _____
Land Management Representative
Valid for 18 months from date of signature

COUNTY APPROVED CHANGES

No.	Description	Approved by	Date
	ORIGINAL		

PERMITS

HABITAT LOSS PERMIT NO. _____
N.O.I. NO. _____
SPECIFIC PLAN AMENDMENT _____
SPECIAL USE PERMIT NO. _____
GRADING PERMIT NO. _____
TENTATIVE MAP NO. _____

BENCHMARK

DESCRIPTION: COUNTY OF SAN DIEGO BENCHMARK
LOCATION: _____
RECORD FROM: _____
ELEVATION: _____ DATUM: NGVD 29

PRIVATE CONTRACT

SHEET 1 | COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS | 6 SHEETS

RECLAMATION PLAN FOR:
EL MONTE VALLEY
COVER SHEET

CALIFORNIA COORINATE INDEX: 254-1803

Approved
COUNTY ENGINEER
BY: _____ Date

Engineer of work
WAYNE W. CHANG R.C.E. 46548

Grading Permit No. _____

FILE NO.

March 10, 2016

PREPARED BY: CHANG CONSULTANTS
PHONE NO. (858) 692-0760