CHAPTER 1.0 PROJECT DESCRIPTION, LOCATION, AND ENVIRONMENTAL SETTING

1.1 Project Background and Overview

El Monte Nature Preserve, LLC, (applicant) is proposing the El Monte Sand Mining Project (project). The proposed project is located in El Monte Valley on approximately 479.5 acres (Figure 1-1 and Figure 1-2). The project would have Major Use Permit (MUP) and Reclamation Plan boundaries of approximately 479.5 acres (the terms MUP boundary and project site boundary are used interchangeably for this project).

The proposed project includes the modification of an approved MUP (PDS2015-MUP-98-014W2) for a golf course complex. The MUP would be modified to eliminate the golf course use and allow extraction of construction aggregates. In addition, a Reclamation Plan (PDS2015-RP-15-001) is required for the proposed project in compliance with the California Surface Mining and Reclamation Act of 1975 (SMARA). The project proposes a Boundary Line Adjustment (BLA) to the Pre-Approved Mitigation Area (PAMA) of the County's MSCP Subarea Plan (San Diego County 1997), or other process to amend the project area into the MSCP as agreed upon by the state and federal wildlife agencies. Section 10.11 of the County's MSCP Subarea Plan Implementing Agreement (San Diego County 1998) allows for BLAs, and Section 5.4.2 of the MSCP (Ogden Environmental and Energy Services 1998) and Section 1.4 of the County's MSCP Subarea Plan outline the preserve boundary adjustment process. In accordance with the MSCP, adjustments to the preserve boundaries can be made without amending a subarea plan if the adjustment will result in the same or higher biological value of the preserve and with concurrence from the wildlife agencies (i.e., CDFW and USFWS).

The project is currently located outside of the County's MSCP Subarea Plan; however, PAMA lands within the Metro-Lakeside-Jamul Segment immediately surround the project area. The proposed BLA would contribute the total 479.5-acre project area to the PAMA of the County's MSCP Subarea Plan thereby increasing the total size of the PAMA. A written request for the BLA has been submitted to the wildlife agencies for concurrence and is included as Appendix V to this Draft EIR. If the BLA is not approved, another process to amend the project area into the MSCP may be determined by the state and federal wildlife agencies.

The proposed project would be completed within 16 years. This would include mining, reclamation and restoration over the first 12 years, with reclamation and restoration starting in year four and continuing for an additional four years after the cessation of mining.

The proposed project includes three primary components, as described below:

1) Sand Mining – The proposed project includes extraction of approximately 12.5 million tons of Portland Cement Concrete (PCC) quality construction aggregate (sand and gravel) over a 12-year period in the El Monte Valley on land that is zoned S82 - Extractive Use (intended for mining, quarrying, borrow pits and oil extraction). Mining activities would occur within approximately 228 acres (Figure 1-3). Extraction would begin in the eastern portion of the site and progress to the western portion in four phases (Figure 1-4).
2) Reclamation Plan (Appendix J) - The Reclamation Plan includes the reclamation of mined lands to a usable condition for beneficial end uses, pursuant to SMARA requirements. Reclamation of the project site would be continuous and follow the mining phases across the site from east to west. Successful reclamation would return the project site to a beneficial end use of undeveloped land with recreational trail easements.
3) Revegetation Plan (Appendix I) – The Revegetation Plan includes the restoration and creation of self-sustaining riparian and native upland habitat, and describes the methods of habitat restoration, performance standards, success criteria, monitoring, and potential remedial measures. Implementation of the Revegetation Plan would result in the restoration/creation of habitat that exceeds the minimum mitigation and reclamation plan requirements. Reclamation/revegetation would be completed four years after the fourth phase of proposed sand mining is complete.

1.2 Use of the Previously Certified Final EIR for the El Capitan Golf Course Project (P98-014)

A 460-acre portion of the project site was previously approved as the location for the El Capitan Golf Course Project (Golf Course Project) (EnviroMINE 1999). The Final Environmental Impact Report (EIR) for the Golf Course Project was certified by the Helix Water District [the lead agency under California Environmental Quality Act (CEQA)] on June 16, 1999. The County of San Diego (County) was a responsible agency under CEQA and utilized the EIR for issuance of discretionary permits, including a grading permit, MUP, and a three year MUP time extension. The Golf Course Project included two 18-hole golf courses, a 9-hole practice facility, a driving range, a clubhouse, and maintenance facilities. The grading plan that was issued in 2003 (L-14105) was for approximately 1.1 million cubic yards of grading onsite. Between 2003 and 2005, grading activities were conducted onsite to create golf course ponds, but grading activities were terminated in 2005 and the Golf Course Project was abandoned in 2008. County records indicate the grading permit expired in 2010. In 2016 Helix Water District provided a maintenance routine to the County to close out L-14105. In May of 2016 the County provided a letter to Helix Water District confirming that L-14105 was closed and finalized as an as-built condition.

As defined in Section 15162 of the CEQA Guidelines, when an EIR has been certified for a project, no subsequent EIR shall be prepared for that project unless one or more of the following occur:

1. Substantial changes are proposed in the project which result in new or increased significant effects;

2. Substantial changes occur with respect to the circumstances under which the project is undertaken and result in new or increased significant effects; or

3. New information shows new significant effects, more severe significant effects, or new mitigation measures are feasible.

The County Department of Planning and Development Services (PDS) conducted a project scoping review of the proposed project in 2015 and determined that all three criteria triggered the need for a Subsequent EIR to be prepared.

1.3 Project Objectives

The objectives of the proposed project are as follows:

1) Recover and process PCC-grade construction aggregates in a safe and efficient manner.
2) Provide for return of mined areas to undeveloped land with recreational trail easements.
3) Provide 12.5 million tons of reliable, high-quality, locally produced aggregate product.
4) Reduce the County's dependence on imported aggregates, thereby reducing product cost, vehicle miles traveled, highway maintenance requirements, and associated vehicle emissions.
5) Restore native habitat following mining operations through the use of native species for revegetation.
6) Provide easements for recreational trails along the San Diego River Basin for local and regional use.

1.4 Project Description

1.4.1 Project Description Revisions Since Notice of Preparation

On August 13, 2015, a Notice of Preparation (NOP) for the proposed project was prepared and distributed by the County to responsible and trustee agencies, stakeholders, and other interested parties for a 30-day public review period that ended on September 11, 2015. In an effort to address comments received during

the NOP public review period, the applicant revised the project description. The proposed project analyzed in this EIR reflects an expanded mining area, avoidance of mature riparian woodland on the southern boundary, shallower mining depth, reduced mining duration, and reduced extraction amounts, as detailed below.

1.4.2 Sand Mining Component

The proposed project would extract approximately 12.5 million tons of PCC-grade construction sand and gravel (aggregate) over a 12-year period, subject to market conditions. The project site is a total of approximately 479.5 acres, and mining activities would occur within approximately 228 acres (Figure 1-3). The 228 acre mining area includes three dry depressions that were previously excavated for the golf course. The maximum excavation depth for the proposed mining activities would be between 36 to 41 feet below normal ground surface, with the proposed mine pit floor ranging from 397 feet above msl at the west end of the mine to 436 feet above msl at the east end. Mining would not occur below the groundwater surface elevation. Mining would proceed according to four phases as described in Table 1-1 and depicted in Figure 1-4, below. Excavated material would total 13.5 million tons with approximately 12.5 million tons of construction aggregate produced and 1.0 million tons of overburden retained onsite.

Mining operations would consist of excavating materials with wheeled front-end loaders; moving the material directly into a processing plant. The proposed mining activities would include a mobile processing plant and a southwest stationary processing plant. The mobile plant would screen rubble, and the southwest processing plant would wash the alluvial material. Once the material is washed, an off-road haul truck would be used to transport wash fines from the plant for use as fill in the depression east of Dairy Road, and to transport wash fines for use as backfill for construction of the final topography.

Excavated overburden/topsoil would be placed into a berm within the mining footprint at the top of the pit slope, surrounding the project phase that is being actively mined. The dimensions of stockpile berms would be approximately 6 feet high with a 12-foot-wide base, at a 1:1 slope. Once the phase has been mined, the stockpiled topsoil and wash fines would be redistributed over the mined phase for restoration/revegetation purposes. The overburden/topsoil berms would continue to be placed east to west as mining progresses. Fugitive dust control measures for these stockpiles would include surface watering, polymers (AggreBind), use of wind barriers, and if necessary, covering with polyethylene tarps.

Operations would commence at the eastern limits of the excavation area where a channel erosion barrier, or drop structure, would be constructed across the San Diego River channel to prevent head cutting of the channel to the east during

periods of water flow in the river channel. The drop structure would be located approximately 300 feet west of Dairy Road, and would consist of grouted rip rap approximately 2.7 feet thick. Cut slopes would be mined at a constant 3H:1V (horizontal:vertical) slope.

A 20-foot-wide bench would be constructed around the entire pit, excluding the drop structure. The bench would be located approximately 30 feet interior of the setback and 10-feet below the setback elevation. The bench would have approximately 20 feet of flat to gently sloped surface with a 3H:1V slope between the bench and the setback area. There would be approximately 20 to 25 feet of elevation difference between the surface of the bench and the bottom of the pit. Final cut slopes would be at a 3H:1V ratio (see Figure 1-5).

1.4.2.1 Mine Phases

Mining would begin with site preparation, and progress in a series of westerly advancing phases (Phases 1 through 4), as described in detail below, with reclamation completed as final reclaimed surfaces are established. In the final phase (Phase 4), the western portion of the project would be extracted, all equipment removed from the property, and the final area (50 acres) of mining related disturbance reclaimed. The mining phases also include the proposed onsite trails, trail/pathway staging areas and fuel modification areas. A total of 243 acres of the project site will be impacted by mining operations, staging areas, and trails within the mining footprint area; along with 19 acres impacted by trails/pathways and fuel modifications areas not located within the mining footprint area, for a total project impact area of 262 acres (Table 1-2).

1.4.2.2 Site Preparation

Site preparation would begin with the development of the sub-grade haul road (see Figure 1-4). Excavated material would be stored as stockpile/topsoil berms, as described above. Primary site access and initial Phase 1 equipment staging, including staging of the southwest processing plant, is proposed for the triangular staging area adjacent to El Monte Road, as shown in Figure 1-4. Once the overall mining operation has been completed, the equipment staging area will be converted to a trail/pathway staging area.

Site preparation would establish a pad for the southwest and mobile processing plants approximately 10 feet below the existing ground surface (bgs) located in the southwestern and northeastern segment of the excavation area. Initially, the northeastern processing pad would be located north of the river channel near the eastern excavation boundary and would be moved westward as the mining phases advance. As detailed above, the proposed mining activities would include a mobile processing plant and a southwest stationary processing plant. The mobile plant would screen rubble, and the southwest processing plant would wash the alluvial material. Figure 1-6 includes details of the southwest

processing plant. The mobile processing plant would be constructed in the northeastern segment of the excavation area, and would move from east to west during mining. The location of the mobile processing plant would remain close to the haul route which would run through the middle of the project site. Eight-foot high earthen berms would be constructed around the sides of the southwest plant area to screen the equipment and operation from public view, as depicted in Figure 1-6. Temporary power lines and the processing plants equipment would also be installed.

A two lane onsite access road, which would provide access from El Monte Road to the processing plant and haul road, would be excavated to approximately 10 to 12 feet bgs to accommodate over-the-road truck access to the processing plants. As trucks enter the project site from El Monte Road, the access road would be located west of the eight-foot earthen berm, as shown in Figure 1-4 and Figure 1-6. Once at the processing plant, the road turns east, parallel to El Monte Road, north of the earthen berm to screen traffic from public view.

As mining operations commence, a drop structure would be constructed across the San Diego River floodway at the east end of the extraction area to prevent channel erosion during periods of water flow in the channel. Site preparation is anticipated to occur for approximately 30 days. Power poles that are located within the limits of mining activities would be abandoned and relocated, per SDG&E requirements, and as further described below in Section 1.4.2.20.

1.4.2.3 Phase I

During the first phase (Phase 1), extraction operations would commence at the far eastern portion of the mining area approximately 300 feet west of Dairy Road for a 4-year duration (Figure 1-4).

Initial mining operations would involve removal of all materials from the surface to approximately 36 to 41 feet bgs with wheeled front-end-loaders. Approximately 93 acres would comprise the Phase 1 area, including the previously excavated depressions. The mobile processing plant would be established in Phase 1 close to the haul road, before it is moved east to west during mining.

The mobile processing plant would be used for preliminary screening operations and to load onsite haul trucks to transport the aggregate to the stationary processing plant in the southwest portion of the project site. The mobile processing plant will also separate larger aggregate from finer sands. Aggregate washing and further screening will be conducted at the stationary processing plant and materials will be prepared for transport offsite at that location. The remaining larger diameter aggregate will be sorted and stockpiled for offsite transport.

A portion of the wash fines produced from the processing plant would be used to refill a large depression created by the abandoned golf course project. This depression is located east of the extraction area and east of Dairy Road. Once filled, the resulting surface and surrounding areas would be revegetated. The depression will be backfilled with approximately 450,000 tons of wash fines as part of the proposed project. Fill would be transported by truck. Once the depression is filled, wash fines would be directed by haul truck to a series of settling basins near the southwest processing plant area, as shown on Figure 1-6 (western portion of project area). The settling basins would be used to collect wash fines, which would be stored as stockpiled berms surrounding the active mining phase (as described above) and incorporated into surface areas to be reclaimed. The wash fines would be spread evenly onsite and incorporated into the surface areas in preparation for planting. Loaders or a haul truck would be used to transport wash fines in the pit area.

The proposed Willow Road trail/pathway staging area will be implemented with Phase 1. In addition, the Type D pathway trails along El Monte Road and Willow Road would be created and available to the public during Phase I mining.

1.4.2.4 Phase 2

Phase 2 would continue the same extraction process as Phase I on approximately 52 acres in an east to west direction on the adjacent area west of Phase 1 (Figure 1-4). In addition, the portable processing plant area and onsite haul road would be moved westward as mining progresses. As previously discussed, Phase 2 topsoil would be stockpiled into a short berm surrounding Phase 2. Phase 2 is anticipated to last approximately three years, and the maximum depth of excavation would be approximately 36 to 41 feet below the ground surface. Similar to Phase I, excavated materials would be loaded directly into the portable processing plant by a wheeled front-end-loader for preliminary screening before being hauled to the southwest processing plant for washing and further processing. At the same time, reclamation of Phase 1 would begin as the final land forms are established, and would include the establishment of all final slopes, incorporation of any accumulated wash fines and topsoil, and revegetation using native species, weed control, and monitoring.

1.4.2.5 Phase 3

Phase 3 would continue the same extraction process as Phase 2 on approximately 48 acres in an east to west direction on the adjacent area west of Phase 2 (Figure 1-4). Similar to Phase 2, Phase 3 topsoil would be stockpiled into a short berm surrounding Phase 3. Phase 3 is anticipated to last approximately three years. During Phase 3, the portable processing plant would be moved south of the channel. At the same time, reclamation of Phase 2 would begin and monitoring of the Phase 1 reclamation would continue.

1.4.2.6 Phase 4

Phase 4 would continue the same extraction process as Phase 3 on approximately 50 acres in an east to west direction on the western end of the project site (Figure 1-4). Similar to Phase 3, Phase 4 topsoil would be stockpiled into a short berm surrounding Phase 4. Following the cessation of extraction operations (approximately two years), all equipment and temporary structures would be removed from the project site. Remaining access road segments and operational related disturbance, including the berms around the southwest processing plant and Phase 4, would be graded to the final reclamation contours and revegetated. Reclamation of Phase 3 would begin and monitoring of Phase 2 would continue as Phase 4 commences.

The southwest processing plant area will be left as 10 to 12 feet bgs and converted from an equipment staging area and mine access point to a trail/pathway staging area following completion of Phase 4 mining operations. In addition, internal Type C Primitive Trails would be created throughout the project site, and would be available to the public once completed.

1.4.2.7 Project Operations and Facilities

The proposed project would extract, process, and market aggregate using conventional earth moving and processing equipment. Batch plants or rock crushing are not proposed as part of the project. Table 1-3 lists the mobile construction equipment proposed for project operations.

As detailed above, the proposed mining activities would include a processing plant in the southwestern portion of the project site that would remain in this area for the duration of the mining phases (Phases 1 through 4) and a mobile or portable processing plant located near the haul road that would move as mining progresses from east to west. The mobile plant would screen rubble, and the southwest processing plant would wash the alluvial material. The southwest processing plant would include a storage and maintenance area, wet/dry screen areas, weigh scales/modular scale house, feeder area, stockpiles and settling pond areas, an equipment storage and truck area, and employee parking (Figure 1-4). The portable aggregate processing plant would include a storage container, weigh scales, and modular scale house. As previously detailed, this equipment would initially be located near the eastern end of the extraction area, and the mobile plant would be moved westward as mining progresses.

Initial site development would involve the establishment of the sub-grade processing plants. Both the southwest plant and mobile plant would be recessed approximately 10 feet below the existing ground surface in order to reduce visual exposure and potential noise impacts to surrounding lands, and to be at grade with the haul road.

Eight-foot high earthen berms would be placed on the upper edges of the southwest processing area to screen the equipment and loading area from public view. The earthen berm would be stabilized with polymers to prevent dust. Vegetation would be planted at the beginning of Phase I along the northern edge of El Monte Road to screen views of the berms and mining activities.

Over-the-road trucks would access the processing plant via a sub-grade, two-lane access road which connects to the haul road. Ingress and egress routes for the over the road haul trucks are shown in Figures 1-4 and 1-6. As shown the over-the-road haul trucks would access the mine site at the extreme southwest corner of the site via El Monte Road. Loaded haul trucks will exit the site approximately 2,000 feet east of the ingress road, on El Monte Road. Site preparation activities would include the excavation of a sub-haul road that would extend the length of the project area from west to east. The sub-grade position of the haul road is designed to reduce the visual exposure of the trucks to the surrounding area and reduce potential noise impacts.

The Mine Phasing Plan is presented as Figure 1-4.

1.4.2.8 Aggregate Processing Plant

The portable processing plant would be moved westward as the mining phases advance. As shown on Figure 1-4, the mobile processing plant would be located in seven different locations throughout the four mining phases. The processing plant layout is shown on Figure 1-6.

Alluvial material would be transported to the southwest processing plant using haul trucks, and wheeled front-end-loaders. The plant would wash and screen the raw material into marketable PCC-grade construction aggregate material; primarily sands (approximately 95 percent) and some gravel (approximately 5 percent). No crushing would be required to process the materials extracted from the site. Water would be provided by the Lakeside Water District. Processed aggregates would be separated into different sizes and stored in large stockpiles (up to 30 feet in height) in the southwest processing plant area. Customer trucks would be loaded with finished products from stockpiles by front-end-loaders and transported offsite.

The southwest processing plant would be capable of processing approximately 577 tons per hour, and would operate up to 10 hours a day, five days a week. The proposed mining would not produce waste material. All materials produced would be sold, used as onsite fill material, or incorporated into the surface as a soil media.

Temporary pole line-power to the plant would be installed and connected to existing power lines on or adjacent to the project site. All equipment would be properly permitted in accordance with San Diego County Air Pollution Control District (SDAPCD) requirements.

1.4.2.9 Office and Equipment Maintenance

The mobile modular office unit used for the scale booth would also be used to serve the site's administrative needs. Required onsite documents would be housed in this unit.

Equipment maintenance would be conducted in the southwest plant area and would follow all environmental regulations. Storage of tools or small equipment would be in metal cargo containers also located at the plant site.

1.4.2.10 Onsite Personnel

Approximately eight full-time positions would be necessary to operate the mobile equipment and the plant. These positions would be responsible for tasks associated with mining and processing activities, environmental compliance, safety, management, and administrative tasks.

1.4.2.11 Extraction Waste

All material extracted from the site not designated as saleable product would be initially stored in berms surrounding the phase being actively mined, and ultimately as backfill to construct the final land form for habitat restoration. No tailings, berms or waste piles would remain onsite following the end of extraction operations. Domestic refuse would be collected in trash bins and removed by a local refuse disposal company (i.e., Waste Management). Equipment would be maintained onsite and all used oils, fuels, and solvents would be collected in accordance with all applicable regulations and transported offsite by an approved hauler for materials recycling.

1.4.2.12 Operational Water Use

The project site has 14 existing wells, which consist of municipal wells, private wells, and wells of unknown origin (Figure 1-7). There is also Well No. 101 located southwest of the project site boundary, which currently provides raw water to the nearby R.M. Levy Water Treatment Plant. Groundwater from all wells onsite would not be used for the proposed project. Old groundwater wells encountered on the project site and in the project area would be abandoned in accordance with County regulations. The proposed project would require water for dust suppression, surface watering of outgoing loads and equipment, processing equipment, and irrigation (if used). Water to the project site would be provided by Lakeside Water District through an existing water pipeline and meter on the project site, as shown on the Conceptual Landscape Plan (Appendix W).

Water usage would be directly related to production volume. Production volume would vary each year with market demand. However, the proposed project's estimated water usage assumes a maximum processing of 577 tons of aggregate per hour and a permitted production level of 157 one-way haul trucks

per day, with 27 tons of material per truck. Water usage is estimated at 68 acre-feet annually for this production rate. A single water truck would be required to control dust at the project site. Water required to suppress dust from the mining operations is estimated to require an additional 20 acre-feet of water per year. Irrigation of the landscaped earthen berm near the entrance and as supplemental water on revegetated areas is also estimated to utilize approximately 12 acre-feet per year. Total water consumption on the project is estimated at 100 acre-feet per year.

1.4.2.13 Storm Water and Erosion Control

Existing storm water runoff traverses the project site in an east-west direction and is generated by the watershed between the El Capitan Reservoir dam and the project site. Storm water would be controlled during and following completion of the project with perimeter berms (i.e., 20' wide bench) that would direct the storm water away from, and downstream around the pit. A 25-foot-wide low flow earthen channel and associated drop structure (as shown on Figure 1-4) would be constructed onsite to collect storm water that enters the pit from the San Diego River channel east of the mine limits, to control onsite flows and to minimize erosion. Storm water entering the mine pit would be captured onsite and either evaporate or percolate into the groundwater. During large storm events, storm water may temporarily pool in the lower elevations of the pit.

The project site would contain a number of settling ponds that would be constructed within the southwest processing plant area to prevent sediment from leaving the site while allowing water to pass through to pre-existing drainage features (as shown on the Plot Plan [Appendix C] Sheet 3). Mining and reclamation grading would direct the majority of the runoff from the disturbed area towards these basins. Sediment collected in these basins would be used as fill for reclamation. Erosion control measures would include regular monitoring for signs of erosion, installation of erosion control measures, such as straw wattles or hay bales, replanting, and/or re-grading.

1.4.2.14 Additional Facilities

The project would include one portable restroom, two metal cargo containers for storage, one 70-foot truck scale, and a modular mobile building for scale booth and administrative functions. Each of these additional facilities would be removed once mining activities cease.

1.4.2.15 Operational Setbacks

All extraction operations would be setback from the project site boundary by a minimum of 80 feet.

1.4.2.16 Operating Hours

The hours of operation for extraction and processing would occur between 7:00 a.m. and 5:00 p.m., Monday through Friday. Transporting of aggregate would be conducted from 7:00 am to 5:00 pm, Monday through Friday, and from 7:00 am to 1:00 pm on Saturdays. The site would be closed on Sundays and holidays, for a total of approximately 306 work days per year.

Shielded night lighting would be installed around the processing plant for security purposes and would be designed to minimize glare and reflection onto neighboring areas. Pole-mounted sodium, metal halide, or fluorescent lighting would be installed. This lighting would minimize energy use, and in combination with cut-offs, reduce light pollution.

1.4.2.17 Site Access

Public roads that would be utilized for site access include El Monte Road, Lake Jennings Park Road, Maple View Road, SR-67, and Interstate 8. Access for the site would consist of separate ingress and egress locations for on-highway haul trucks to reduce noise impacts to residents located on El Monte Road (Figure 1-4). Ingress to the site from El Monte Road would use an existing entrance located on the western edge of the project site. A left-turn lane for eastbound traffic is present at this location. Egress from the property would be located approximately 0.4 mile east of the entrance. El Monte Road has a designated speed limit of 45 miles per hour and the required site distances exceed the minimum of 450 feet in either direction for both access points.

The installation of exclusionary signage will be placed along Dairy Road to keep mining operations/mining traffic from using this point of access to the project site. Dairy Road will continue to be used as it is currently being used.

1.4.2.18 Traffic

The project consists of two traffic categories: heavy vehicle traffic and light vehicle traffic. Onsite heavy vehicle traffic would include an off-road haul truck, front-end loaders, dozers and other earth moving equipment, and on-highway trucks carrying loads of construction aggregate. Heavy vehicle traffic also refers to over-the-road vehicles as listed below:

- Incoming empty trucks and outgoing loads of construction aggregate
- Supply and service trucks (fuel, parts, etc.)

Light vehicle traffic includes light vehicles used by employees and visitors such as cars, trucks and small service vehicles.

Access would be provided for all vehicle traffic through the onsite access road connecting with El Monte Road. The two-lane, access road would be a minimum 28 feet in width. The road would be removed and reclaimed during the final reclamation phase, except for the portion of the road that will provide access to the permanent trail and trail access staging area.

As discussed above, the project site would operate approximately 306 work days per year. The weight capacity of a standard heavy vehicle for outgoing loads is approximately 27 tons per truck. A maximum work day would include 157 one-way heavy vehicles accessing the project site, spread throughout the day. In addition to the heavy vehicle trips, up to 12 employees and 2 vendors are expected to access the project site on a typical day, as shown on Table 1-4.

1.4.2.19 Safety and Security

During periods of active mining, the project site would be patrolled on a regular basis to discourage trespassers. A locked gate would be installed at the access area on El Monte Road to control access. Access to the site would be restricted 24 hours per day through a controlled entrance. Gates would be closed and locked during non-operational hours. Temporary and permanent fencing including exclusionary signage would be installed along the exterior edge of the project boundary. The fencing and signage would allow public use of the trail easements but restrict public access to the operational areas of the project site. Trail easements would provide opportunities for riding and hiking along the periphery of the project site. Signage would be placed along the fence at appropriate intervals warning the public of hazards and restricted access.

All mining and backfill sites would comply with all Federal and State mine safety regulations concerning operating standards and operation of equipment. Workers, including contract labor, are trained in mine safety and first aid. Refresher courses are conducted periodically in accordance with applicable regulations. Mine operators would carry portable cellular phones for offsite communication. All visitors, outside vendors and truck drivers would be required to check in and check out with the scale weigh master. Conditions affecting safety would be continually monitored by a dedicated safety coordinator.

At the end of mine life, and following implementation of the Reclamation and Revegetation Components, the final configuration of the reclaimed lands would not pose a hazard to the public. The project boundary would have designated access points and trails established throughout the project site.

1.4.2.20 Power Source and Distribution

Temporary power would be provided to the project site during construction for the construction trailers and for the processing plant associated with the Mining Component. Temporary power would be provided by San Diego Gas and Electric (SDG&E) from nearby power poles through an overhead transmission line that

enters the site from the south and would connect to temporary power poles at the plant location. As shown on Figure 1-8, existing power poles are located along El Monte Road, along the western boundary east of Hanson Pond, through the center of the project site, and in the eastern portion of the project site. Poles that are located within the limits of mining activities would be abandoned and relocated, per SDG&E requirements.

1.4.3 Proposed Trail System

The proposed project has been designed to incorporate the trails and pathways conceptually depicted on the County Community Trails Master Plan (Plan). The Plan was approved June 24, 2009, and is depicted in Figure 3.6-1. The Plan depicts Regional Trails (D), Community Trails (Lakeside: 07, 41, 61, 127 and 131) and Community Pathways (Lakeside: 05 and 06) on or adjacent to the project site. Proposed onsite trails/pathways have been designed to connect to existing and planned future offsite trails/pathways in the vicinity of the project site with consideration given to the biological and habitat restoration goals of the proposed project. The final precise Community Trails and Pathways alignments are dependent upon several variables including input from state/federal resource agencies regarding sensitive resources, as well as public stakeholders.

In order to ensure that all trail/pathway impacts are adequately evaluated in this Draft EIR, the anticipated locations of the proposed onsite trails/pathways have been depicted in Figure 1-10. The locations of the trails and pathways depicted in this figure form the basis for the trails/pathways-related impact analysis and development of mitigation measures, with consideration given to the reclamation, restoration, and revegetation plans for the proposed project. The 10-foot wide pathways and two-foot wide trails would be located within respective 20-foot wide easements. In addition to the trail/pathway alignments shown in Figure 1-10, the locations of two proposed trail/pathway staging areas, and associated trail construction phasing is also shown.

In general, the onsite Regional Trail (D) will be designed to accommodate Regional Trail users, with Community Pathways (05 and 06) designed to accommodate trail users along the perimeter of the project site/MUP boundary. Community Trails (07, 41, 61, 127 and 131) are designed to connect the Community Pathways through the project site/MUP boundary. Community Trail/Pathways are proposed to be separated from adjacent roadways (El Monte Road and Willow Road) to the maximum extent feasible to ensure trail user safety and an enhanced on-trail experience. Community Trails are proposed to be located onsite to provide efficient trail connections to the proposed regional trail and community pathways. As shown in Figure 3.6-1, the onsite trails are proposed to cross the San Diego River bed three times and the mining pit low flow channel once with Arizona crossings. The Arizona crossings will traverse the onsite low flow channel/riverbed side slopes (with switchbacks if required) and

cross the channel /riverbed at grade. Riverbed /channel crossings will be closed during the infrequent storm events with active surface water flow.

Easements for the perimeter Community Pathways (05 and 06) and the proposed trail/pathway staging area located along Willow Road will be dedicated and these facilities will be implemented during Phase 1 of the project. The internal community trails and regional trail and proposed trail/pathway staging area along El Monte Road will be implemented following completion of the Phase 4 mining. In order to allow flexibility to establish the final trail/pathway alignments, a blanket trail/pathway easement is also proposed to be recorded over the entire project site/MUP boundary. This will ensure that required trails and pathways will be constructed per County requirements, and allow for the final specific alignments to be determined in final engineering during reclamation and revegetation of the site.

The applicant would be responsible for constructing and maintaining the onsite trails and staging areas until such a time that they are dedicated to the County. Once accepted by the County, the County would take responsibility for maintenance.

1.4.4 Reclamation Plan Component

Reclamation would be completed for each phase after the completion of sand mining in that specific area. The Sand Mining Component would be implemented in four phases, moving from east to west. As mining progresses, cut slopes would be brought to final grade and would then be revegetated, beginning at the eastern boundary and moving westward throughout the site. This would result in approximately 75 to 80 percent of the project site's disturbed lands being reclaimed by the time extraction operations are complete.

A single bench would be cut into the surface beginning at the edge of the setbacks. The bench elevation would be approximately 10 feet bgs, and would be approximately 20 feet wide. A second cut slope would be developed at the edge of the terrace of the bench and proceed to the mining pit floor where a low flow, meandering channel would be created to direct any surface water produced from storm events. The channel bottom would be approximately 25 feet wide and 5 feet deep. The bench and low flow channel would be continuously developed as the pit progresses from east to west.

Rough grading would be continuous as mining progresses. Topsoil would be salvaged from the disturbed area and stored in berms and stockpiles around the pit and at the entrance to the site, which would screen views of the mining operation. Stockpiles and berms would be treated with fugitive dust control measures, including surface watering, polymers (AggreBind), use of wind barriers, and if necessary, covering with polyethylene tarps. The majority of materials would be utilized as fill or sold. Topsoil material stored in berms would

be mixed with wash fines and used as final cover on areas that have reached final grade. Final grading would occur as areas become available for this activity.

During the late summer or early fall months, final land form areas would be prepared for seeding, and irrigation pipelines (if used) would be installed. Seeding and planting would occur between November and January to take advantage of the natural precipitation season for Southern California.

Reclamation is expected to continue for up to four years after the cessation of sand mining activities. At the end of the extraction operations in Phase 4, approximately 50 acres of disturbed land would be graded and revegetated as the majority of the land disturbed by the operation would have already been reclaimed. Work completed during this time would include removal of all equipment, final grading, removal of roads and berms, preparation for seed beds and planting. Monitoring of the revegetation effort and weed control of all the reclaimed areas would continue to be implemented. Erosion and sediment control would also be monitored and repaired if necessary.

1.4.5 Revegetation Plan Component

Revegetation of disturbed areas of the site would be completed in phases and occur after final graded surfaces are achieved. The Revegetation Plan is intended to successfully restore/create self-sustaining native habitats, which would serve as mitigation for impacts to sensitive vegetation communities, pursuant to County requirements. The goal of the Revegetation Plan is to restore the ecological functions and values of the impacted habitats, while the goal of the Reclamation Plan is to provide landscape stability. The goals and methods of the Reclamation Plan and Revegetation Plan would be implemented concurrently.

All reclaimed areas would be reseeded by means of hydroseeding, planting of potted seedlings, and hand sowing. Each seed mix would be used in a specific area of the reclaimed topography (Figure 1-9). Four seed mixes have been developed for the proposed project. Container plants would be used to supplement seed mixes. The upper bench and slopes would be planted with the Coastal Sage Scrub seed mix. Riparian Scrub would be planted on the pit floor along the low-flow channel and would transition to Southern Willow Riparian Forest between the channel and side slopes. Application rates shown in Table 1-5A through Table 1-5H reflect a minimum amount of each plant species that would be used in the mix.

Fertilizer can be added if the soil analysis shows the need for addition of amendments; however, native plant communities do not tend to benefit from the use of fertilizer and can result in excessive weed infestations. As such, the use of fertilizer is not anticipated.

Hydroseeding application would be performed only at times when winds are relatively calm between November and February. These months are also selected to take advantage of the natural wet season of Southern California.

Temporary irrigation for revegetation and mitigation areas would primarily be provided by an automated overhead spray system, which would be installed and operated within each of the four project phase areas. Irrigation use would be temporary, as needed, to help establish the native plant habitats. Infrequent deep watering would be performed to promote deeper root development. During the five-year post-installation period, irrigation is expected to be needed for approximately three years.

1.4.5.1 Revegetation Plan Implementation Timing

Project site restoration/revegetation will be implemented in a phased approach moving from east to west across the project site as mining is completed. An overall restoration plan shall be approved by the County of San Diego prior to the initiation of Phase 1 mining operations, including invasive species removal outside of the mining limits. Individual restoration plans will be prepared for each phase and approved prior to the initiation of mining for the phase. Once Phase 1 mining has been completed and prior to the second half of Phase 2 mining operations being initiated, Phase 1 restoration/revegetation shall be implemented including, but not limited to, final restoration grading/slope stabilization, salvaged top soil placement and amendment, container planting, hydro-seed application/imprinting, temporary irrigation, erosion control, fencing and signage. Partial grading/mining of the subsequent mining phase is required to create a safe means of access for equipment and personnel to the previously mined phase to facilitate initiation of the above outlined restoration activities. Once the restoration installation has been completed for a particular phase, it will be reviewed by the County of San Diego for conformance with the approved reclamation plan and will trigger the beginning of the monitoring and reporting period. Restoration/revegetation activities may be further broken down into sub-phases at the discretion of the mine operator. Ongoing maintenance is required to manage invasive species and trespass and is not part of the restoration/revegetation activities that must be completed prior to moving on to the next phase of mining, as it is an ongoing activity. Restoration/revegetation bonding is required prior to each phase of mining and will be released upon the successful completion of the restoration/revegetation.

1.4.5.2 Revegetation Seed Mixes & Container Plants

Revegetation container plants and seed mixes are shown in Tables 1-5A through 1-5H, including vegetated streambed, riparian forest, riparian scrub, and coastal sage scrub container plants, as well as vegetated streambed, riparian forest, riparian scrub, and coastal sage scrub seed mixes.

1.4.5.3 Monitoring

After seeding and before release of the financial assurance, all revegetated areas must meet performance criteria. The most meaningful performance criteria for erosion control and revegetation mitigation are based on vegetative cover and species-richness. At two years from completion of revegetation for a specific area, the effort would be evaluated to determine if performance standards shown in Table 1-6 have been met.

Monitoring would occur annually until performance standards are achieved. The performance standards shown in Table 1-6 may be re-evaluated, at a later time, both in terms of baseline data and in comparison to success criteria. Therefore, it is possible that minor adjustments would be made to the proposed performance standards.

1.4.5.4 Weed Control and Maintenance

Weed eradication would be used to limit and control invasive noxious weeds such as those species in Table 1-7.

Weed control and maintenance on the site would continue during the operation and reclamation process. Maintenance of the revegetation areas would consist of reseeding unsuccessful revegetation efforts. If revegetation efforts are not successful within four years following the initial seeding, seeded areas would be reevaluated to determine the measures necessary to improve revegetation success. If necessary, these areas would be reseeded with methods modified, as needed. Prior to reseeding, the revegetation specialist shall evaluate previous revegetation practices and test plot results in an attempt to identify cultural methods to benefit the overall revegetation effort.

Weed control is necessary to reduce or eliminate the occurrence of undesirable non-native species of plants that may invade the site where mining activities have removed the native plant cover and where active and natural revegetation is taking place. Non-native invasive species (weeds) can compete with native plant species for available moisture and nutrients and consequently interfere with revegetation of the site after the completion of mining.

The occurrence of weeds on the site would be monitored by quarterly visual inspection. The goal is to prevent weeds from becoming established and depositing seeds in areas to be revegetated at a later date. If inspections reveal that weeds have become, or are becoming, established on the site, then removal would be initiated.

Weed removal would be accomplished through manual, mechanical, or chemical methods depending on the specific circumstances. Smaller plants (brome grasses, pepper weed) that cover more area may be sprayed, scraped with a

tractor, or chopped by hand, depending upon the size of the area of infestation and the number of desired native plants in proximity or mixed with the weeds.

Revegetated areas must also be maintained to protect against accelerated erosion. Where surface erosion produces rills or gullies in excess of 6 inches in depth, the surface would be repaired and, if necessary, the source of runoff water would be rerouted to reduce the need for further persistent maintenance problems.

1.4.6 Technical, Economic, and Environmental Characteristics

The proposed project has taken into consideration technical issues associated with construction and implementation of the proposed project. The complete suite of environmental characteristics were considered during the planning and design of project facilities, including previous CEQA documentation prepared for the Golf Course Project and the mitigation commitments included therein. Comments that were received during the Notice of Preparation (NOP) public review period (Appendix A) were also considered.

1.4.6.1 Aesthetics

As discussed in Section 2.1, Aesthetics, vehicle occupants along El Monte Roadway would be able to see portions of the project site. Due to existing visibility and viewshed characteristics, the El Monte Road Screening Plan was designed for implementation along certain segments of El Monte Road, as shown in the Conceptual Landscape Plan (Appendix W). Screening will include topsoil stockpile berms (as shown on Figure 1-6) and landscaping, and will occur along the northern edge of El Monte Road within the project boundary where existing vegetation and landform do not screen project activities (as shown on the Conceptual Landscape Plan in Appendix W). Plantings shall be installed prior to any mobilization of Phase 1. Proposed plant material shall be mixed in an informal arrangement to avoid a linear look. Trees shall be planted at a maximum of 50’ on center. Recommended tree species will have a minimum container size of 24” box and may include: western sycamore (*Plantanus racemose*), fremont cottonwood (*Populus fremontii*), and/or coast live oak (*Quercus agrifolia*). Recommended shrub species will have a minimum container size of 15 gallons and may include: Toyon (*Heterom elesarbutifolia*), blue elderberry (*Sambucus Mexicana*), bush mallow (*Malacothamnus fasciculatus*), and/or Laurel Sumac (*Malosma laurina*). Vegetation spacing will be determined in the field to achieve the intent of the screening plan.

Additionally, shielded night lighting would be installed around the processing plant for security purposes and would be designed to minimize glare and reflection onto neighboring areas. The proposed project would comply with applicable regulations by using fully shielded pole-mounted sodium, metal halide, or fluorescent lighting types of 4,050 lumens or below for outdoor lighting. This

lighting would minimize energy use, and in combination with cut-offs, reduce light pollution. No other nighttime lighting would be required, and no night-time construction activities or operations are proposed.

1.4.6.2 Biology

As discussed in Section 2.3, Biological Resources, the project proposes to restore and revegetate 94 percent of the impacted area in accordance with the project's Reclamation Plan and Revegetation Plan. Specific design features, such as setbacks from the MUP boundary allow wildlife to move along the corridor. The County's Resource Protection Ordinance (RPO) identifies environmental resources present within the County, and provides measures to preserve these resources (County of San Diego 2011). In accordance with the RPO, a total of 8.4 acres of habitat mapped within the biological study area (BSA) and meets the RPO's definition of "Mature Riparian Woodland" was avoided along the southern boundary. With consideration for the special-status wildlife species, the glossy snake, reptiles will be relocated to the undeveloped eastern portion of the project site east of Dairy Road. The installation of fencing along the impacted areas, during construction and operation, will prevent these species from entering the site during mining operations, and will be removed upon completion of mining activities. Additionally, mining areas will be phased and revegetated once mining is complete, thus habitats that will be temporarily lost during mining will be replaced and mitigated at required ratios, resulting in an increase in the amount of habitat and the quality of habitats.

1.4.6.3 Geology

Field geotechnical explorations, laboratory testing, and slope stability analysis for the design and earthwork construction were performed (CHJ Consultants 2016). The project plans and specifications include design features and construction requirements to address the erosive potential of onsite soils during and after construction, and earthwork, including site preparation, excavation, and backfill. Due to the project site's existing soil material characteristics, design features have been implemented in order to achieve slope stability, including ensuring that the overall final cut slopes are at a 3H:1V slope and fill slopes constructed at no steeper than 2H:1V.

1.4.6.4 Hydrology

A Hydraulic Analysis was completed covering the 100-year flood and other more frequent floods. A HEC-RAS model was used for the hydraulic study. The model FLUVIAL-12, an erodible-boundary model, was used during project design to simulate the hydraulics of flow, sediment transport and river channel changes during floods (Chang Consultants 2018). Groundwater modeling studies have been ongoing. The proposed project has been designed to protect water quality and meet all of the technical requirements of the County Hydrology Manual,

County Flood Control, RWQCB, and CDPH, including Title 22 of the CCR. To protect water quality, the proposed project has been designed to include a channel erosion barrier, or drop structure, along with the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which includes erosion and sediment control best management practices (BMPs). The grouted boulder drop structure is proposed at the eastern end of the mine pit to prevent headway cutting and associated erosion, during large storm events entering the pit. Furthermore, a 25-foot-wide, 5-foot-deep low flow earthen channel is proposed within the bottom of the pit to collect any surface water flows that enter the pit. The channel would convey flows from the east end of the pit to the west end of the pit and be extended as mining progresses from east to west. These proposed onsite storm water facilities are shown in Figure 1-4.

1.4.6.5 Noise

In order to reduce noise and visual concerns regarding the location of the southwest processing plant, the proposed project was designed to recess the plant approximately 10 feet below the existing ground surface. In addition, an eight-foot berm will partially surround this plant in order to further reduce potential noise impacts to surrounding lands.

1.4.6.6 Mineral Resources

Section 2762(d) of the SMARA has specific lead agency noticing requirements prior to permitting a use which would preclude future extraction of identified mineral resources. The County will process a statement specifying the County's reasons for extinguishing access to mineral resources of regional significance pertaining to the mineral resources that will remain in the ground below the proposed mining depth. The Statement of Reasons will be circulated for a 60-day public review and provided to the State Geologist and the State Mining and Geology Board for review and comment.

1.5 Project Location

The project is located in the southwest corner of the *El Cajon Mountain, California*, northeast corner of the *El Cajon, California*, and southeast corner of the *San Vicente, California* United States Geological Survey (USGS) 7.5-minute quadrangles. The proposed project is located in the Lakeside Community planning area, within the unincorporated portion of San Diego County. The project site is bordered by El Monte Road to the south and Willow Road to the north and is 1.5 miles east of SR-67, where SR-67 crosses the San Diego River. The project site is 3 miles west of the El Capitan Dam.

The project site is located on six separate APNs shown in Figure 1-11 and described in Table 1-8 below.

1.6 Environmental Setting

The San Diego River channel bisects the project site from east to west. Sand mining operations that occurred onsite approximately 30 years ago created a clearly defined river channel, which varies in width from 250 feet to nearly 400 feet. Water currently flows in the San Diego River during periods of extended precipitation only, and only for a short distance before percolating into the river channel sand. The channel is typically 10 to 20 feet lower than the elevations of the surrounding lands.

1.6.1 Elevation Profile

The topography in the project vicinity is characterized by steep mountains north and south of the relatively flat alluvial valley in which the project site is located (El Monte Valley). The western portion of the site is relatively flat with an approximately 10-foot deep river channel (San Diego River). The eastern portion of the site has a more rolling topography that reflects previous excavations for the abandoned golf course project. Previous grading activities in 2005–2006 have created undulating terrain, with elevations trending from 430 feet to 490 feet above mean sea level (amsl). Elevations within the excavation area range from 455 feet amsl to 435 feet amsl. The San Diego River extends in a general east-west direction and consists of a low-flow channel and the associated floodplain.

1.6.2 Existing Geology and Subsurface Conditions

The project area is located within the Foothills Physiographic Province of the Peninsular Ranges of Southern California. Site geology is composed of Quaternary Alluvium underlain by granodiorite of the Woodson Mountain Granodiorite Formation. The project site is underlain by fill, alluvium, granitic rock, and metavolcanic rock, and does not propose to mine below the groundwater surface elevation.

1.6.3 Offsite Land Uses/Land Use Designations

Existing land uses in the surrounding valley include rural residential, dairy farming, field crops, orchard crops, former sand mining and undeveloped steep slopes. Portions of the site south of the San Diego River are actively engaged in agriculture activities. Crops typically grown in the area include bamboo shoots, chives, and snow peas. Existing land uses north of the river consist of rural residential and the Van Ommering Dairy Farm. El Monte Road, which is two lanes, serves the adjacent rural residences south of the site and is the primary access for the adjacent Van Ommering Dairy Farm (via Dairy Road) and the sole access road for El Monte County Park and the El Capitan Reservoir located east of the project site. Willow Road is a private road that serves adjacent residences on the north side of the site.

1.6.4 Zoning

Zoning for the project site is S82 Extractive Use and A70 Limited Agriculture, and the project site is classified and designated as containing a regionally significant sand resource. Approximately 75 acres of the MUP project site area are zoned as A70, and approximately 404 acres are zoned as S82. The S82 Extractive Zone is intended to identify areas where mining, quarrying, or oil extraction uses may be permitted. The A70 Use Regulations are intended to create and preserve areas intended for agricultural crop production and would typically be applied to areas throughout the County to protect moderate to high quality agricultural land. This zoning designation allows for limited development consistent with rural residential and a variety of agricultural uses. Portions of the project site also have special area designators - F (floodplain) and/or S (scenic resources).

1.6.5 History of the Project Site

The greater San Diego area was inhabited by a group of people generally known as the Kumeyaay. The Kumeyaay occupied an area that encompassed roughly southern present day San Diego County (Kroeber 1925), which would include the project site and surrounding areas. The project area was part of the 48,800-acre Mexican-era El Cajon Rancho land grant, given by Governor Pio Pico to Maria Antonia Estudillo de Perorena in 1845 (Brackett 1939). After California became part of the United States, the land grant was gradually sold to Americans, including Isaac Lankershim who purchased a large portion of the grant in 1868 (Birkett 1962). Historical topographic maps indicate that the project site and surrounding areas had some development as early as 1939, with adjacent properties being developed in 1949, consisting of large lot single family homes and small ranches (RES 2016).

In the 1940s, Helix Water District acquired the 500-acre El Monte valley property (Adams 2017). Prior to their acquisition, the City of San Diego opened the El Capitan reservoir and its dam, permanently shutting off all water flow to the lower San Diego River valley. Shortly after the land acquisition, Helix began tapping into the groundwater for its water customers in the East County. Well 101, just southwest of this property's western boundary, has delivered an average of 250 acre-feet of water supplies to Helix water treatment facilities since 1950 (Adams 2017).

In the early 1950s, with sand deposited in the valley by river flow and the river no longer flowing to the sea, the site was initially mined by local aggregate suppliers who left the river valley neither reclaimed nor restored (Adams 2017). The river channel was diverted by the mining to reflect a more northerly route, in the center of the valley, and eventually meandering to the west. Additional mining efforts occurred in the 1970s and early 2000s. The Hanson (Sloan) mining effort from the middle 1970s until the early 1990s occurred at the west end of the valley,

adjacent to the project site parcels. The Hanson mining effort left a 60-acre pond, following an 85-foot-deep excavation and the sale and export of 5 million metric yards of aggregates. During this time, truck traffic routinely picked up sand at the site and transported it throughout the County. A reclamation plan for the Hanson site was submitted to the California State Mining Bureau under the new SMARA required rules for reclamation plans. Actual reclamation and restoration of this site did not begin until 2015.

In the 1980s and early 1990s, the valley was flooded on two separate occasions as a result of overtopping events at the El Capitan Reservoir dam. The channel varied in width from 200 feet to 600 feet or more until 1995. During these years the valley was farmed on both the north and south side of the channel. On the south side, bamboo was grown after drip irrigation was installed. On the north side, feed grasses were grown and harvested to support cattle from the dairy on the north side of the valley.

In 1995, Helix elected to postpone its rights and interest in mining the valley for its sand deposits or for water storage in favor of a 60-year term use as golf courses. This effort resulted in the execution of a land lease to local golf course developers. Immediately following the executed land lease, the developers began processing an application for an EIR with Helix Water District and a MUP with the County of San Diego, which would allow for an interim golf course use. A Final EIR for the Golf Course Project was certified by the District (the lead agency under CEQA) on June 16, 1999 (EnviroMINE 1999). The entitlements for the golf course construction were approved, and by 2003 the tenant was permitted to begin construction and grading.

The golf course lease provided the golf operators with groundwater uses, which, upon close inspection, appeared to be inadequate to support the acres of turf contemplated. The operators decided to approach Helix, the landowner, with an alternative use to the golf course project. At this point, it had become clear that the irrigation demands of the intended turf to be planted would overdraft the aquifer within a few years, and would therefore make the golf course unprofitable and untenable given their new dependence on closely controlled city water supplies and city water costs.

In 2005, grading that had been underway on the El Monte project site for the previously approved Golf Course Project was halted and the Golf Course Project was not completed. As a result, 200.56 acres of the El Monte mine project site was disturbed by the grading activities, 91.86 acres of which are located within the currently proposed mine impact area and 108.7 which are located outside of the currently proposed mine impact area. As part of the entitlement process for the Golf Course Project, biological resource-related EIR mitigation measures and project conditions of approval were adopted and were required to be implemented to mitigate golf course-related grading impacts to onsite biological resources. The EIR mitigation measures and conditions of approval were never

implemented, and as a result, are now being included with the biological resource mitigation measures for the proposed mine project. Between 2005 and 2018, a portion of the impacted vegetation re-established itself through seed dispersal and recruitment.

A total of 0.18 acre of disturbed riparian scrub was impacted by the Golf Course Project grading outside of the current mine impact area, and the balance of the golf course-related grading impacts outside of the mine impact area were to agriculture. Mitigation for impacts to agriculture land use were not required by the certified EIR for the Golf Course project, and none is currently proposed. Golf course-related grading biological resource impacts to the area currently proposed for the mine area are covered by the proposed mine project biological resource mitigation measures. The previous golf course-related impact to 0.18 acre of disturbed riparian scrub is now being mitigated at the current County of San Diego 3:1 ratio onsite for a total mitigation area of 0.54 acre (as detailed in Table 1-9). This golf course-related grading impact and mitigation measure has been incorporated into the proposed mine project Biological Resources Report, Restoration Plan, Reclamation Plan and biological resources EIR section. There were no impacts to individual onsite oak and sycamore trees related to the previous golf course-related grading. All biological resource impacts associated with the previous golf course-relating grading activities are considered to be adequately mitigated under the currently proposed biological resources mitigation plan.

After halting the grading for the Golf Course Project, the golf course developer proposed to Helix a new use comprised of minimal excavation and exporting of aggregates, the installation of a waste water recycling system and storage facility, and habitat restoration. This proposal was approved by the Helix board and commenced entitlement activity in 2006, with the golf course developer as project manager. This project was aborted in 2014, as treated waste water supplies were unavailable or proved too costly to recharge the groundwater basin.

In 2015 the developer initiated entitlement activity for the proposed sand mine project, including reclamation and revegetation of the site. In July 2017, the applicant, El Monte Nature Preserve, LLC., bought the project site from Helix Water District. At this time, a record of survey was completed, which resulted in a change in the MUP boundary acreage from 489 acres to the current 479.5 acres.

1.7 Intended Uses of the EIR

This EIR is an informational document that will inform public agency decision-makers and the public generally of the significant environmental effects of the project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project (CEQA Guidelines Section 15121(a)).

This Draft EIR evaluates the proposed project at a site-specific, "project level," consistent with Section 15161 of the CEQA Guidelines. Project-level analyses examine all phases of a proposed project, including planning, construction, and operation. The decision-making bodies of the County of San Diego will consider this EIR prior to acting upon or approving the proposed project. Responsible agencies may also rely on this EIR prior to acting upon implementing permits shown in Table 1-10 (CEQA Guidelines Section 15050(b)).

This EIR addresses issues identified in the Environmental Review Update Checklist Form completed by County staff for the NOP, as well as the comments received during the NOP review period. Appendix A includes the NOP and a table summarizing the comments that were received on the NOP, and Appendix B includes the Checklist.

1.7.1 Matrix of Project Approvals/Permits

The permits and approvals that are required to be obtained for the project are shown below in Table 1-10.

1.8 Project Inconsistencies with Applicable Regional and General Plans

The project would be consistent with all planning documents pertaining to the project site, including the County MSCP, the District's Urban Water Management Plan (UWMP), the Joint Water Agencies Natural Communities Conservation Plan (NCCP), the SDAPCD Regional Air Quality Strategies (RAQS), the San Diego Association of Governments (SANDAG) Regional Transportation Plan (RTP) and Congestion Management Program, and the RWQCB Basin Plan. However, the proposed project would be unable to conform to certain policies of the County of San Diego General Plan Conservation and Open Space Element, San Diego County Zoning Ordinance, and Lakeside Community Plan, as further discussed in Section 2.1, Aesthetics.

1.9 List of Past, Present, and Reasonably Anticipated Future Projects in the Project Area

A list of past, present, and reasonably anticipated future projects in the project area was prepared in consultation with County staff for use in analyzing cumulative impacts in this EIR. The list is presented in Table 1-11 and depicted in Figure 1-12 at the end of this chapter.

1.10 Growth Inducing Effects

The CEQA Guidelines (Section 15126.2(d)) identify a project to be growth-inducing if it fosters economic or population growth or the construction of additional housing, either directly or indirectly, in the surrounding environment.

The proposed project does not propose any residential use and thus would not cause any increase in population. The proposed project includes recreational trails for local and regional use that would attract or accommodate an increase in visitors to the area that would indirectly cause temporary increases in population during the daytime. However, the proposed project would not include recreational components such as a hotel, resort, or campground involving overnight use that would enable visitors to stay in the area for extended periods of time. The proposed trails would only be available for day use and are expected to be used principally by the area's existing population, and would thus not result in a permanent increase in population.

During the sand mining and revegetation components, the proposed project would temporarily add workers to the region. The workers and their families would likely reside within the surrounding project area. Few of these workers, if any, would relocate to the area with their families. Therefore, the proposed project's workforce is not anticipated to result in a substantial increase in population in the area.

Table 1-1: Proposed Mining and Reclamation Phasing

Mining Phase	Area of Disturbance (acres)*	Mining Duration (years)	Mining Initiation Date (est.)	Mining Completion Date (est.)	Reclamation Duration (years)	Reclamation Completion Date (est.)
1	93	4	2019	2023	4	2027
2	52	3	2023	2026	4	2030
3	48	3	2026	2029	4	2033
4	50	2	2029	2031	4	2035
Total	**243**	**12**			**16**	

*rounded off to the nearest acre, including mining area, trails and staging areas.
Source: EnviroMINE, 2016; ESA, 2018; Chang Consultants, 2018

Table 1-2: Proposed Activities and Areas of Disturbance

Activity	Area of Disturbance (acres)*
Mining Area (including trails, filled depression, and drop structure within mining footprint)	228
Northern Staging Area	8
Southern Staging Area	7
Subtotal Inside Mining Footprint and Staging Areas	*243*
Trails (outside of mining area)	7
Fuel Modification (outside of mining area and not including trails	12
Subtotal Outside Mining Footprint	*19*
Impact Area Total	**262**
Undeveloped Land	217.5
MUP Boundary Total	**479.5**

*rounded to the nearest acre
Source: ESA 2018

Table 1-3: Equipment Required for Mining Operations – Site Preparation and Excavation

Equipment Type	Quantity	Purpose	Usage Factor (%)a
Site Preparation			
Water Truck	1	General dust suppression	100
Grader – 12	1	Onsite road maintenance, grading	50
Haul Truck – 769	1	Onsite transportation of fill	75
Fuel tank	1	3,500-gallon mobile fuel tank	100
Pick-Up	1	Transportation for site supervisors, QC	10 miles/day
Loader – 980	1	Onsite loading of fill	75
Excavation and Reclamation			
Loader – 988	1	Mineral excavation	100
Loader – 980	2	Mineral excavation, plant and truck loading	100
Water Truck	1	General dust suppression	100
Grader – 12	1	Onsite road maintenance, finish grading	50
Dozer – D9	1	Reclamation – rough grading	50
Haul Truck – 769	1	Onsite transportation of fill	75
Excavator	1	Mineral extraction	100
Fuel tank	1	3,500-gallon mobile fuel tank	100
Pick-Up	1	Transportation for site supervisors, QC	10 miles/day

[a.] Percentage of time that a piece of equipment is operating at full power.
NOTE: The types and quantities of equipment are approximate and intended only for estimating construction related impacts.
SOURCE: EnviroMINE, 2016 and WCSG, 2016.

Table 1-4: Daily Truck and Other Traffic Trips

Trip Type	One Way Trips/Day	Round Trips/Day
Aggregate Truck Trips	157	314
Light Vehicle Trips	12	24
Vendor Trips*	2	4

*Vendor trips include fuel, supplies, service companies, etc.

Source: EnviroMINE, 2016

Table 1-5A: Vegetated Streambed Container Plants

Species	Common Name	Container Size	Spacing (feet on center)	Density per Acre
Artemisia douglasiana	Douglas' mugwort	1 gallon	6	220
Artemisia palmeri	San Diego sagewort	1 gallon	12	140
Iva hayesiana	San Diego Marsh elder	1 gallon	12	60
Muhlenbergia rigens	Deergrass	1 gallon	8	130
Rosa californica	California rose	1 gallon	6	130
Total				**680**

Source: ESA 2018

Table 1-5B: Riparian Forest Container Plants

Species	Common Name	Container Size	Spacing (feet on center)	Density per Acre
Artemisia douglasiana	Douglas' mugwort	1 gallon	10	100
Artemisia palmeri	San Diego sagewort	1 gallon	12	60
Baccharis salicifoli	Mulefat	1 gallon	14	160
Ericameria palmeri var. palmeri	Palmer's sagewort	1 gallon	25	50
Muhlenbergia rigens	Deergrass	1 gallon	10	82
Platanus racemosa	Western sycamore	5 gallon	60	20
Pluchea sericea	Arrow weed	1 gallon	15	70
Populus fremontii	Fremont cottonwood	5 gallon	40	40
Quercus agrifolia	Coast live oak	5 gallon	60	16
Salix exigua	Sandbar willow	1 gallon	15	50
Salix gooddingii	Black willow	1 gallon	50	16
Salix laevigata	Red willow	1 gallon	20	64
Salix lasiolepis	Arroyo willow	1 gallon	16	92
Sambucus mexicana	Blue elderberry	5 gallon	35	40
Thalictrum fendleri var. polycarpum	Many fruit meadow-rue	1 gallon	30	30
Total				**890**

Source: ESA 2018

Table 1-5C: Riparian Scrub Container Plants

Species	Common Name	Container Size	Spacing (feet on center)	Density per Acre
Artemisia cailfornica	California sagebrush	1 gallon	25	70
Artemisia dracunculus	Tarragon	1 gallon	12	80
Artemisia palmeri	San Diego sagewort	1 gallon	14	110
Baccharis pilularis	Coyote brush	1 gallon	35	50
Baccharis salicifolia	Mulefat	1 gallon	10	270
Ericameria palmeri var. *palmeri*	Palmer's sagewort	1 gallon	30	80
Isocoma menziesii var. *menziesii*	Coastal goldenbush	1 gallon	35	50
Pluchea sericea	Arrow weed	1 gallon	20	50
Salix exigua	Sandbar willow	1 gallon	20	40
Salix lasiolepis	Arroyo willow	1 gallon	35	30
Sambucus mexicana	Blue elderberry	5 gallon	40	60
Total				**890**

Source: ESA 2018

Table 1-5D: Coastal Sage Scrub Container Plants

Species	Common Name	Container Size	Spacing (feet on center)	Density per Acre
Artemisia californica	California sagebrush	1 gallon	10	235
Eriogonum fasciculatum	California buckwheat	1 gallon	30	30
Isocoma menziesii var. *menziesii*	Coastal goldenbush	1 gallon	20	60
Malacothamnus fasciculatus	Bush mallow	1 gallon	30	30
Malosma laurina	Laurel sumac	1 gallon	50	15
Mimulus aurantiacus	Bush monkeyflower	1 gallon	30	40
Stipa lepida	Foothill needlegrass	1 gallon	12	160
Stipa pulchra	Purple needlegrass	1 gallon	12	110
Total				**680**

Source: ESA 2018

Table 1-5E: Vegetated Streambed Seed Mix

Species	Common Name	Lbs per Acre	Min. Percent Purity/ Germination	Lbs Pure Live Seed (PLS) per Acre
Ambrosia psilostachya	Western ragweed	5.0	45/45	1.01
Artemisia douglasiana	Douglas' mugwort	6.0	15/40	0.36
Artemisia palmeri	San Diego sagewort	4.0	20/50	0.40
Iva hayesiana	San Diego Marsh elder	4.0	30/30	0.36
Juncus bufonius	Toad rush	3.0	95/60	1.71
Total		**22**		**3.84**

Source: ESA 2018

Table 1-5F: Riparian Forest Seed Mix

Species	Common Name	Lbs per Acre	Min. Percent Purity/ Germination	Lbs Pure Live Seed (PLS) per Acre
Ambrosia psilostachya	Western ragweed	4.0	45/45	0.81
Artemisia californica	California sagebrush	3.0	30/60	0.54
Artemisia douglasiana	Douglas' mugwort	4.0	15/40	0.24
Artemisia palmeri	San Diego sagewort	3.0	20/50	0.30
Baccharis pilularis	Coyote brush	3.0	10/50	0.15
Camissoniopsis bistorta	California sun cup	1.0	90/80	0.72
Isocoma menziesii var. *menziesii*	Coastal goldenbush	3.0	18/40	0.22
Lupinus hirsutissimus	Stinging lupine	1.0	98/75	0.74
Oenothera elata ssp. elata	Tall evening primrose	1.0	98/84	0.82
Phacelia cicutaria	Catterpillar phacelia	1.0	98/90	0.88
Pluchea sericea	Arrowweed	5.0	7/20	0.07
Rosa californica	California rose	1.0	85/53	0.45
Total		**30.0**		**5.94**

Source: ESA 2018

Table 1-5G: Riparian Scrub Seed Mix

Species	Common Name	Lbs per Acre	Min. Percent Purity/ Germination	Lbs Pure Live Seed (PLS) per Acre
Acmispon glaber	Deerweed	3.0	95/80	2.28
Amsinckia menziesii var. *intermedia*	Fiddleneck	3.0	45/65	0.87
Artemisia californica	California sagebrush	4.0	30/60	0.72
Artemisia dracunculus	Tarragon	3.0	10/50	0.15
Baccharis pilularis	Coyote brush	2.0	10/50	0.10
Camissoniopsis bistorta	California sun cup	2.0	90/80	1.44
Heterotheca grandiflora	Telegraph weed	2.0	60/55	0.66
Isocoma menziesii var. *menziesii*	Coastal goldenbush	3.0	18/40	0.21
Lupinus bicolor	Dove lupine	1.0	98/85	0.83
Lupinus hirsutissimus	Stinging lupine	1.0	98/75	0.74
Oenothera elata ssp. *Hookeri*	Evening primrose	1.0	98/84	0.82
Phacelia cicutara	Caterpillar phacelia	1.0	98/90	0.88
Pseudognaphalium beneolens	Fragrant everlasting	3.0	5/45	0.06
Pseudognaphalium biolettii	Bicolor cudweed	3.0	4/45	0.06
Total		**32.0**		**9.82**

Source: ESA 2018

Table 1-5H: Coastal Sage Scrub Seed Mix

Species	Common Name	Lbs per Acre	Min. Percent Purity/ Germination	Lbs Pure Live Seed (PLS) per Acre
Acmispon glaber	Deerweed	5.0	95/80	3.80
Amsinckia menziesii var. *intermedia*	Fiddleneck	2.0	45/65	0.58
Artemisia californica	California sagebrush	5.0	30/60	0.90
Camissoniopsis bisorta	California suncup	2.0	90/80	1.44
Chaenactis glabriuscula	Yellow pincushion	2.0	15/55	0.16
Croton californicus	California croton	2.0	90/40	0.72
Eschscholzia californica	California poppy	1.0	98/80	0.78
Heterotheca grandiflora	Telegraph weed	2.0	60/55	0.66
Lupinus bicolor	Dove lupine	3.0	98/85	2.49
Pseudognaphalium biolettii	Bicolor cudweed	3.0	4/45	0.06
Pseudognaphalium californicum	California everlasting	3.0	5/50	0.06
Sisyrinchium bellum	Blue-eyed grass	1.0	98/80	0.78
Mimulus aurantiacus	Bush monkeyflower	2.0	4/70	0.06
Stipa lepida	Foothill needlegrass	3.0	90/71	1.92
Stipa pulchra	Purple needlegrass	2.0	90/75	1.36
Vulpia microstachys	Small fescue	4.0	90/80	2.88
Total		**42.0**		**18.65**

Source: ESA 2018

Table 1-6: Performance Standards*

Vegetative Cover (m: meters)	Species Composition/ Species Richness	Percent Cover	Density
Seed Mix	Target Goal : 100 percent of the most prevalent species shall be native species 12 randomly placed 50-meter by 1-meter transects	Target Goal : 50 percent cover (all native species combined) 12 randomly placed 50-meter by 1–meter transects	N/A

*Performance standards may be modified based on mitigation requirements.

Source: ESA 2017

Table 1-7: Weed Species of Concern

Common Name	Scientific Name
Giant Reed, Arundo	*Arundo donax*
Mustard	*Brassica* sp.
Ripgut Brome	*Bromus diandrus*
Cheat Grass, Downy Brome	*Bromus tectorum*
Pampas Grass	*Cortaderia* spp.
Eucalyptus	*Eucalyptus* spp.
Pepperweed	*Lepidium latifolium*
Tree Tobacco	*Nicotiana glauca*
Castor Bean	*Ricinus communis*
Russian Thistle, Tumbleweed	*Salsola tragus*
Tamarisk, Salt Cedar	*Tamarix* spp.

Source: ESA 2018

Table 1-8: Assessors' Parcels

APN	Total Acres of Each APN	Total Acres in MUP Boundary	Total Acres Disturbed by the Project	Owner	Zoning*
390-040-51	128.4	112.0	12.3	El Monte Nature Preserve, LLC	S82, A70
391-061-01	488.6	199.9	123.2		S82
391-071-04	91.3	89.5	69.0		S82
392-060-29	65.5	21.6	7.8		S82
392-150-17	29.3	28.8	21.9		S82
393-011-01	27.5	27.8	9.1		S82, A70

Source: EnviroMINE, 2016; ESA 2018

*S-82, Extractive Use, Minimum Lot Size: 8 acres, Special Area Regulation: F, S

A-70, Agricultural Use (76 acres), Minimum Lot Size: 4 acres/8 acres, Special Area Regulation: F, S/S

Table 1-9: 2005 Golf Course Grading Habitat Impact Summary

Habitat	Golf Course Impact Outside Mine Footprint (acre)	Gold Course Impact Inside Mine Footprint (acre)	Total Golf Course Impact (acre)	Proposed Onsite Mitigation at 2018 Mitigation Ratios
Agriculture	108.52	87.93	196.45	0.00
Disturbed Riparian Scrub	0.18	0.67	0.85	3:1 ratio = 0.54-acre riparian (outside of mining footprint) 3:1 ratio = 2.10 acre riparian (inside mining footprint)
Coastal Sage Scrub	0.00	1.71	1.71	2:1 ratio = 3.42 acres (inside mining footprint)
Riparian Woodland	0.00	1.54	1.54	3:1 ratio = 4.62 acre riparian (inside mining footprint)
Total	**108.70**	**91.86**	**200.56**	**8.58**

Source: ESA 2018

Table 1-10: Matrix of Project Approvals/Permits

Permit Type/Action	Approving Agency
Major Use Permit Modification (MUP-98-014W2) Reclamation Plan (pursuant to SMARA) Revegetation Plan Landscape Plans Well Destruction Permit County Right-of-Way Permits Construction Permit Excavation Permit Encroachment Permit MSCP Boundary Line Adjustment or other previously identified process	County of San Diego
401 Permit - Water Quality Certification National Pollutant Discharge Elimination System Permit Waste Discharge Requirements Permit General Industrial Storm Water Permit General Construction Storm Water Permit	San Diego Regional Water Quality Control Board
404 Permit – Dredge and Fill	US Army Corps of Engineers
1602/1603 – Streambed Alteration Agreement	CA Department of Fish and Wildlife
Emission Discharge Permit	San Diego County Air Pollution Control District
Permit to Construct	SDG&E

Source: ESA 2017

Table 1-11: Past, Present, and Reasonably Anticipated Future Projects in the Project Area

Cumulative Project Map Key	Project Name	Project Type	Location(s)	County of San Diego Reference #	APN #	Potential Resources Affected/Notes
County of San Diego						
1	Lake Jennings Marketplace	Shopping Center Gasoline with Food Mart and Car Wash	South side of Olde Highway 80 between Ridge Hill Road and Rios Canyon Road Lakeside, CA	TM5490 PDS2014-TM-5590	395-250-08	Potential biological resources, air quality, and traffic impacts.
2	Ashwood II Condo Conversion	Residential subdivision into nine lots on a 4.54-acre site	9288 Adlai Road Lakeside, CA	TM5356 PDS2004-3100-5356	398-390-19	Potential impacts to biological resources impacts, noise, and utilities and service systems. Mitigated Negative Declaration approved in 2006.
3	Greenhills Ranch	Estate Residential	9370 Adlai Road 9385 Adlai Road Lakeside, CA	TM5140/ TM5563	398-400-08-00	Potential biological resources and cultural resources impacts.
4	Crest/Dehesa	Estate Residential	12101 Muth Valley Lakeside, CA	TM5317	329-121-02-00	Project is idle.
5	Crestlake	Single-Family Detached	15045 Old Hwy 80 Lakeside, CA	TM5082 PDS2004-3100-5082	402-210-19	Potential impacts to biological resources. EIR approved in 2007.
6	Magnolia Courts	Single-Family Detached	9317 Lake Jennings Park Road Lakeside, CA	TM5541 PDS2007-3100-5541	395-220-11	Project is idle. Site is currently vacant/undeveloped land.
7	Clegg	Single-Family Detached	13516 E Lakeview Road Lakeside, CA	TM 5286 PDS2004-3100-5286	398-390-66	Negative Declaration approved in 2007.

Table 1-11: Past, Present, and Reasonably Anticipated Future Projects in the Project Area

Cumulative Project Map Key	Project Name	Project Type	Location(s)	County of San Diego Reference #	APN #	Potential Resources Affected/Notes
8	Julian Avenue Major Subdivision	Single-Family Detached	9626 Christmas Tree Lane. Lakeside, CA	TM 5539 PDS2007-3100-5539	395-091-03	Negative Declaration approved in 2009.
9	Oakmont II	Single-Family Detached	Located off of Flinn Springs Road and Oak Creek Road Lakeside, CA	TM5421 PDS2005-3100-5421	396-020-13	Potential biological resources and noise impacts. Mitigated Negative Declaration approved in 2014.
10	Sunny Ridge Estates	Single-Family Detached	11427 El Nopal Lakeside, CA	TM5436	379-024-31-00	Noise and traffic impacts.
11	Enniss Sand Mines	Minor alterations at the existing mining area.	12356 Moreno Avenue 12238 Moreno Avenue 12332 Vigilante Road 12417 Vigilante Road Lakeside, CA	87-075-01 87-006-01 PDS2005-3301-87-075-01 PDS2011-3311-87-0011	375-040-01 25-062-06	In Progress. No environmental documents available as of the date of this EIR.

Table 1-11: Past, Present, and Reasonably Anticipated Future Projects in the Project Area

Cumulative Project Map Key	Project Name	Project Type	Location(s)	County of San Diego Reference #	APN #	Potential Resources Affected/Notes
12	Turner Sand Mine (East County Sand Mine)	Extraction of 1,175,000 cubic yards of material (sand and top soil). The Reclamation Plan consists of importing 1,278,000 cy of clean soil, rock, and asphalt for use as onsite fill, channel rip-rap, and to construct a portion of Slaughterhouse Creek and San Vicente Creek channels to convey 100-year storm.	South of San Vicente Avenue Bounded by SR-67 to the west and Moreno Avenue to the east Lakeside, CA	PDS2009-3300-09-016	375-100-24 375-041-12 375-041-09 375-041-28 375-041-29 375-100-09	Approved July 14, 2017 (MND number PDS2009-ER-09-14-008)
13	Settler's Point	Multi-Family Residential	13244 I-8 Business Lakeside, CA	TM5423 PDS2005-3100-5423	397-291-03	Negative Declaration approved in 2012.
14	Hanson El Monte Pond Flood Control	Restoration and Recharge	10402 El Monte Road Lakeside, CA	PDS2014-LDGRMJ-00012	Unavailable	Currently in the environmental public review period.
15	Lakeside Anaerobic Digester	Organic waste processing and electrical generation	1,500 feet south of Vigilante Road on the east side of SR-67 Lakeside, CA	PDS2018-MUP-18-001	375-041-23-00	Currently in environmental review as of the date of this EIR.

Table 1-11: Past, Present, and Reasonably Anticipated Future Projects in the Project Area

Cumulative Project Map Key	Project Name	Project Type	Location(s)	County of San Diego Reference #	APN #	Potential Resources Affected/Notes
City of Santee						
16	Fanita Ranch	Residential	Northwest area of Santee, CA	TM 05-04	Unavailable	In progress. No environmental documents available as of the date of this EIR.
17	Braverman Drive Residential	Residential	10635 Braverman Drive Santee, CA	TM-2015-2	381-160-7300	Approved by City Council in February 2016.
18	Michael Grant	Residential	Prospect Avenue between Mesa Road and Our Way Santee, CA	TM2015-2	383-112-05, 28	In progress. No environmental documents available as of the date of this EIR.
19	Infill Development Company	Infill Development	8646 Caribbean Way Santee, CA	TM2015-3	383-260-40, 383-260-41	In progress. No environmental documents available as of the date of this EIR.
20	Village Run Homes LLC	Residential	Buena Vista and Mission Greens Santee, CA	TM2015-4	384-042-22-00 384-042-23-00	In progress. No environmental documents available as of the date of this EIR.

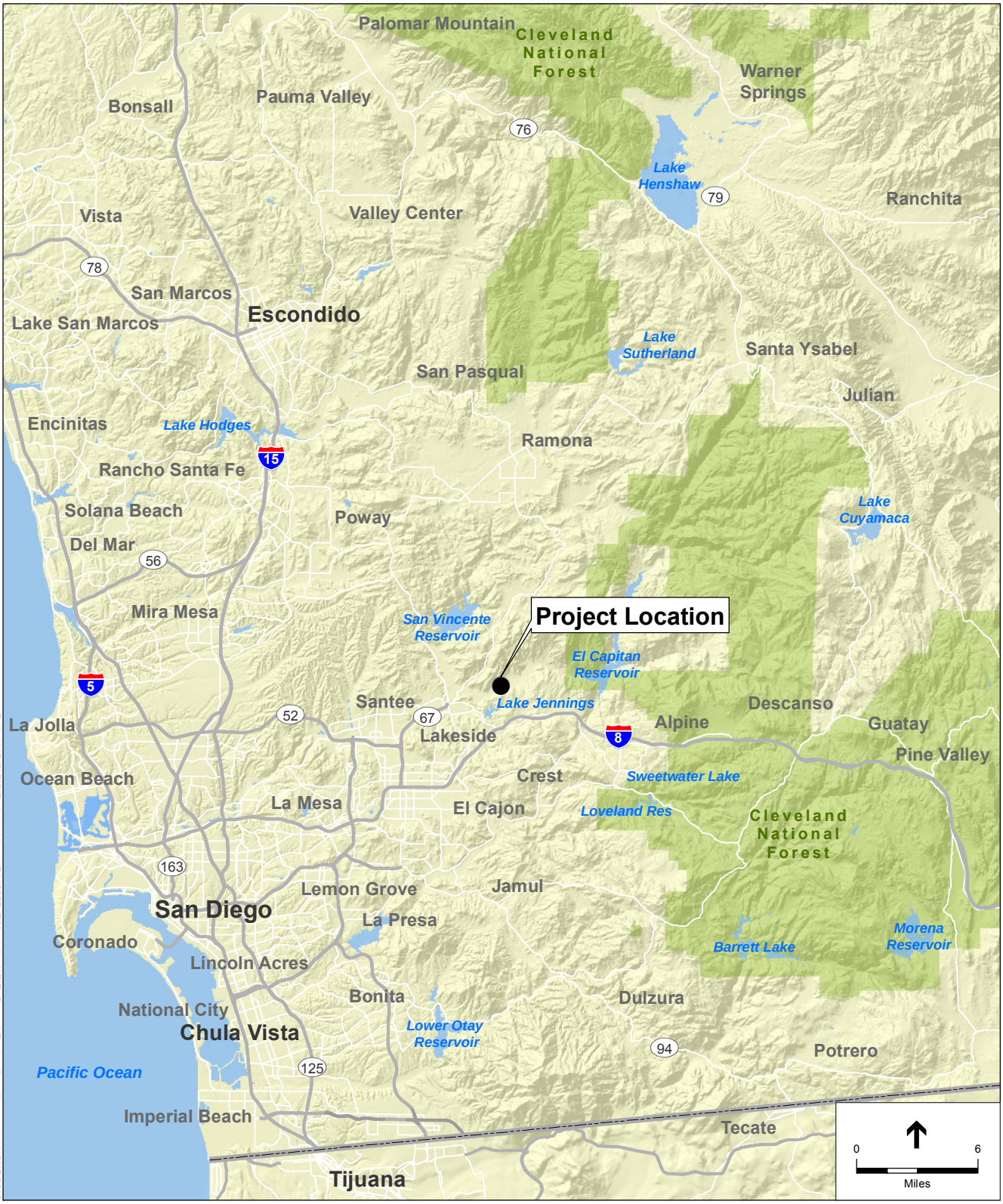
Table 1-11: Past, Present, and Reasonably Anticipated Future Projects in the Project Area

Cumulative Project Map Key	Project Name	Project Type	Location(s)	County of San Diego Reference #	APN #	Potential Resources Affected/Notes
21	Mission Trails Collection (Middle Parcel)	Residential	8758 Bushy Hill Drive Santee, CA	TM2015-5	383-021-06	Potential impacts to biological and cultural resources. Mitigated Negative Declaration prepared. Approved by City Council on January 27, 2016.
22	Hattie Davison Properties	Residential	7927-7941 Mission Gorge Road Santee, CA	TM2015-6	383-260-75-00 /383-260-76-00	Potential impacts to biological and cultural resources. Mitigated Negative Declaration prepared. Approved by City Council on October 28, 2015.
23	Walker Trails	Residential	NW Corner of Magnolia and Chubb Lane			
City of San Diego						
24	Castlerock Project		Mast Boulevard and Medina Drive			Potential impacts to biological resources, hazards and hazardous materials, and transportation. Final EIR approved in 2013.

Table 1-11: Past, Present, and Reasonably Anticipated Future Projects in the Project Area

Cumulative Project Map Key	Project Name	Project Type	Location(s)	County of San Diego Reference #	APN #	Potential Resources Affected/Notes
City of El Cajon						
25	Bella Terrazza	Residential	East Main Street, north of Greenfield Drive			Potential impacts to biological resources, noise, and transportation. Mitigated Negative Declaration prepared in 2015.

Source: County of San Diego, 2015



SOURCE: ESRI; SanGIS 2015

El Monte Sand Mining Project . 140957

Figure 1-1

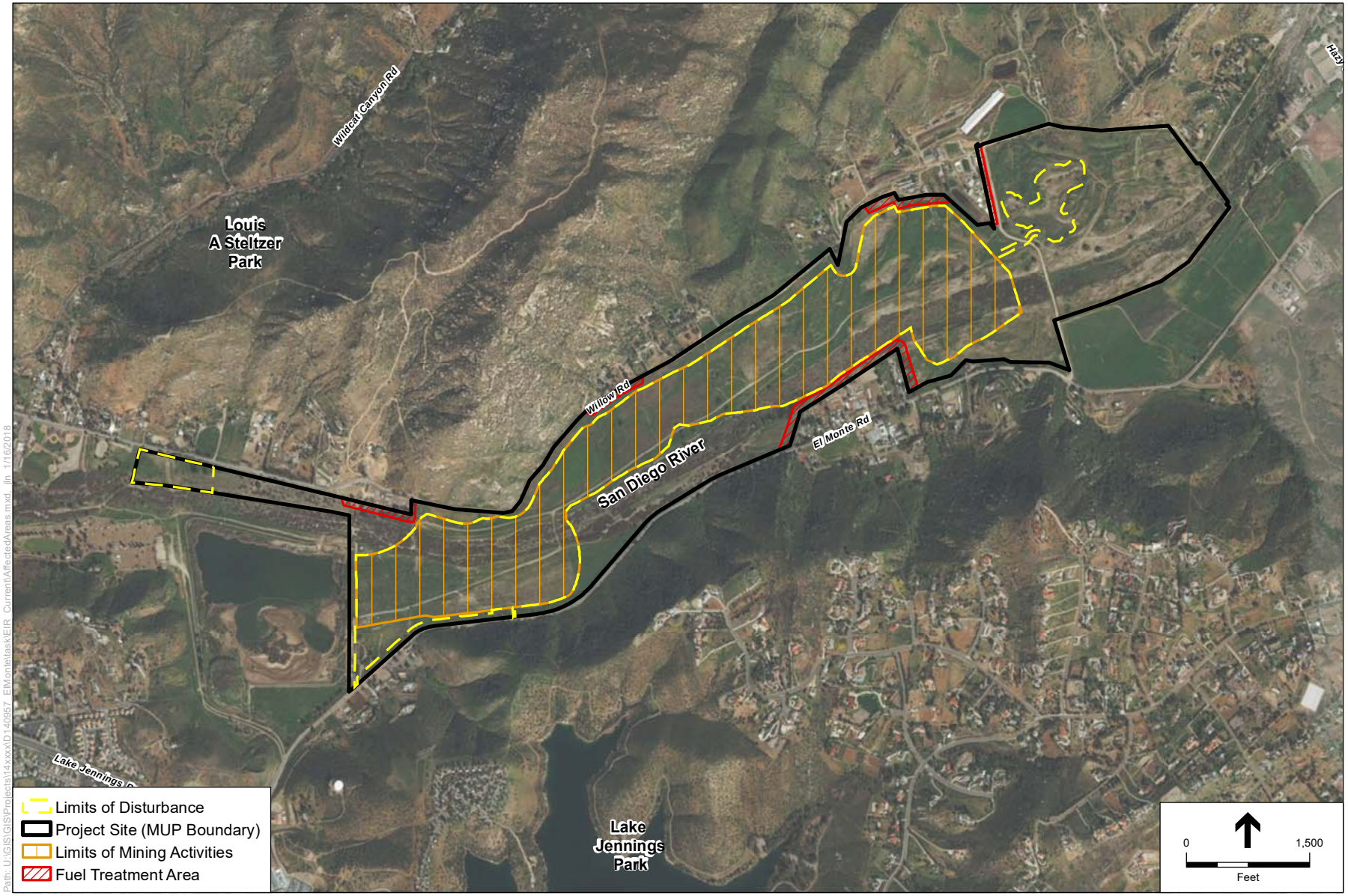
Regional Location

SOURCE: ESRI

El Monte Sand Mining Project . 140957

Figure 1-2

Project Vicinity



SOURCE: ESRI

El Monte Sand Mining Project . 140957

Figure 1-3

El Monte Sand Mining Area Affected by the Project

Louis A. Steltzer Park

Haul Road *

Willow Rd

San Diego River

El Monte Rd

Low Flow Channel

San Diego River

El Monte Rd

Access Road (Out)

Access Road (In)

1

2

3

4

5

6

7

Project Site (MUP Boundary)
25' Wide Low Flow Channel
20' Wide Slope Bench
Drop Structure
Existing Access Road
Fuel Treatment Area
Proposed Pit Slope
Processing Plant

Mine Phasing

Phase 1
Phase 2
Phase 3
Phase 4
Processing Area (Part of Phase 1)
Staging Area (Part of Phase I)

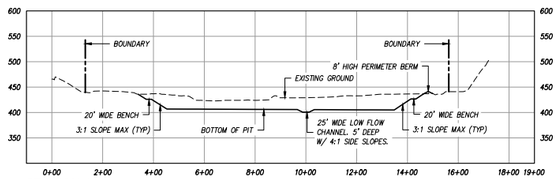
0 1,000
Feet

* Approximate haul road location shown to indicate access will be provided to the entire pit area. The actual haul road location and elevations can vary as mining progresses. Since the mining will be ongoing, the haul road will be adjusted by the operator, as needed. Ramps will be constructed within mining pit, as needed, to provide access up and down the pit slopes.

Path: U:\GIS\GIS\Projects\140xxx\D140957_ElMonte\task\EIR_Current\PhasingPlan.mxd, jin 1/16/2018

SOURCE: ESRI; EnviroMine; The Altum Group; Chang Consultants; ESA; SanGIS

Figure 1-4
Phasing Plan



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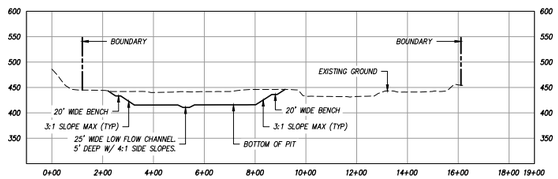

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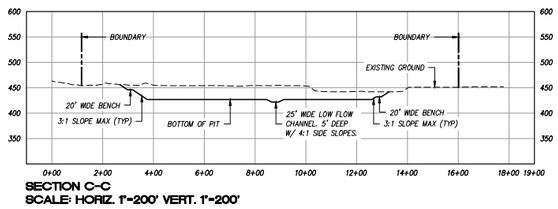

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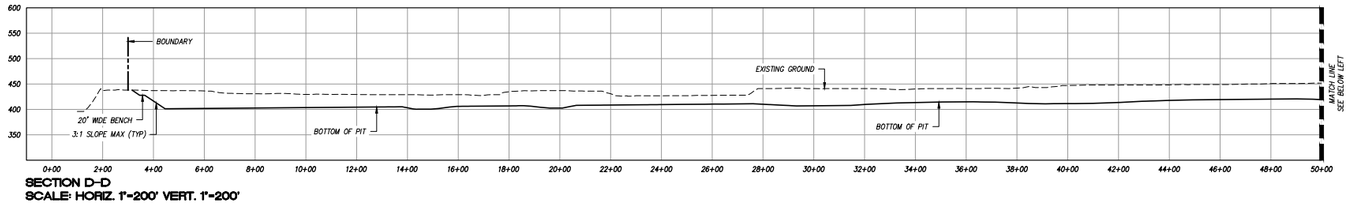

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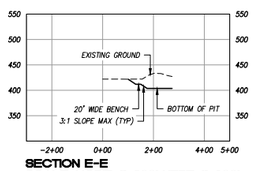

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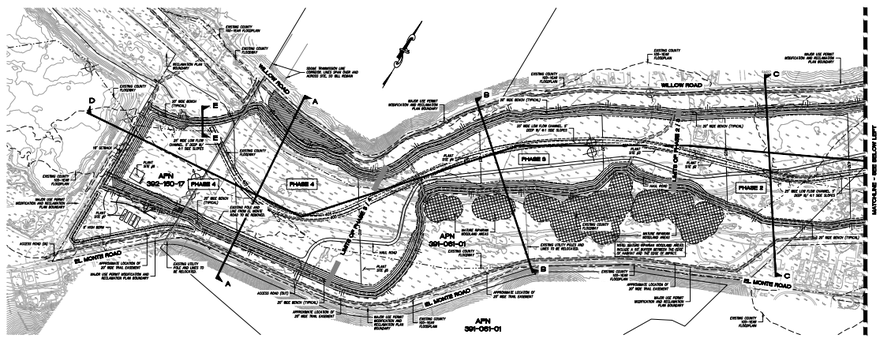

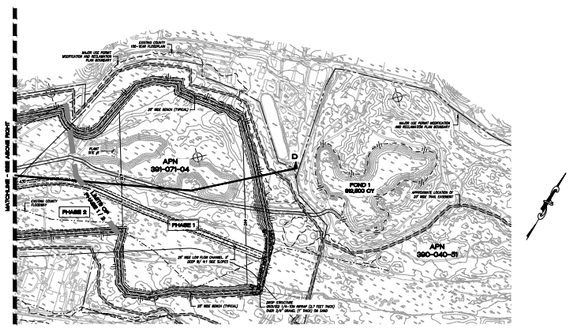

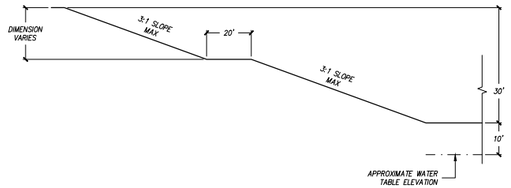

PIT GRADING TYPICAL SECTION
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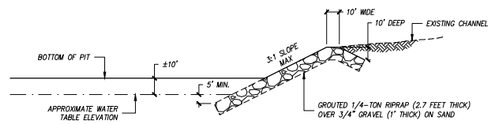

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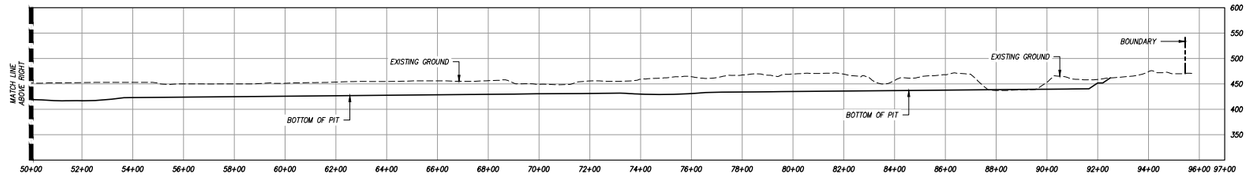
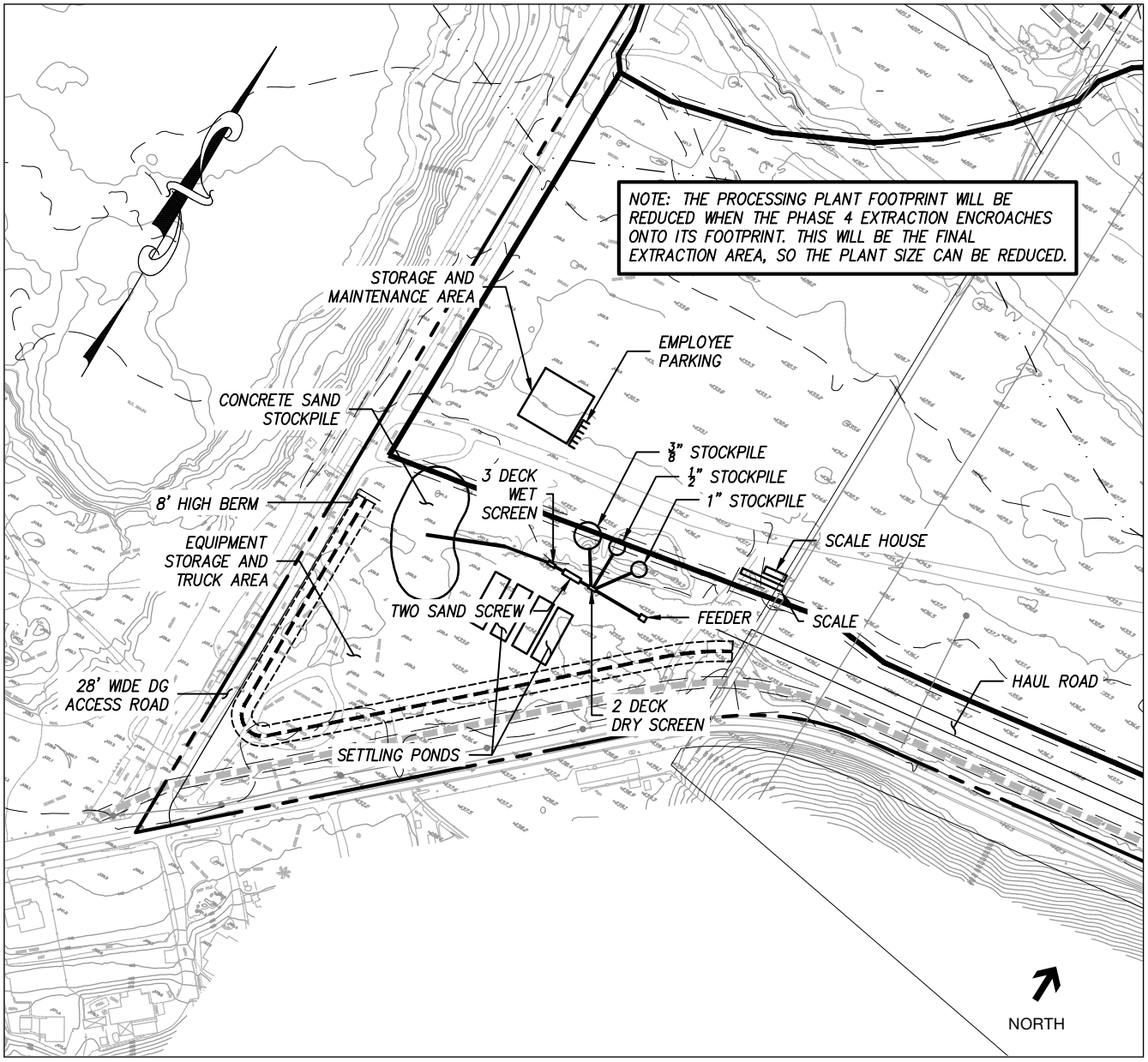


SOURCE: Enviromine

Figure 1-5
Cross Sections



SOURCE: Environmine

Figure 1-6
Typical Processing Plant Detail

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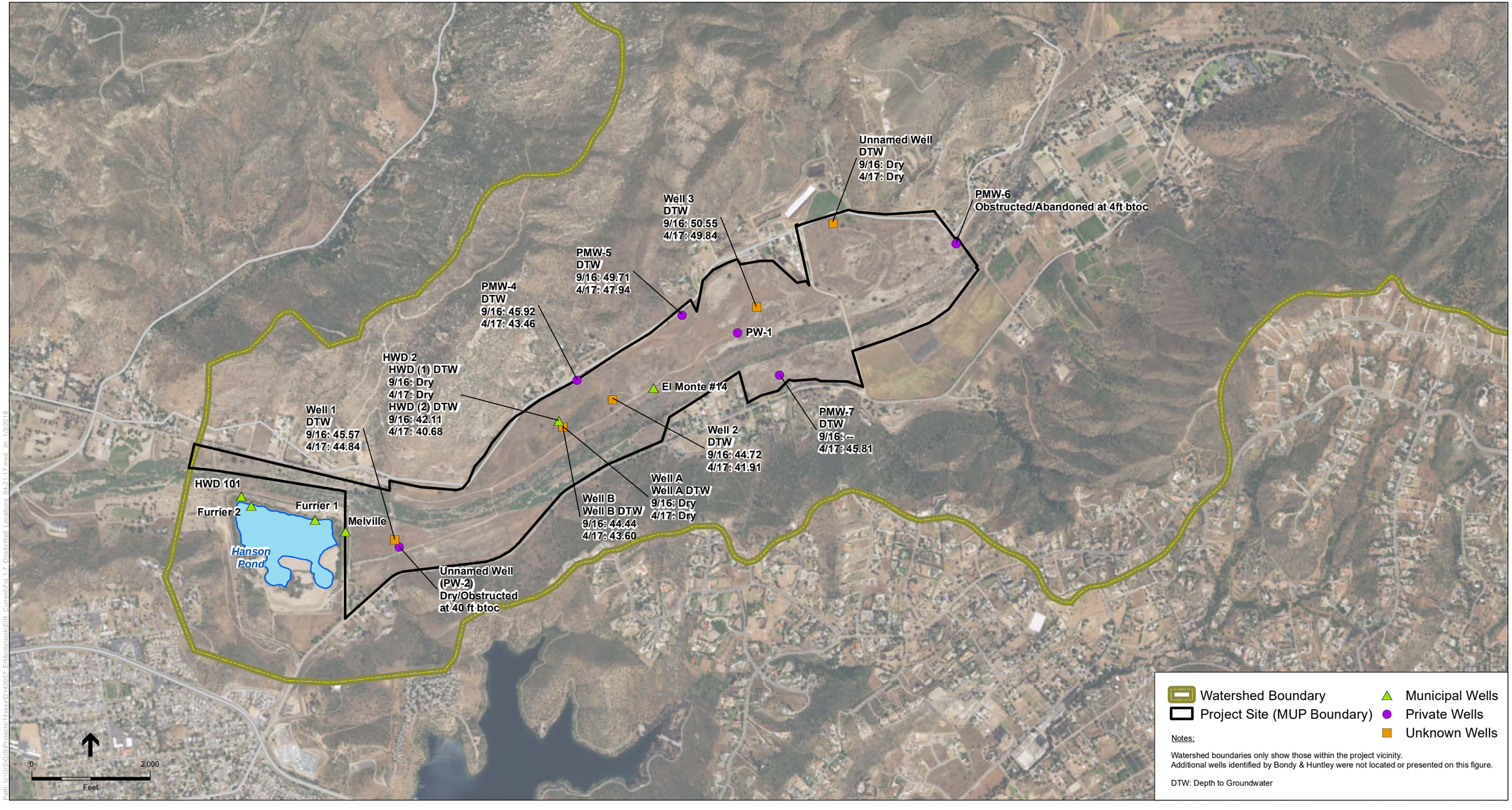

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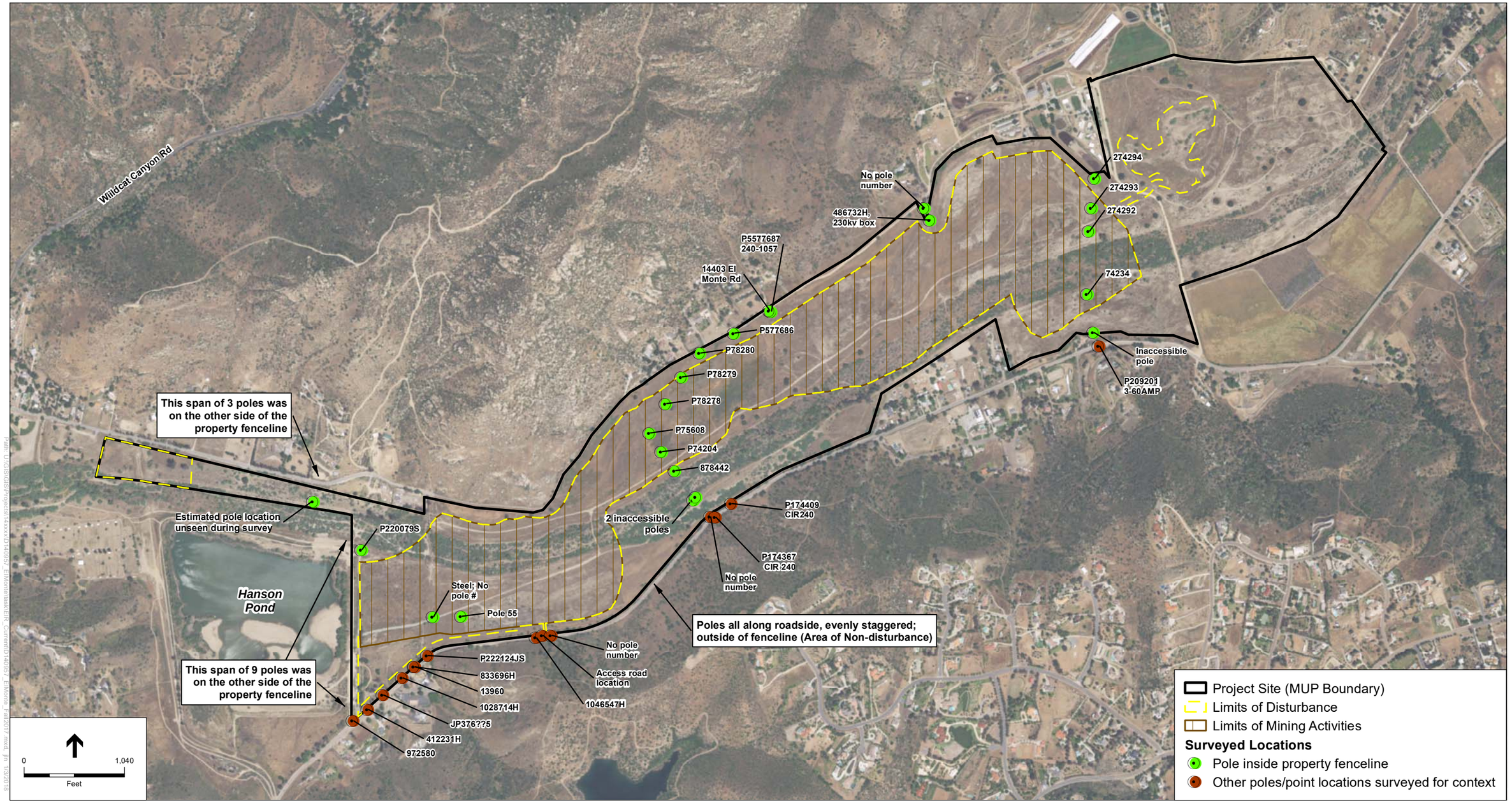
SOURCE: ESRI; EnviroMine; The Altum Group; Chang Consultants; ESA; SanGIS; AECOM

El Monte Sand Mining Project . 140957

Figure 1-7

Onsite Well Locations



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Source: ESRI; EnviroMine; The Altum Group; Chang Consultants; ESA

El Monte Sand Mining Project .140957

Figure 1-8

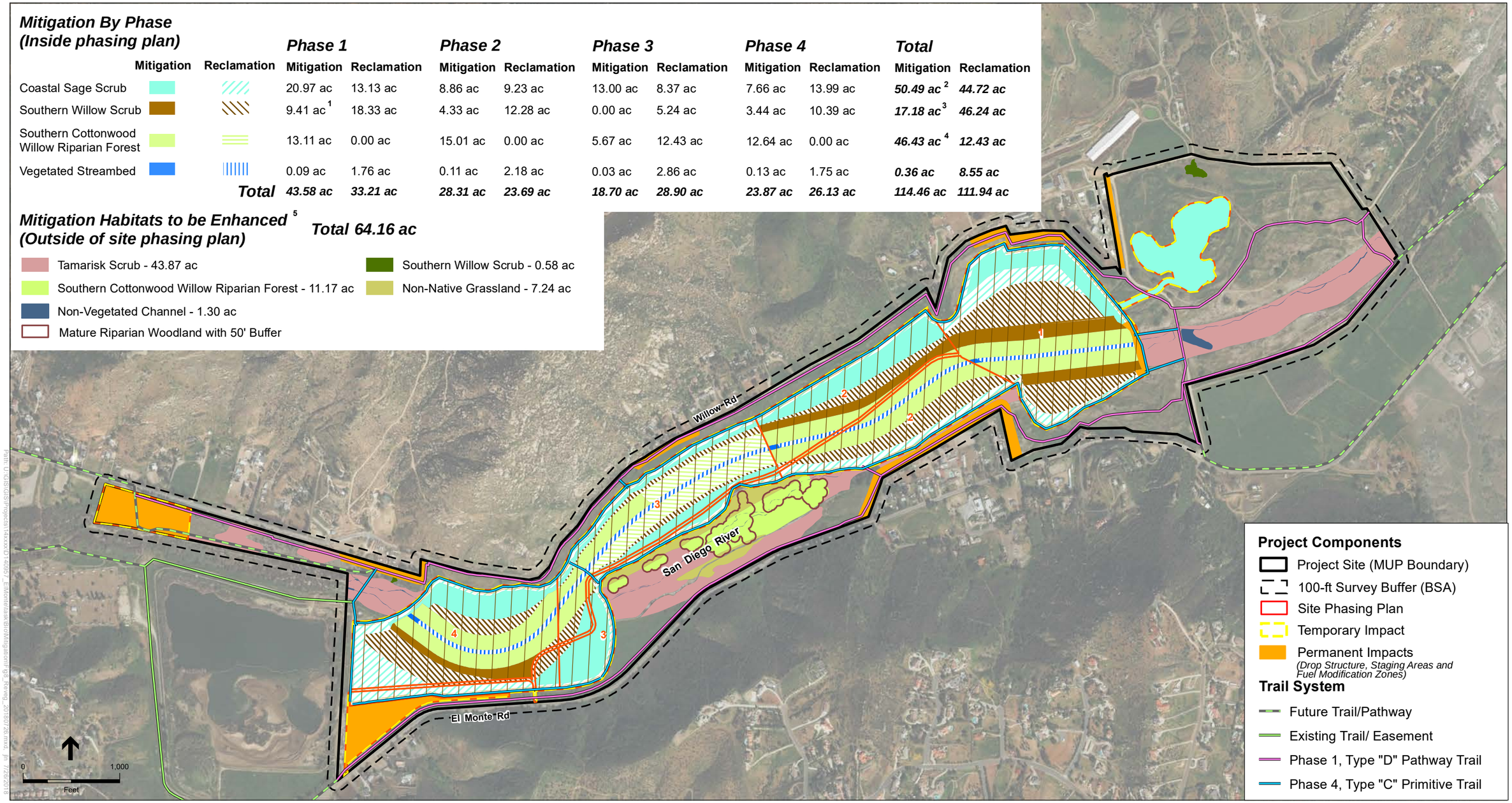
Existing SDG+E Poles

Mitigation By Phase (Inside phasing plan)

	Mitigation	Reclamation	Phase 1 Mitigation	Phase 1 Reclamation	Phase 2 Mitigation	Phase 2 Reclamation	Phase 3 Mitigation	Phase 3 Reclamation	Phase 4 Mitigation	Phase 4 Reclamation	Total Mitigation	Total Reclamation
Coastal Sage Scrub			20.97 ac	13.13 ac	8.86 ac	9.23 ac	13.00 ac	8.37 ac	7.66 ac	13.99 ac	***50.49 ac*** [2]	***44.72 ac***
Southern Willow Scrub			9.41 ac [1]	18.33 ac	4.33 ac	12.28 ac	0.00 ac	5.24 ac	3.44 ac	10.39 ac	***17.18 ac*** [3]	***46.24 ac***
Southern Cottonwood Willow Riparian Forest			13.11 ac	0.00 ac	15.01 ac	0.00 ac	5.67 ac	12.43 ac	12.64 ac	0.00 ac	***46.43 ac*** [4]	***12.43 ac***
Vegetated Streambed			0.09 ac	1.76 ac	0.11 ac	2.18 ac	0.03 ac	2.86 ac	0.13 ac	1.75 ac	***0.36 ac***	***8.55 ac***
Total			***43.58 ac***	***33.21 ac***	***28.31 ac***	***23.69 ac***	***18.70 ac***	***28.90 ac***	***23.87 ac***	***26.13 ac***	114.46 ac	111.94 ac

Mitigation Habitats to be Enhanced [5] (Outside of site phasing plan) *Total 64.16 ac*

- Tamarisk Scrub - 43.87 ac
- Southern Willow Scrub - 0.58 ac
- Southern Cottonwood Willow Riparian Forest - 11.17 ac
- Non-Native Grassland - 7.24 ac
- Non-Vegetated Channel - 1.30 ac
- Mature Riparian Woodland with 50' Buffer



Project Components

- Project Site (MUP Boundary)
- 100-ft Survey Buffer (BSA)
- Site Phasing Plan
- Temporary Impact
- Permanent Impacts *(Drop Structure, Staging Areas and Fuel Modification Zones)*

Trail System

- Future Trail/Pathway
- Existing Trail/ Easement
- Phase 1, Type "D" Pathway Trail
- Phase 4, Type "C" Primitive Trail

Path: U:\GIS\GIS\Projects\140xxx\D140957_ElMonteHabitatBioMitigationFig6_Reveg_20180726.mxd jin 7/26/2018

SOURCE: ESRI; ESA 2016; EnviroMine 2016

[1] Southern Willow Scrub mitigation in Phase 1 includes 0.54 acre to address mitigation at a 3:1 ratio for previous golf course impacts to 0.18 acre of riparian scrub.

[2] Coastal sage scrub mitigation includes mitigation for coastal sage scrub (7.22 acres) and nonnative grassland (43.27 acres).

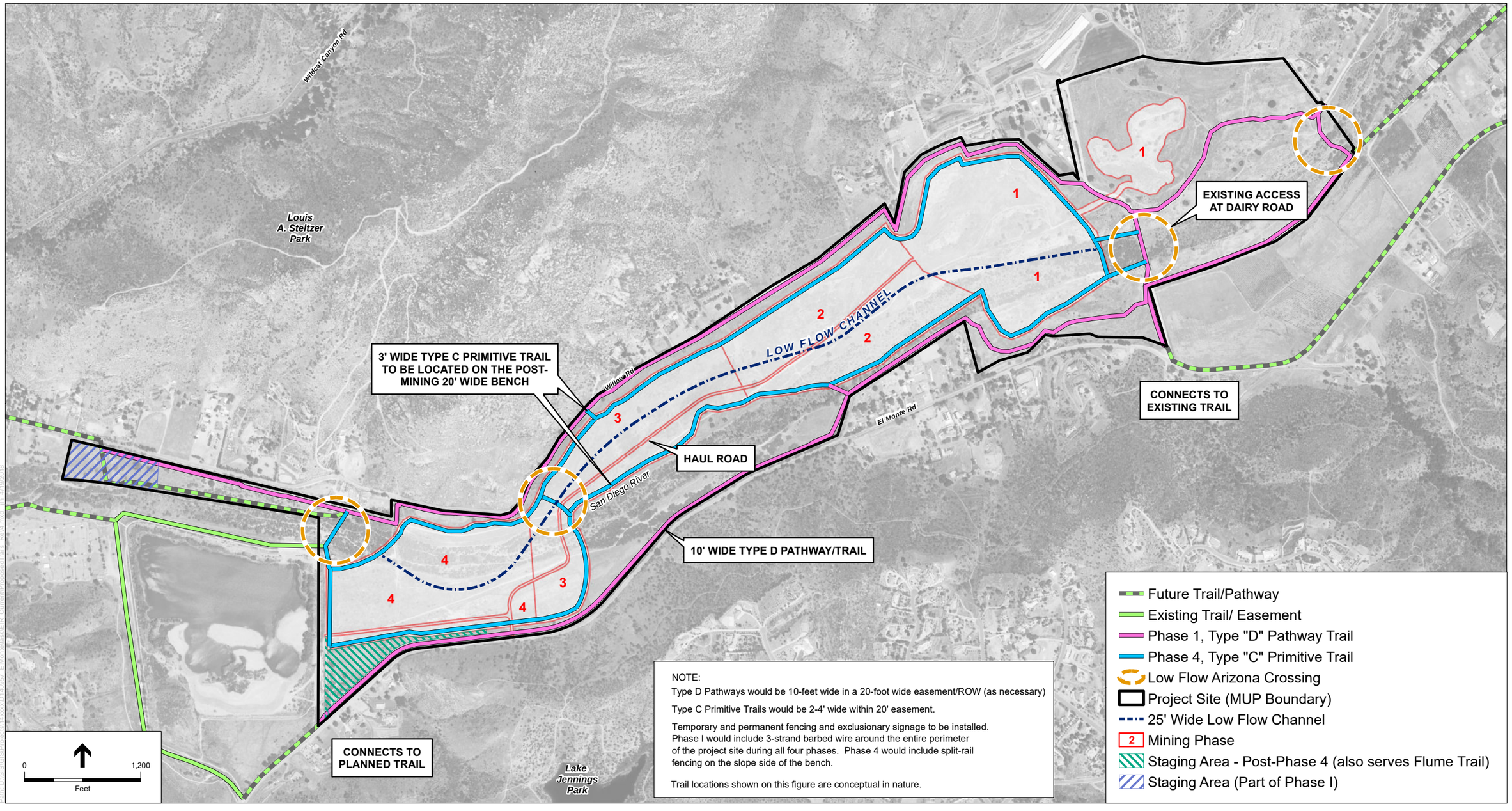
[3] Southern willow scrub mitigation includes mitigation for southern willow scrub (0.36 acre) and a portion of mitigation for tamarisk scrub (16.28 acres) within the site phasing plan.

[4] Southern cottonwood willow riparian forest mitigation includes mitigation for a portion of mitigation for tamarisk scrub within the site phasing plan (46.43 acres)

[5] Mitigation habitats to be enhanced include restoration of riparian and transitional habitat via exotic plant removal and activities to promote native plant revegetation (62.72 acres required, rounded to 64.16 acres).

Figure 1-9

Habitat Mitigation and Reclamation / Revegtation



Path: U:\GIS\GIS\Projects\14xxxx\D140957_ElMonte\task\EIR_Current\ProposedTrails_Rev4.mxd_ln_4/19/2018

SOURCE: ESRI; ESA

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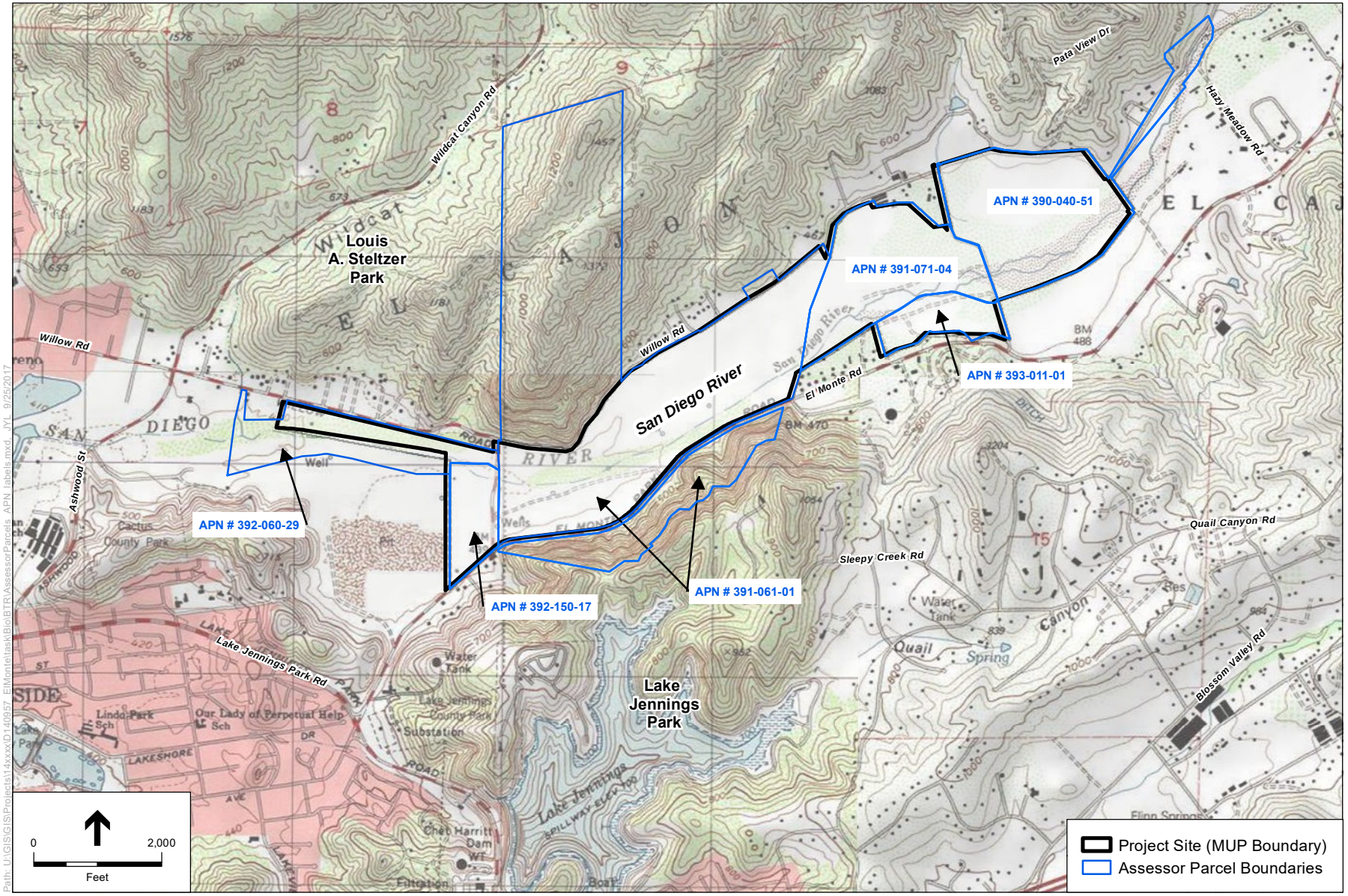
Figure 1-10

Proposed Onsite Trail System



SOURCE: ESRI; EnviroMine; The Altum Group; Chang Consultants; ESA;
USGS 7.5' Topo Quad El Cajon 1975, 1978; San Vicente Reservoir 1971, 1973, 1975;
El Cajon Mountain 1980, 1985

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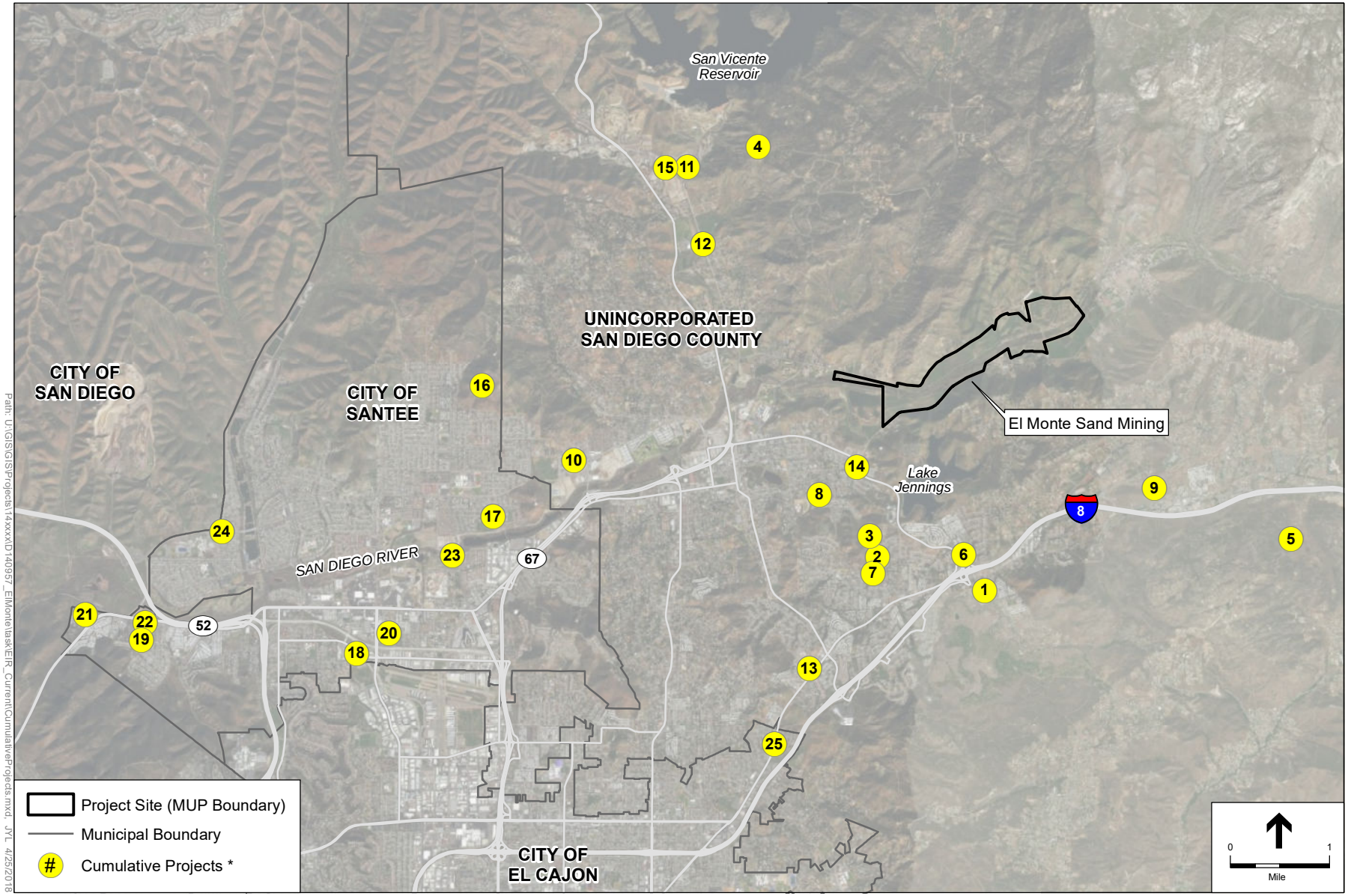
Figure 1-11

Assessor Parcels



**** Refer to Table 1-9 for cumulative project list.***

SOURCE: ESRI; EnviroMine; The Altum Group; Chang Consultants; ESA; SanGIS

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Figure 1-12

Cumulative Projects